

# LEASE

1840 DUNN AVENUE

Jacksonville, FL 32218



## PROPERTY DESCRIPTION

Professional Retail/Office building on Dunn Avenue, positioned between I-95 and Lem Turner Road. The property offers convenient access, strong visibility, and proximity to surrounding residential neighborhoods, retail, and major North Jacksonville corridors. Ideal for professional services, administrative, medical, or small business use, the property provides a practical setting for any tenant seeking an accessible location with nearby amenities and direct connectivity to Dunn Avenue, I-95, and Lem Turner Road.

## PROPERTY HIGHLIGHTS

- Zoning: Commercial Community/General-2 (CCG-2) District
- Ideal for Medical or Professional Services!
- Monument Signage on Dunn Ave!
- Near I-95 and Lem Turner Rd!
- Available Now!

## OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Available SF:	1,148 SF
Building Size:	9,838 SF
Lot Size:	1.06 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	130	668	3,085
Total Population	314	1,676	8,045
Average HH Income	\$72,498	\$71,321	\$70,617

**Eric Maimo**  
(904) 537-6443

**Adam Lanteigne**  
(904) 584-7777



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

# LEASE

UNIT #5

1840 Dunn Avenue, Jacksonville, FL 32218



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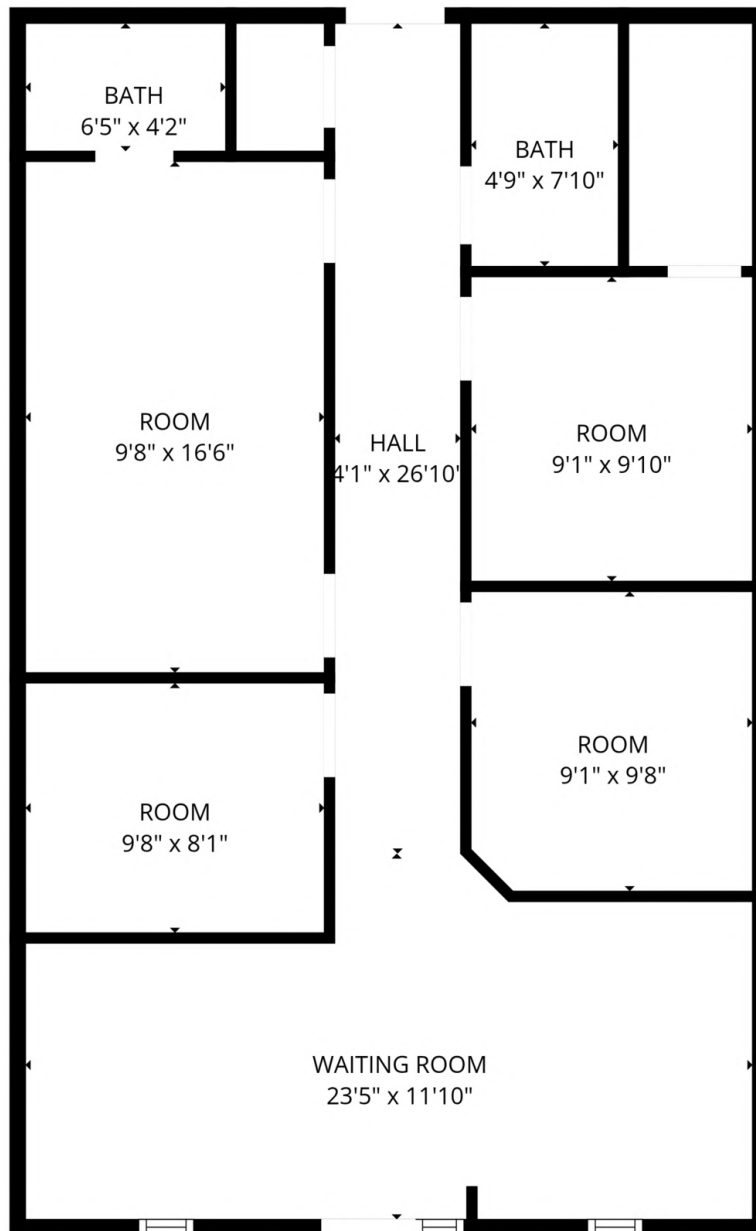


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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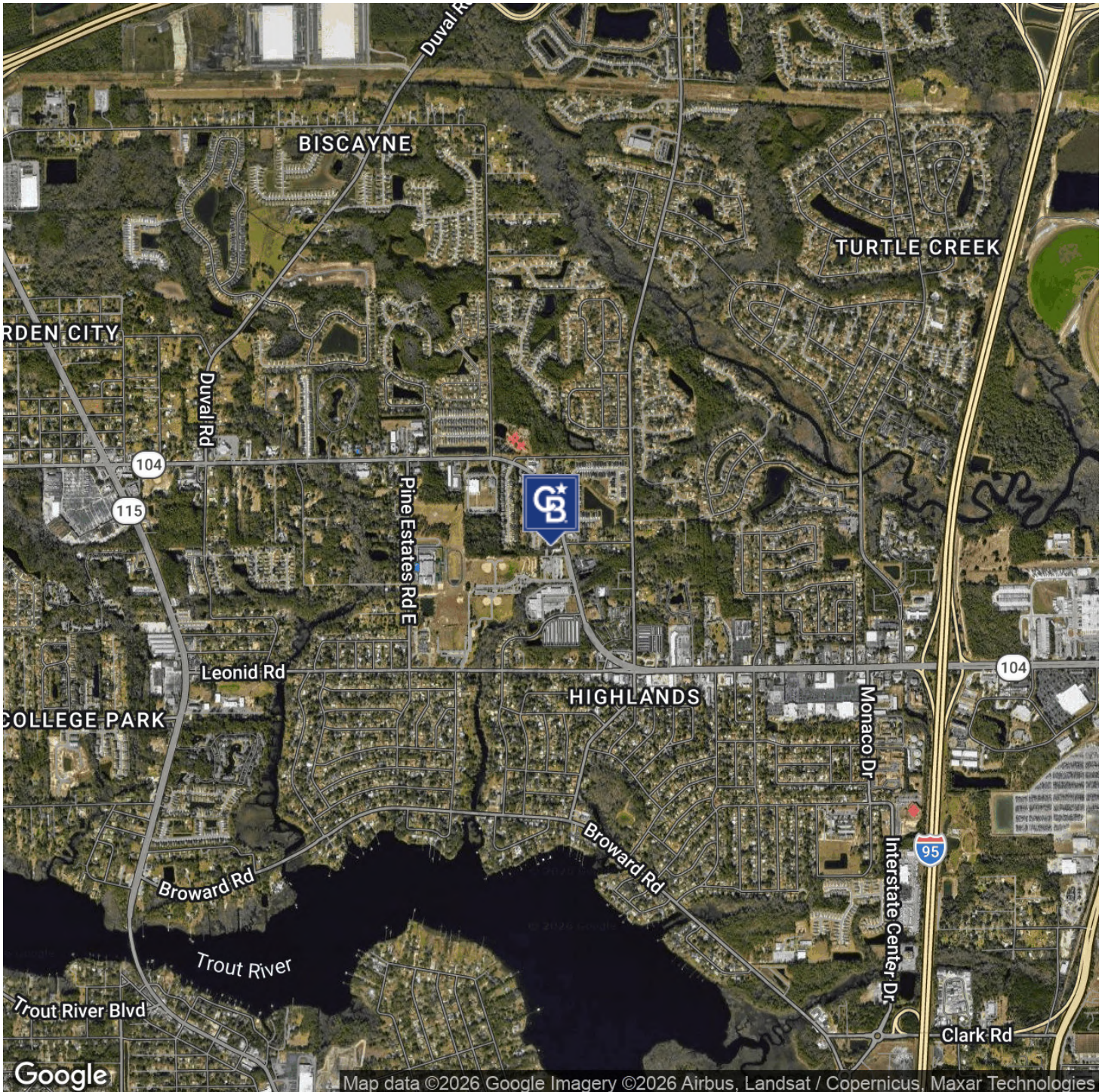


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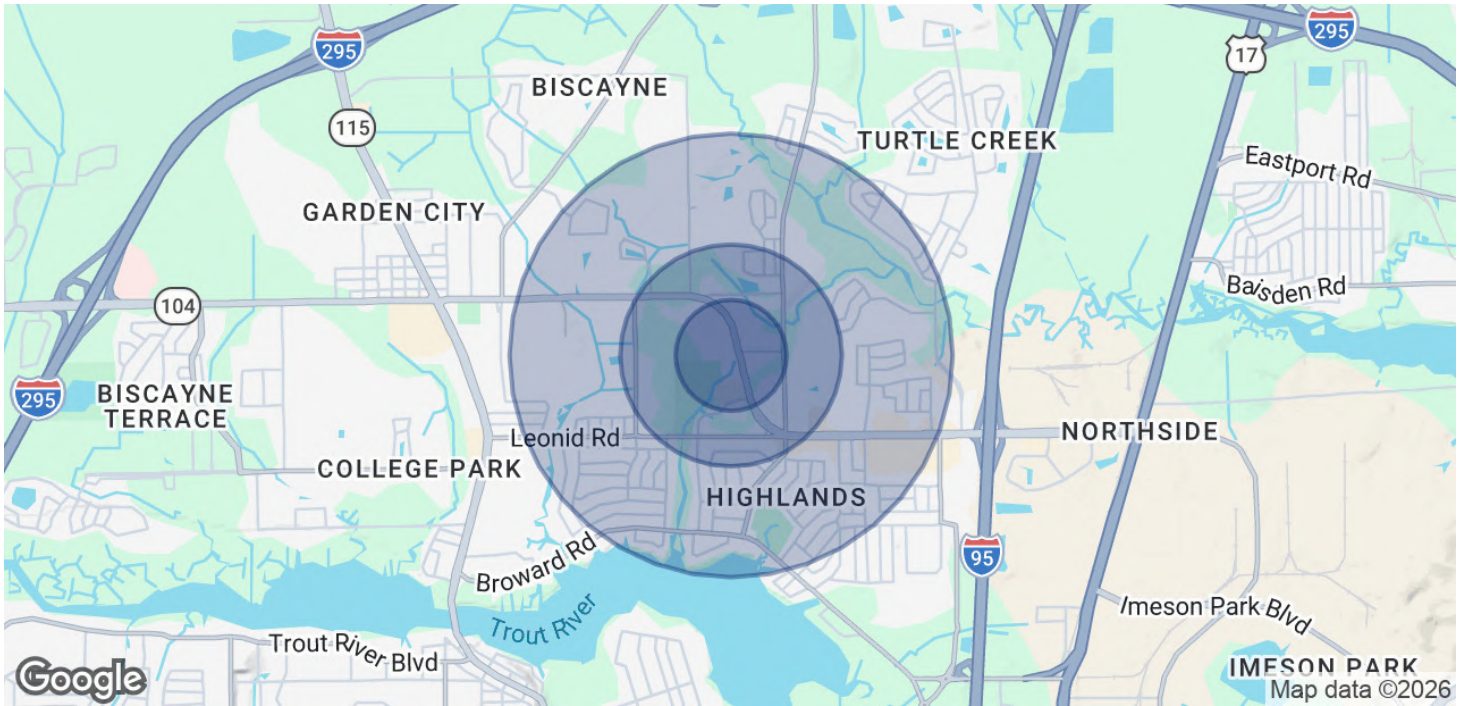


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	314	1,676	8,045
Average Age	42.5	37.9	36.3
Average Age (Male)	43.6	36.5	33.9
Average Age (Female)	42.2	40.5	40.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	130	668	3,085
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$72,498	\$71,321	\$70,617
Average House Value	\$170,109	\$177,476	\$184,834

2023 American Community Survey (ACS)

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