



## Jacksonville Regional Shopping Center

3000 Dunn Avenue  
Jacksonville, Florida 32216

### Property Highlights

- Jacksonville Regional Shopping Center serves Northwest Duval County while also drawing from Nassau County.
- Co-tenants include Bailey's Gym, Kreative Minds Academy, Cato Fashions, Hibbett Sports, GNC, Beauty Depot, along with several additional retailers and service providers.
- Heavily trafficked signalized intersection at Dunn Avenue and Lem Turner Road with multiple ingress/egress access points, prominent pylon signage, and excellent visibility from main corridors with almost 37k total vehicles daily.
- Credit tenants considered for improvement dollars, landlord work letters, and storefront glass.

### Offering Summary

Lease Rate:	Negotiable
Available SF:	18,000 SF
Traffic Counts:	18,800 AADT - Dunn Ave 18,800 AADT - Lem Turner

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,008	19,013	39,287
Total Population	7,966	50,034	101,269
Average HH Income	\$68,655	\$67,021	\$65,082

### For More Information

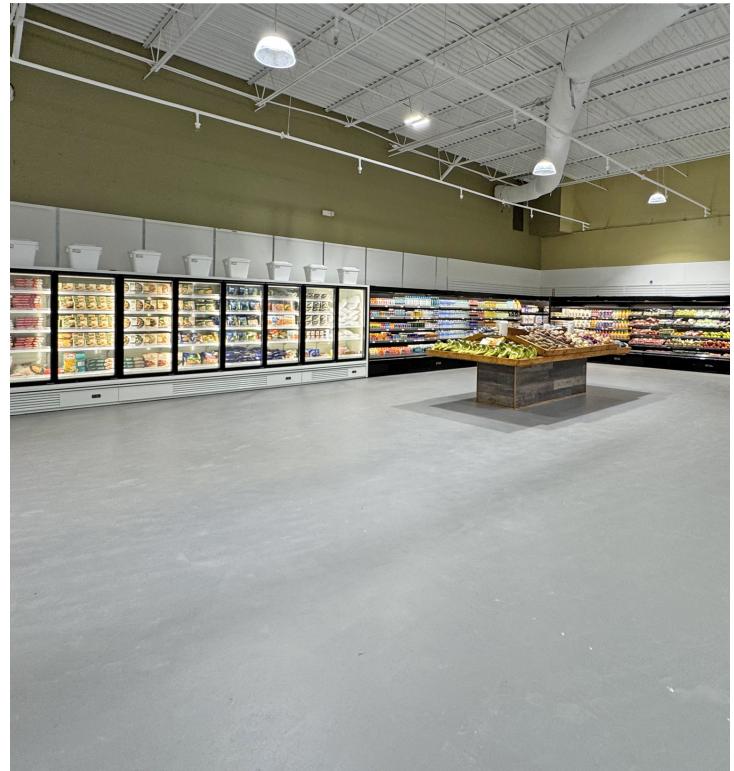
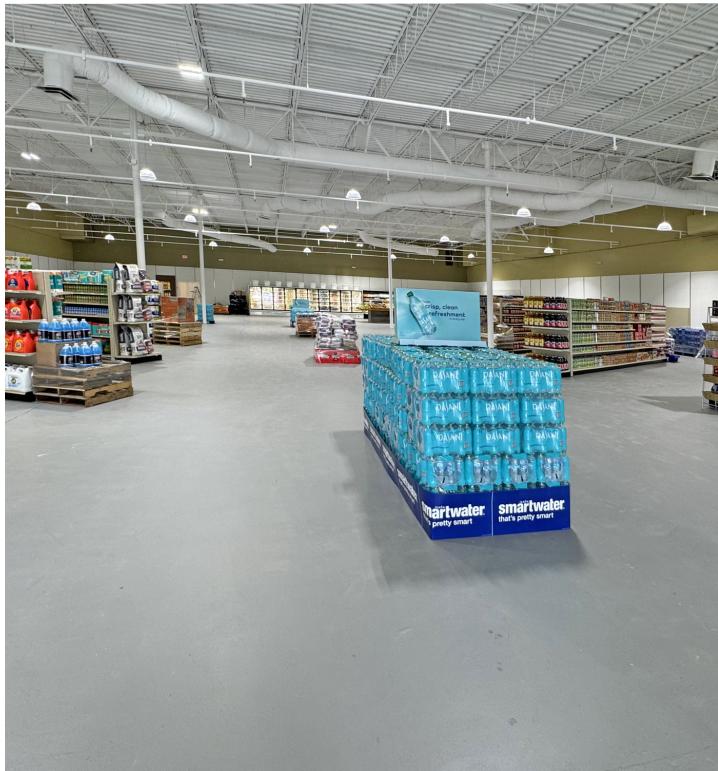
#### Austin Kay

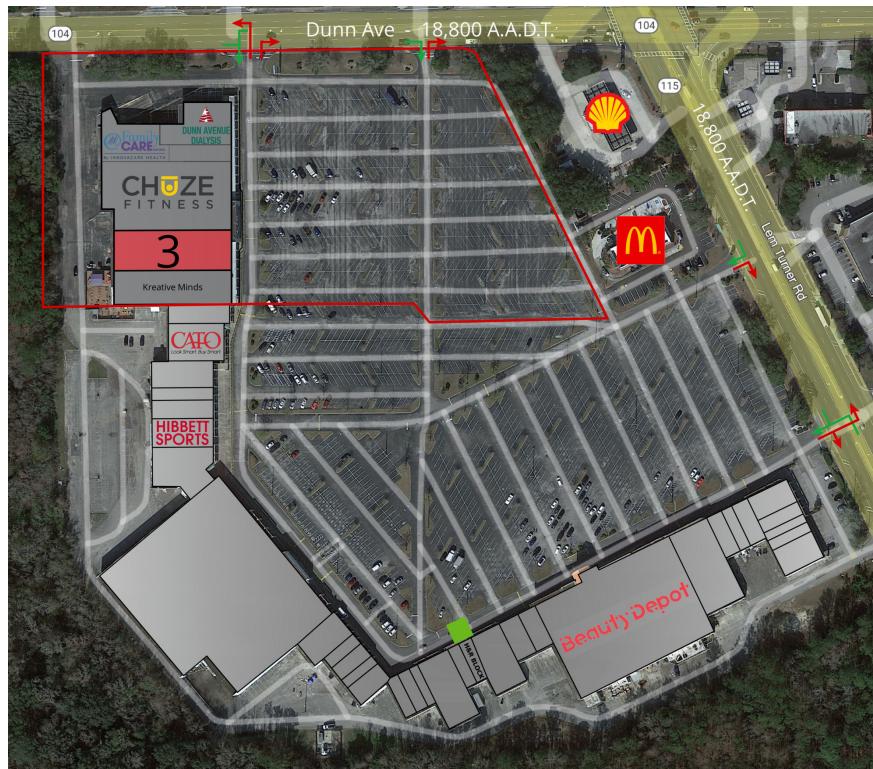
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For Lease  
18,000 SF | Negotiable  
Retail Space

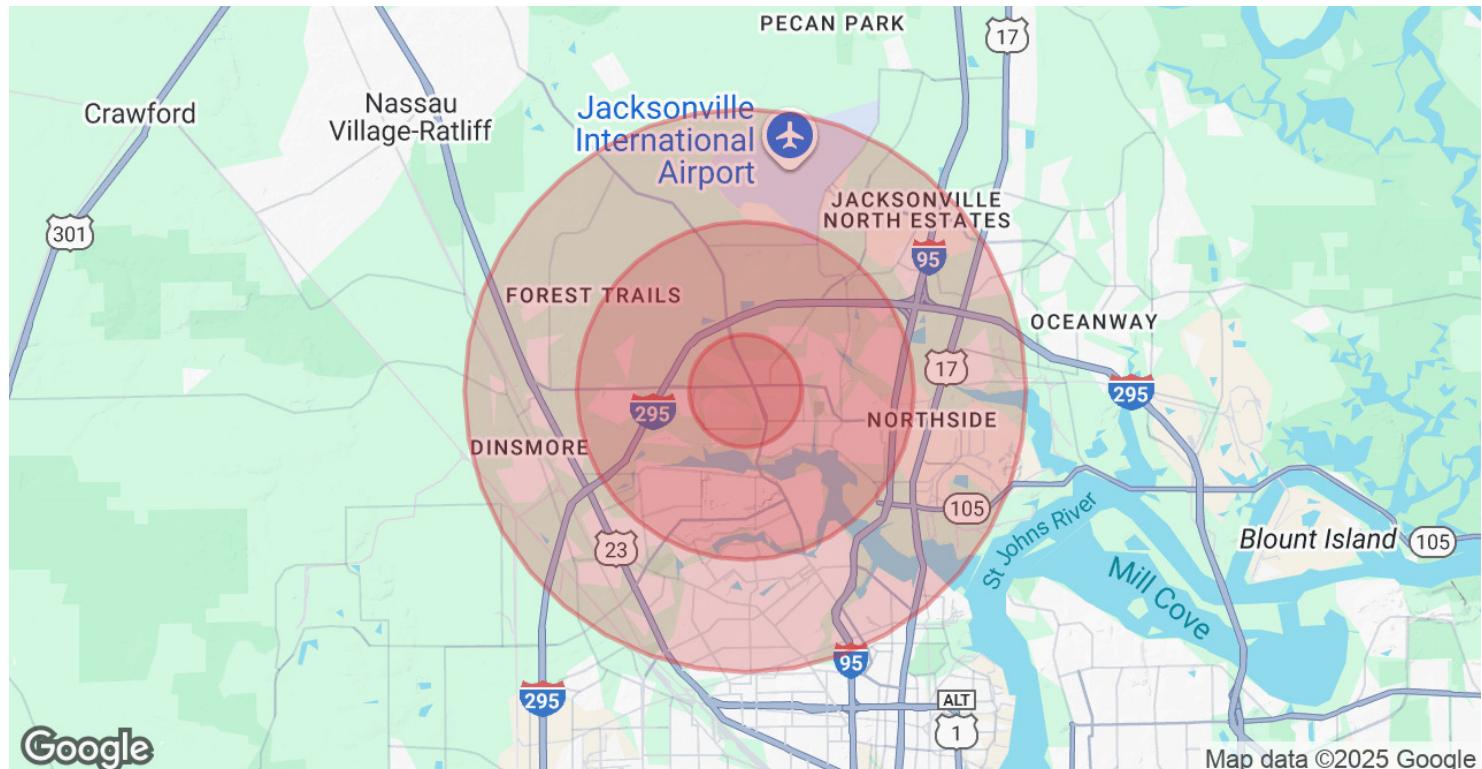




### Available Spaces

Suite	Tenant	Size	Type	Rate	Description
1A	Dunn Avenue Dialysis	20,013 SF	NNN	-	-
1 B	Innovacare / Family Care Partners	11,062 SF	NNN	-	-
2	Chuze Fitness	30,000 SF	NNN	-	-
3	Available	18,000 SF	NNN	Negotiable	16 foot clear to the drop ceiling, column spacing is approximately 30x35.
4	Kreative Minds	18,000 SF	NNN	-	-





Population	1 Mile	3 Miles	5 Miles
Total Population	7,966	50,034	101,269
Average Age	39	40	40
Average Age (Male)	37	38	38
Average Age (Female)	41	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,008	19,013	39,287
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$68,655	\$67,021	\$65,082
Average House Value	\$252,855	\$230,496	\$218,078

Demographics data derived from AlphaMap