



Retail for Lease The Shopping Place

1403 Dunn Avenue | Jacksonville, FL 32218



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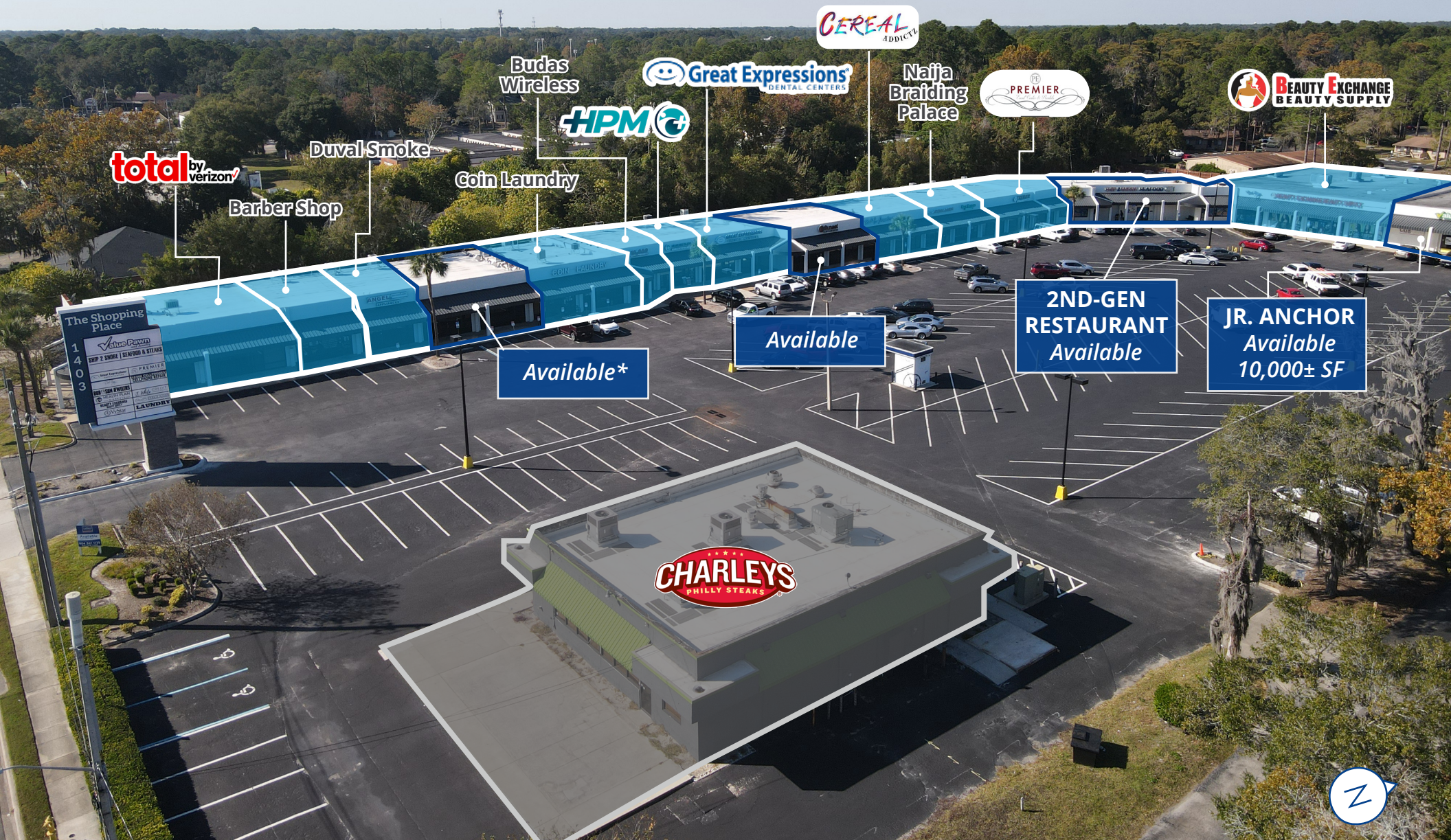
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76 S. Laura St, Ste 1500
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1084708



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

\$16.00 SF + NNN

Available SF

- 1,200-2,400 SF Inline
- 5,720 SF Second Gen Restaurant
- 10,000 SF Jr Anchor

Zoning

CCG-1



**2ND GENERATION
RESTAURANT FLOOR PLAN**



Highland Square

FIREHOUSE SUBS
FOUNDED BY FIREMEN

Rainbow

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

BEEHIVE OUTLET

MAVIS DISCOUNT TIRE

planet fitness

KFC



Northside Medical Plaza

River City Place

Dunn Ave

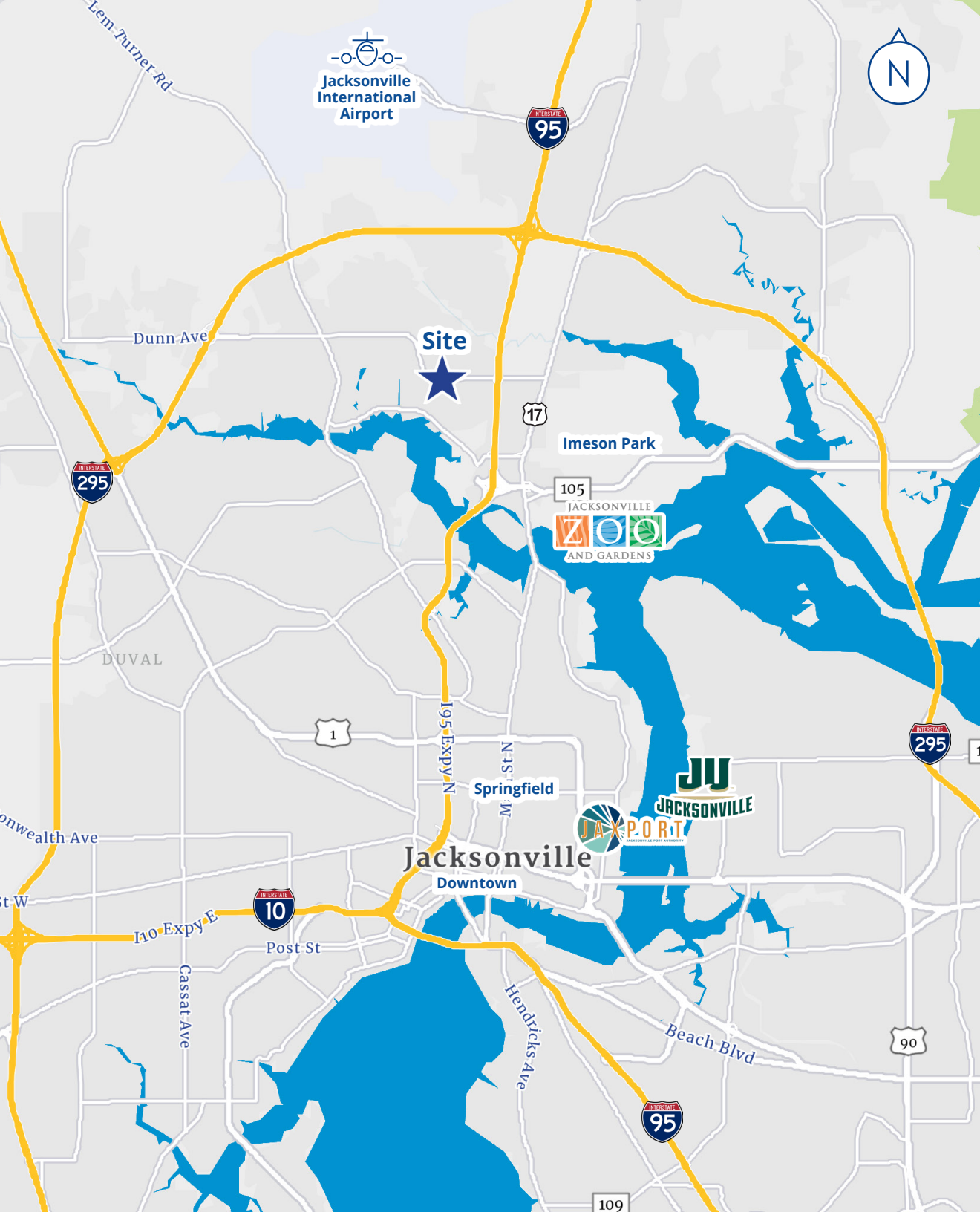
32,000 AADT



Site



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Area Demographics

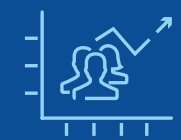
1, 3, 5 Mile Radius

Source: ESRI, 2024



Population
(2024)

1 Mile	9,002
3 Mile	47,084
5 Mile	115,168



Population
Projection (2029)

1 Mile	9,050
3 Mile	47,852
5 Mile	120,537



Average Household
Income (2024)

1 Mile	\$66,738
3 Mile	\$75,427
5 Mile	\$72,520



Daytime Population
(2024)

1 Mile	8,128
3 Mile	42,295
5 Mile	109,978

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