

FOR LEASE

8010 LEM TURNER ROAD

8010 Lem Turner Road Jacksonville, FL 32208



OFFERING SUMMARY

Lease Rate:	\$8 SF/yr (NNN)
Building Size:	9,096 SF
Available SF:	6,424 SF
Number of Units:	2
Zoning:	CCG-2

PROPERTY OVERVIEW

Explore the unparalleled leasing opportunity at our Lem Turner Road property. Surrounded by national retailers, the property boasts prime visibility and the potential for high customer traffic with two spaces consisting of 6,424 SF of space with frontage on Lem Turner Road. This is an active busy center in the heart of Jacksonville's Northside. With two available spaces, this versatile property offers the perfect canvas for your business aspirations.

LOCATION OVERVIEW

Located at the heavily trafficked lighted corner of Lem Turner Road and Edgewood Avenue as the ideal setting for your new retail venture. The area presents a prime opportunity for significant foot traffic and high visibility. Embrace the energy of this dynamic neighborhood and position your retail space for success in the heart of Jacksonville's thriving community.

PROPERTY HIGHLIGHTS

- Surrounded by National Retailers
- 2 Spaces Available
- Ample Customer Parking
- Proximity to Major Transportation Routes
- Just 1.5 Miles from I-95 and close to Downtown Jacksonville

PRESENTED BY:

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AMANDA KINKADE

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LEM TURNER ROAD



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

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ADDITIONAL PHOTOS

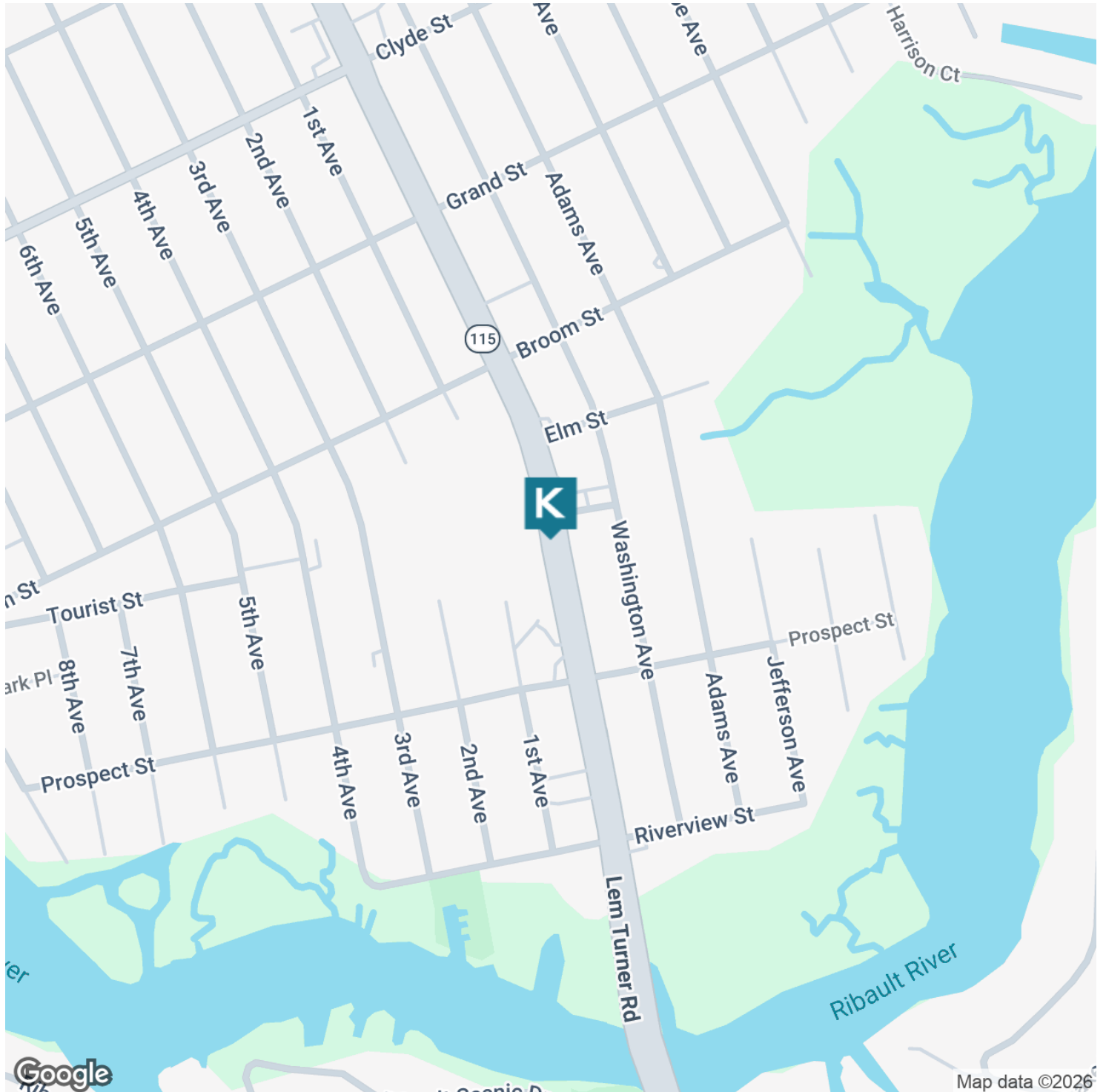
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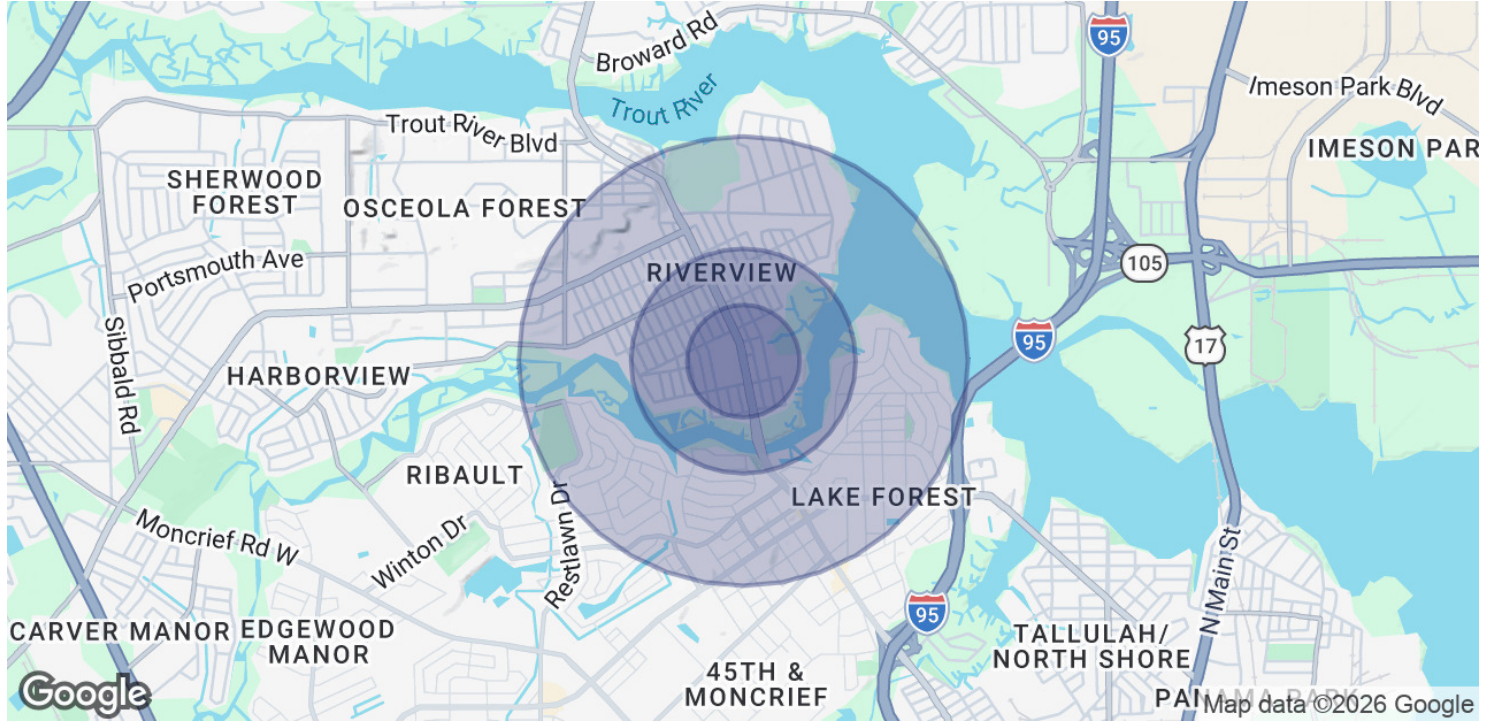
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LOCATION MAP

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	492	1,949	7,246
Average Age	37.6	39.3	41.8
Average Age (Male)	34.6	37.1	38.7
Average Age (Female)	40.5	41.9	44.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	225	874	3,115
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$43,565	\$43,946	\$50,109
Average House Value	\$166,011	\$153,315	\$146,750

2023 American Community Survey (ACS)

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