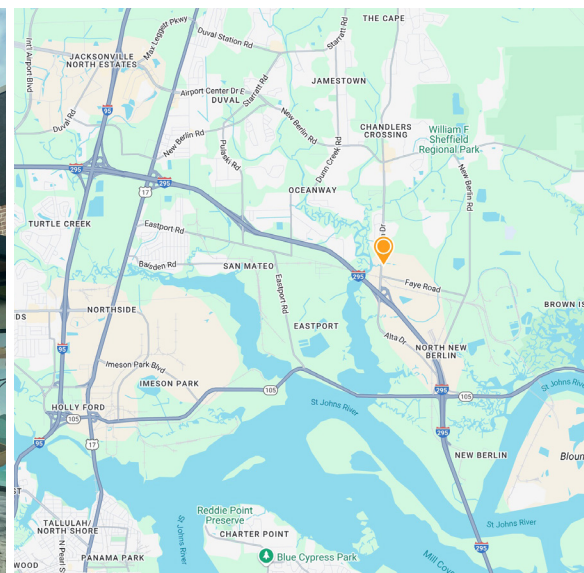


DUNNS CREEK CROSSING

11257 Alta Drive | Jacksonville, FL 32226

FOR LEASE

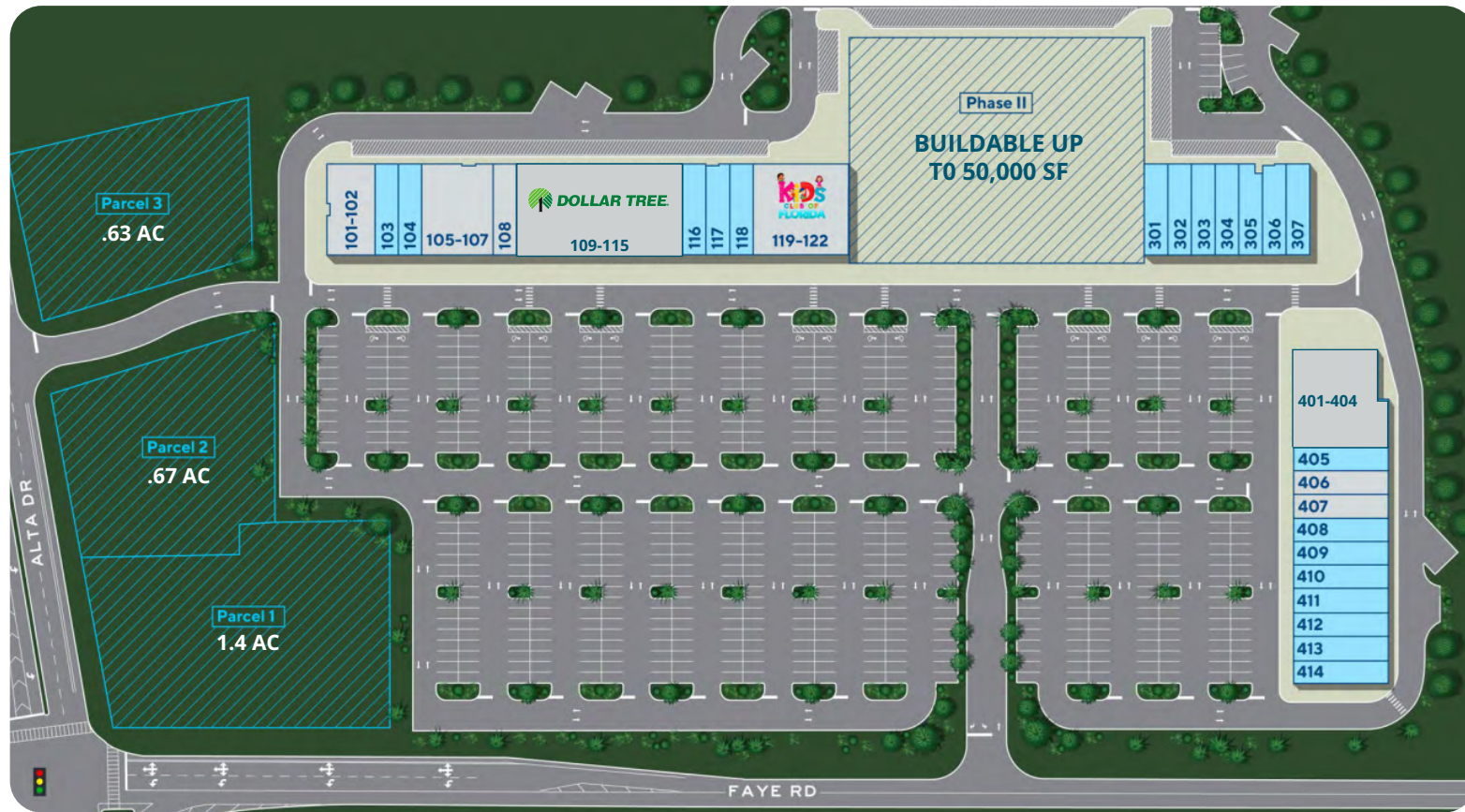


PROPERTY OVERVIEW

- » Conveniently located in Jacksonville's emerging Northside Market
- » Situated at the corner of Alta Drive and Faye Road, just off SR-9A (I-295)
- » Positioned in the rapidly expanding New Berlin area
- » Easy access to I-295, due to the recent expansion of Alta Drive to four lanes
- » Centrally located within Jacksonville's Northeast Quadrant, near the city's new port expansion
- » Current tenants include: Dollar Tree, a dentist's office, a nail salon, and a vape shop

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,230	16,582	60,280
Households	836	6,016	22,927
Daytime Pop.	2,931	14,250	42,403
Ave. HH Income	\$93,819	\$92,644	\$79,383



SUITE	OCCUPANT	SF
101-102	NORTHPOINT DENTAL	3,102
103	AVAILABLE	1,560
104	AVAILABLE	1,560
105-107	INDOOR PLAYGROUND	4,660
108	SCOOPS & MORE	1,596
109-115	DOLLAR TREE	11,028
116	AVAILABLE	1,514
117	AVAILABLE	1,542

SUITE	OCCUPANT	SF
118	AVAILABLE	1,596
119-122	KIDS CLUB OF FL	6,302
301	AVAILABLE	1,586
302	AVAILABLE	1,560
303	AVAILABLE	1,560
304	AVAILABLE	1,560
305	AVAILABLE	1,514
306	AVAILABLE	1,542

SUITE	OCCUPANT	SF
307	AVAILABLE	1,560
401-404	KAPPUCCINOS	6,000
405	AVAILABLE	1,600
406	JAGUAR SMOKE & VAPE	1,600
407	BLISS NAIL SALON	1,635
408	AVAILABLE	1,589
409	AVAILABLE	1,581
410	AVAILABLE	1,600

SUITE	OCCUPANT	SF
411	AVAILABLE	1,600
412	AVAILABLE	1,600
413	AVAILABLE	1,600
414	AVAILABLE	1,600
1	AVAILABLE	1.4 AC
2	AVAILABLE	.67 AC
3	AVAILABLE	.63 AC



DUNNS CREEK CROSSING



GILDAN



LOCTEK



FLEXCOLD

PARCEL 3
.63 AC

PARCEL 2
.67 AC

PARCEL 1
1.4 AC

FlexCold scheduled to construct another 350,000 SF Warehouse in 2024

ALTA DR

3,600 AADT

FAYE RD

3,900 AADT



