



Retail for Lease The Shopping Place

1403 Dunn Avenue | Jacksonville, FL 32218



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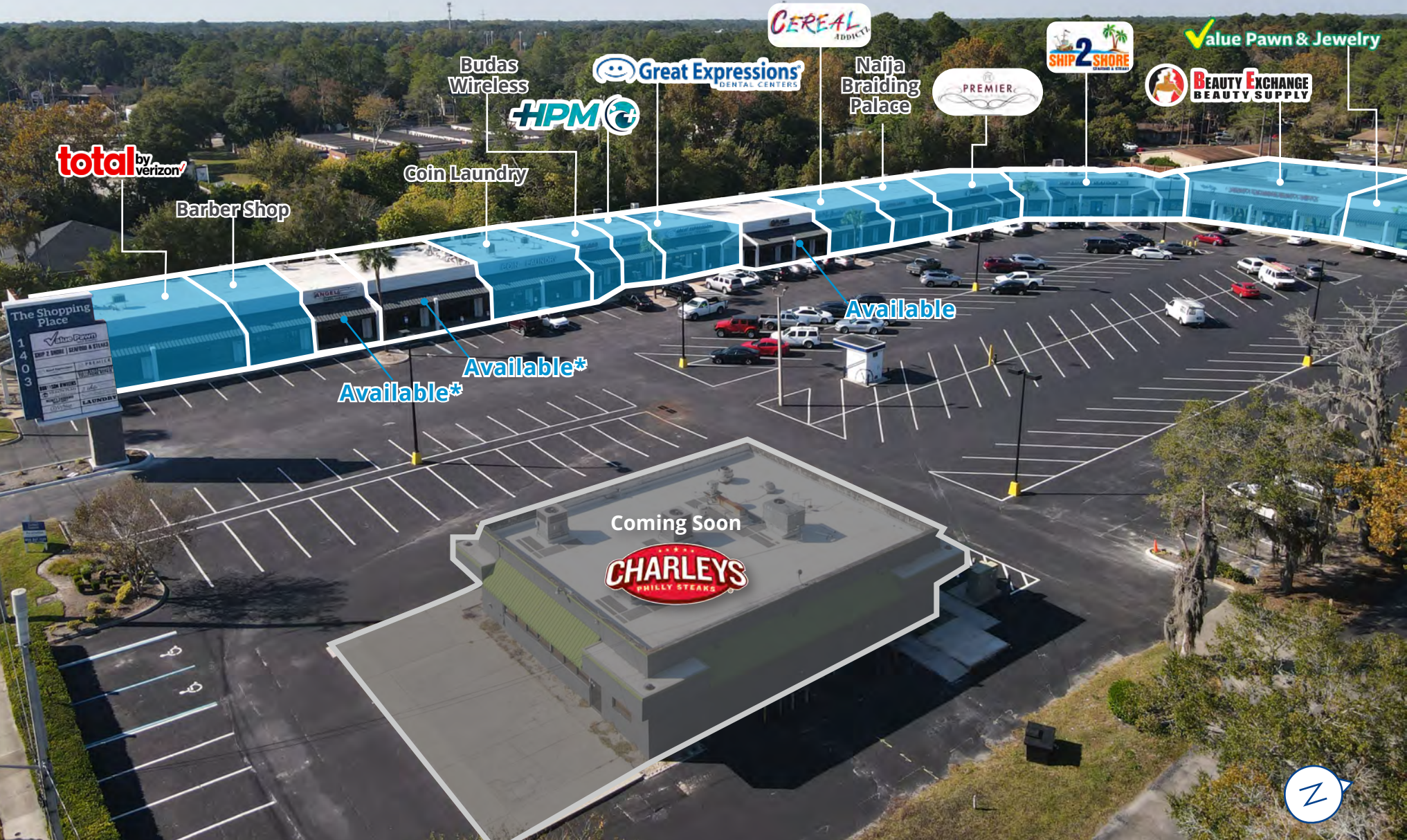
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Colliers

76 S. Laura St, Ste 1500
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total by verizon

Barber Shop

Budas Wireless

Coin Laundry

HPM

Great Expressions DENTAL CENTERS

CEREAL ADDICT

Naija Braiding Palace

PREMIER

SHIP 2 SHORE

Value Pawn & Jewelry

BEAUTY EXCHANGE BEAUTY SUPPLY

Available

Available*

Available*

Coming Soon

CHARLEY'S PHILLY STEAKS

Property Overview

1403 Dunn Avenue is a 54,513± SF open-air shopping center anchored by national and regional tenants, including Total by Verizon, Charleys Cheesesteaks and Wings, Value Pawn and Beauty Exchange. The center features ample parking and excellent visibility from busy Dunn Ave, which has a daily traffic count of 32,000 AADT. Located just three miles from FSCJ's north campus and Baptist Medical Center North, and one mile from I-95, this shopping center is in a prime area for activity. Since undergoing new ownership, the center has a revamped façade, new pylon signage and a resurfaced parking lot.



Great accessibility



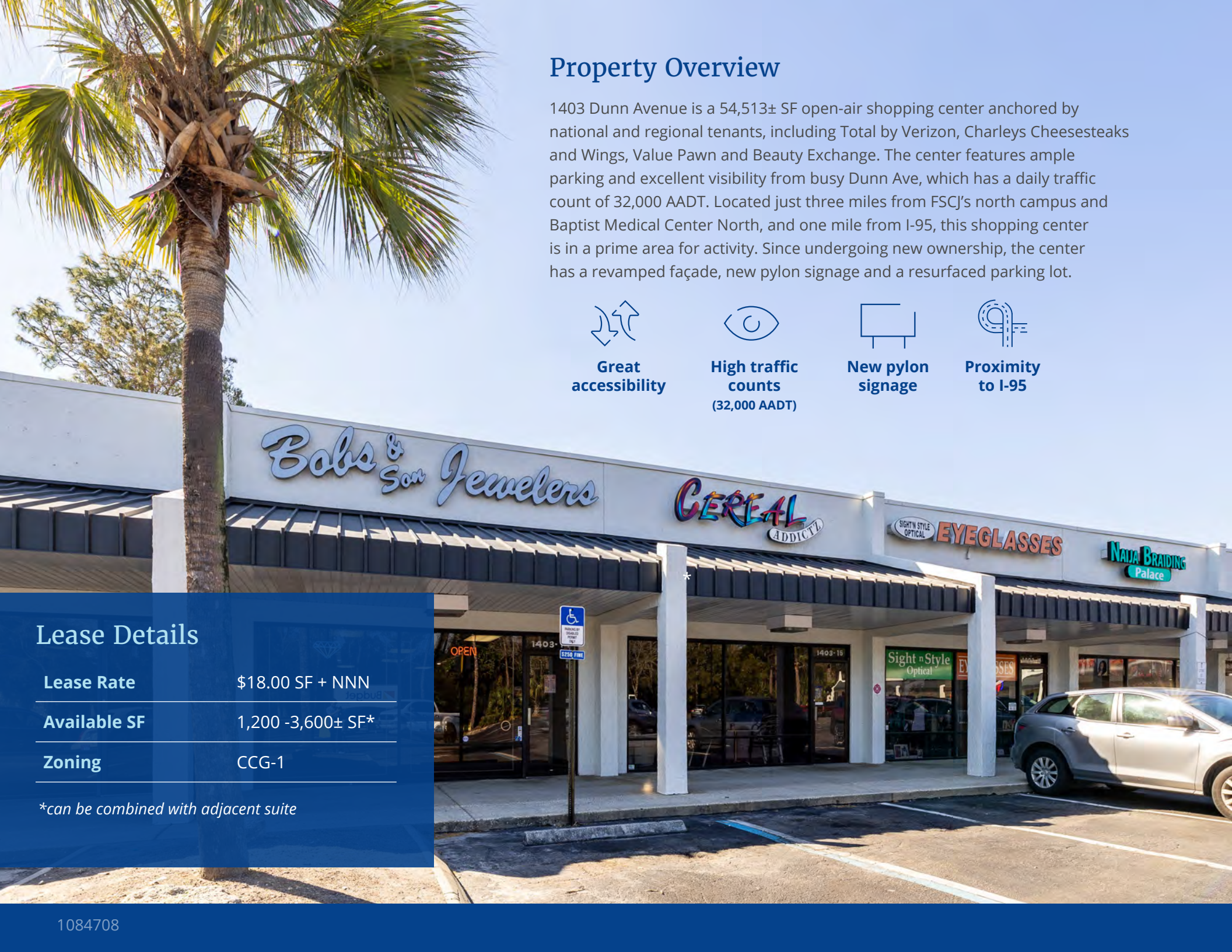
High traffic counts
(32,000 AADT)



New pylon signage



Proximity to I-95



Lease Details

Lease Rate \$18.00 SF + NNN

Available SF 1,200 -3,600± SF*

Zoning CCG-1

**can be combined with adjacent suite*

Highland Square

FIREHOUSE SUBS
FOUNDED BY FIREMEN

Rainbow

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

FAMILY DOLLAR

BEALLS outlet

MAVIS DISCOUNT TIRE

Planet Fitness

KFC



ANHEUSER-BUSCH

DOLLAR TREE

BURGER KING

WALGREENS

Sam's CLUB

Arbys

Starbucks

UPS

Little Caesars



Northside Medical Plaza

River City Place

Dunn Ave

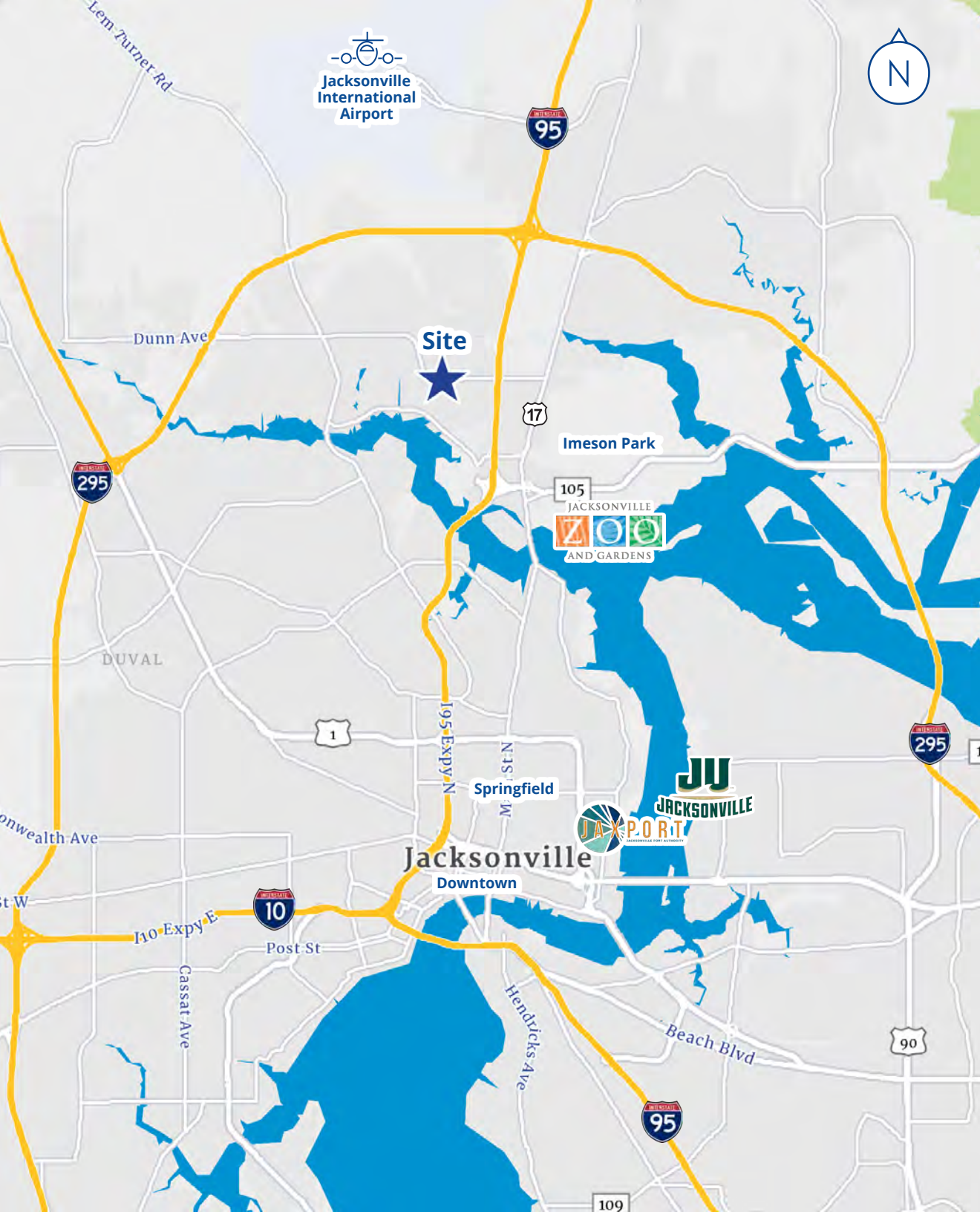
32,000 AADT



Coming Soon

Site





Area Demographics

1, 3, 5 Mile Radius

Source: ESRI, 2023



Population
(2023)

1 Mile	8,603
3 Mile	46,679
5 Mile	114,162



Population
Projection (2028)

1 Mile	8,615
3 Mile	47,041
5 Mile	115,755



Average Household
Income (2023)

1 Mile	\$61,730
3 Mile	\$68,161
5 Mile	\$63,864



Daytime Population
(2023)

1 Mile	7,891
3 Mile	42,370
5 Mile	108,273



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