



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: | \$12.00 SF/yr (NNN) |
| Available SF: | 11,062 SF |
| Traffic Counts: | 18,300 AADT - Dunn Ave 18,500 AADT - Lem Turner |

Demographics 1 Mile 3 Miles 10 Miles

| | | | |
|--------------------------|----------|----------|----------|
| Total Households | 2,414 | 18,331 | 129,685 |
| Total Population | 6,583 | 46,292 | 289,276 |
| Average HH Income | \$53,895 | \$54,317 | \$52,689 |

For More Information



Austin Kay
 O: 904 493 4495
 ak@naihallmark.com



Available Spaces

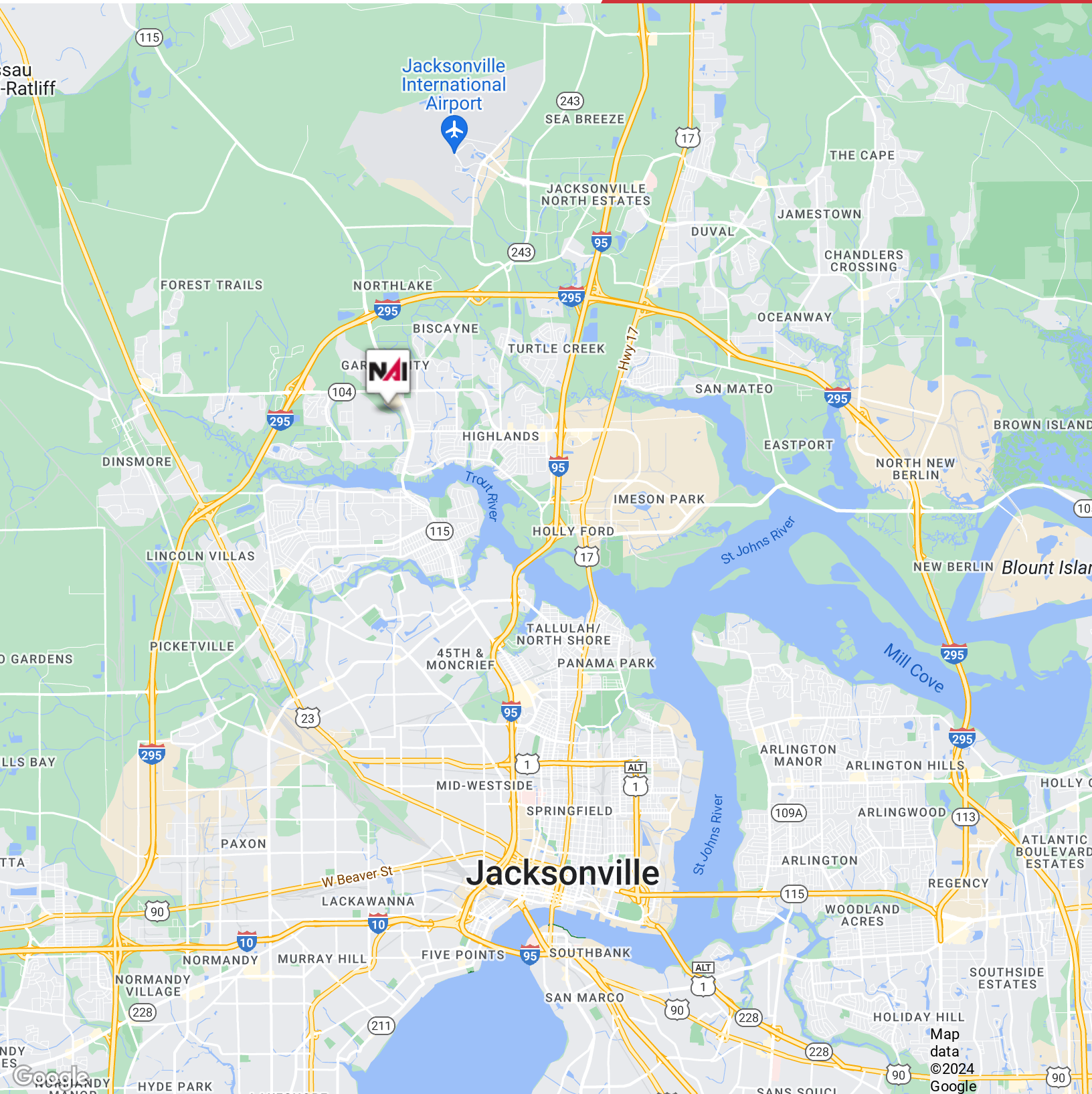
| Suite | Tenant | Size | Type | Rate | Description |
|-------|-----------|-----------|------|---------------|--|
| 1 B | Available | 11,062 SF | NNN | \$12.00 SF/yr | Space includes two (2) dock high doors. TI and landlord deliveries will be considered for credit tenants. |

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

200 Riverside Avenue, Suite 5
Jacksonville, FL 32202
904 363 9002 tel
naihallmark.com



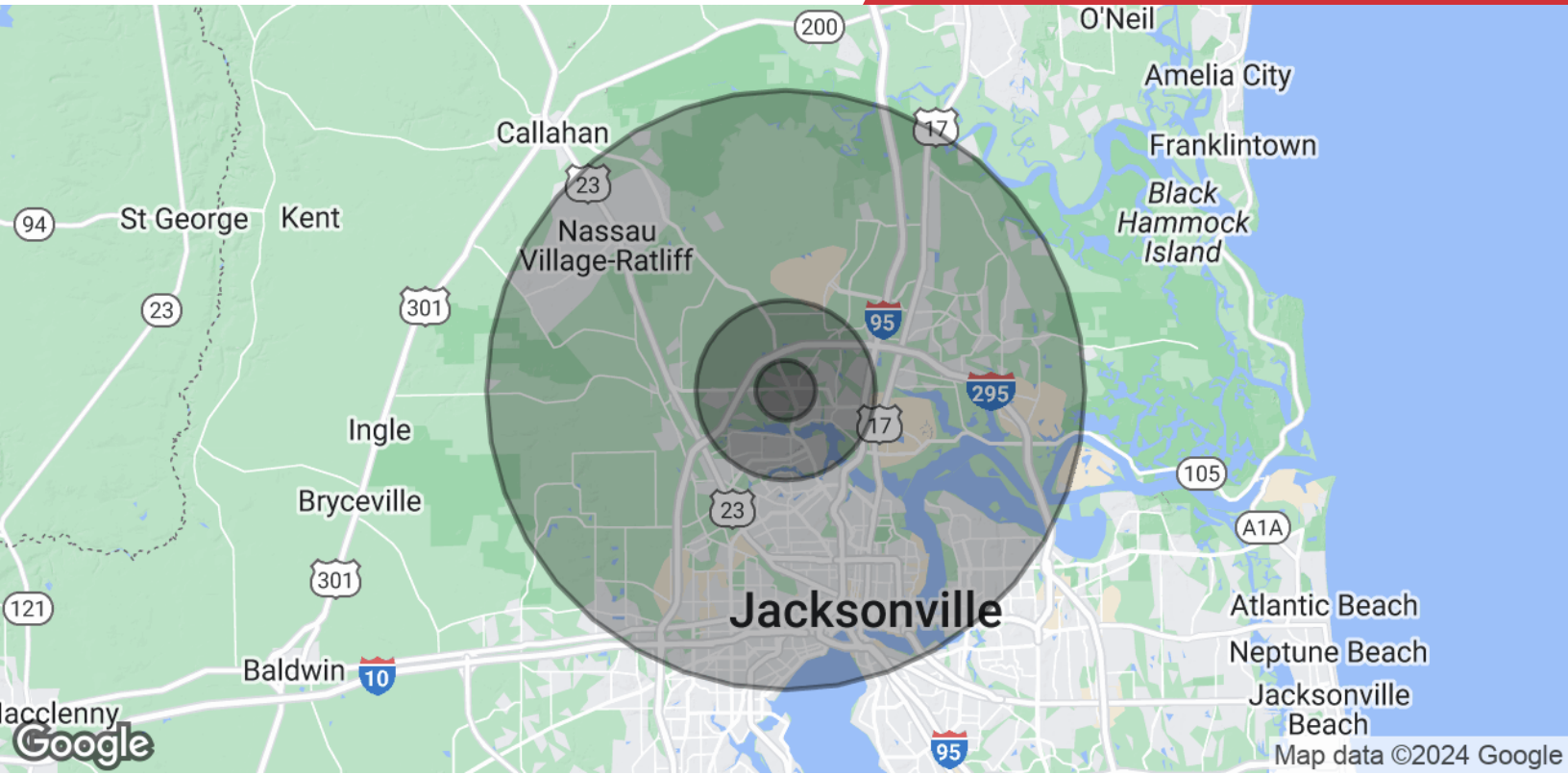
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

200 Riverside Avenue, Suite 5
Jacksonville, FL 32202
904 363 9002 tel
naihallmark.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

200 Riverside Avenue, Suite 5
Jacksonville, FL 32202
904 363 9002 tel
naihallmark.com



| Population | 1 Mile | 3 Miles | 10 Miles |
|-----------------------------|-----------|-----------|-----------|
| Total Population | 6,583 | 46,292 | 289,276 |
| Average Age | 34.8 | 36.1 | 37.7 |
| Average Age (Male) | 24.3 | 31.6 | 35.4 |
| Average Age (Female) | 41.7 | 39.4 | 39.5 |
| Households & Income | 1 Mile | 3 Miles | 10 Miles |
| Total Households | 2,414 | 18,331 | 129,685 |
| # of Persons per HH | 2.7 | 2.5 | 2.2 |
| Average HH Income | \$53,895 | \$54,317 | \$52,689 |
| Average House Value | \$180,502 | \$143,506 | \$164,190 |

* Demographic data derived from 2020 ACS - US Census