

For Lease

Space Next to National Grocery Chain



Property Information

SF

8,000-24,025 RSF +/- AVAILABLE

Price

\$8.50/FT NNN

Features

- Next to Save A Lot, national grocery anchor
- Quick access to I-95
- Open box
- 150 Parking spaces
- Signage opportunities on facade and pylon

8000 Lem Turner Road, Jacksonville, FL 32208
Large Box Retail Space Available

Anthony V. Migliore

904-421-8523

amigliore@cbcbenchmark.com

Chas Lawrence

904-421-8528

alawrence@cbcbenchmark.com

Colin Nicholson

904-281-1990

cnicholson@cbcbenchmark.com

Call The "Bulldog!" 

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**Coldwell Banker Commercial
Benchmark**
4348 Southpoint Boulevard, Ste 310
Jacksonville, FL 32216

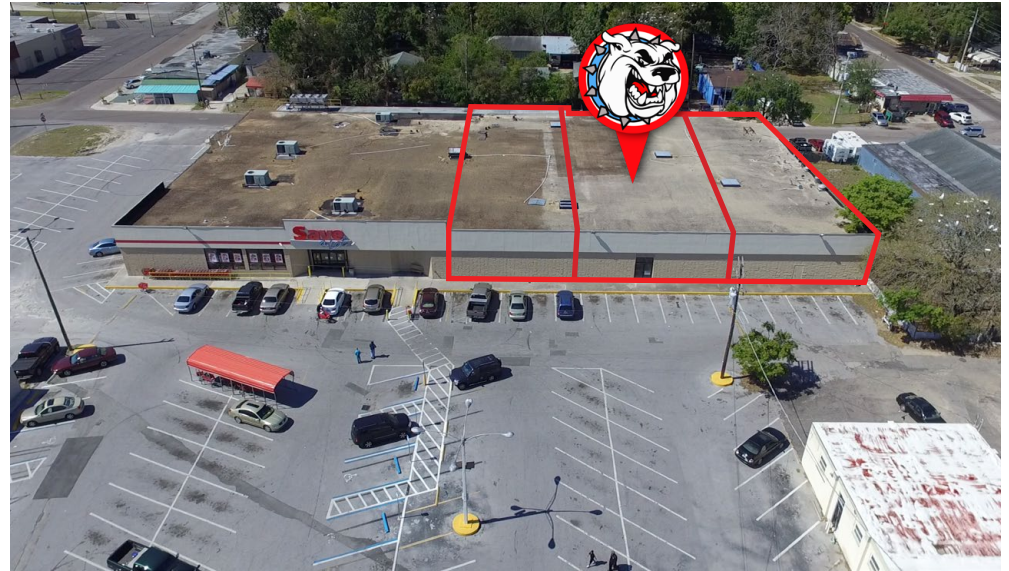
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Property Overview:

This is a CCG-2 (Duval County) zoned, retail center providing 262 linear feet of frontage on Lem Turner Road in Jacksonville. This center is a busy retail hub, comprised of three retail structures and four spaces, three of which are fully leased. One of the tenants is national supermarket **Save-A-Lot** (\$4-billion annual sales), and occupies one third of the largest (40,472 RBA) building. **Metro PCS** occupies one of the smaller (2,200 RBA) structures and a local beauty supplies retailer occupies the second largest (9,331 RBA) structure. The property features signalized traffic access and multiple points of ingress and egress.

This center is located on Lem Turner Road (31,000 AADT) in the Jacksonville, FL MSA, and is situated less than one mile from I-95, less than ten minutes to downtown Jacksonville, and fifteen minutes to Jacksonville International Airport.



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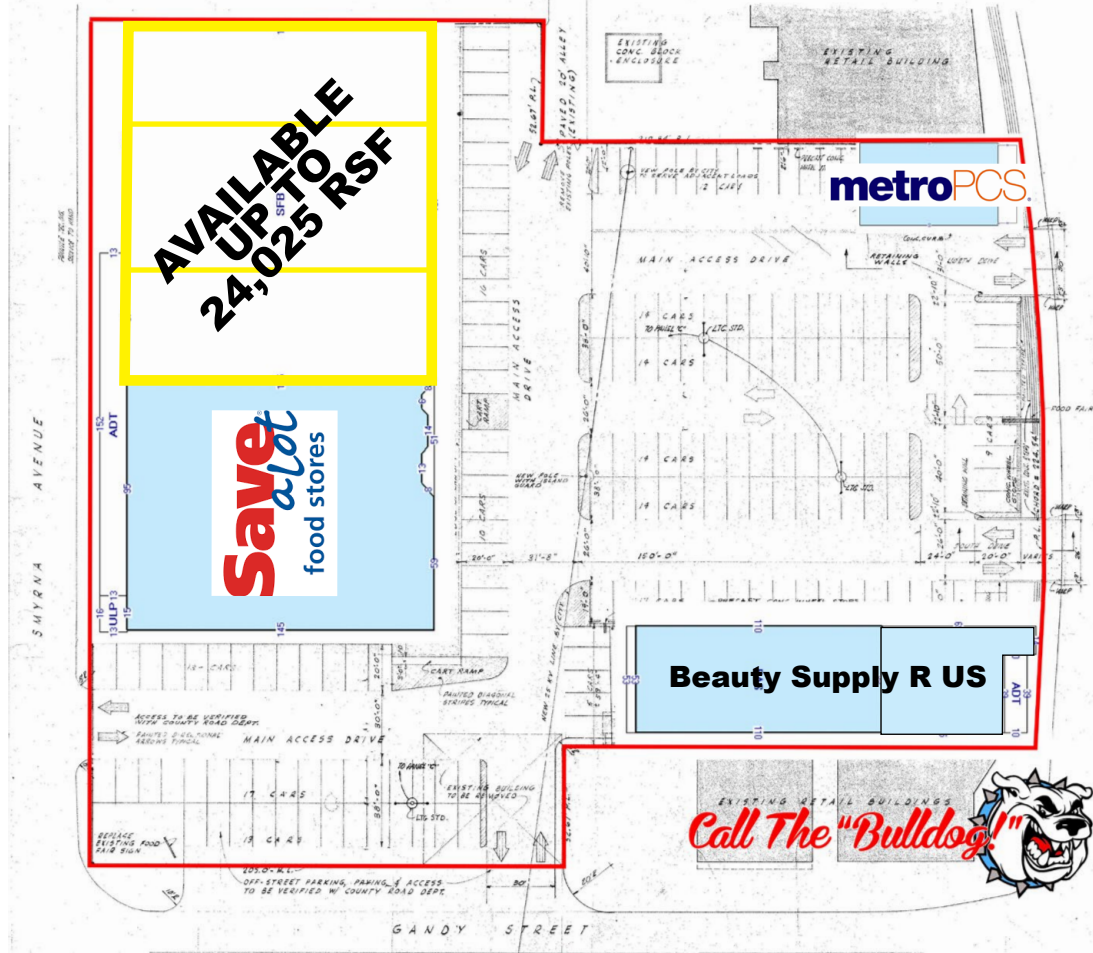
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Site Plan



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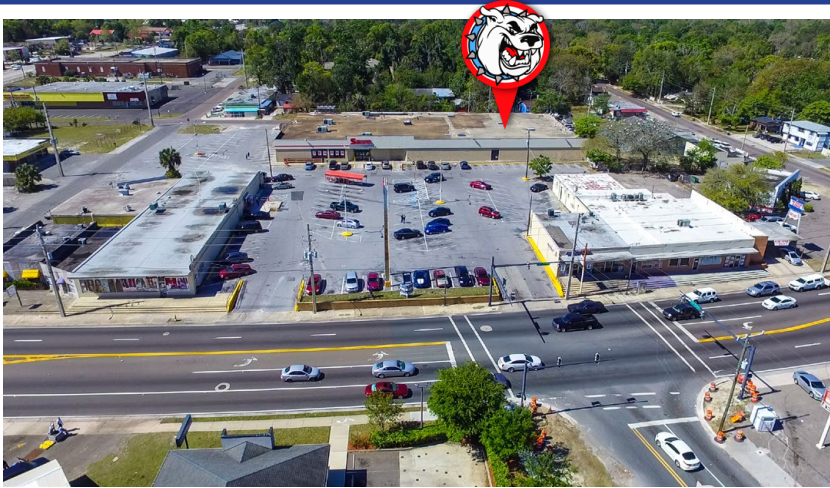
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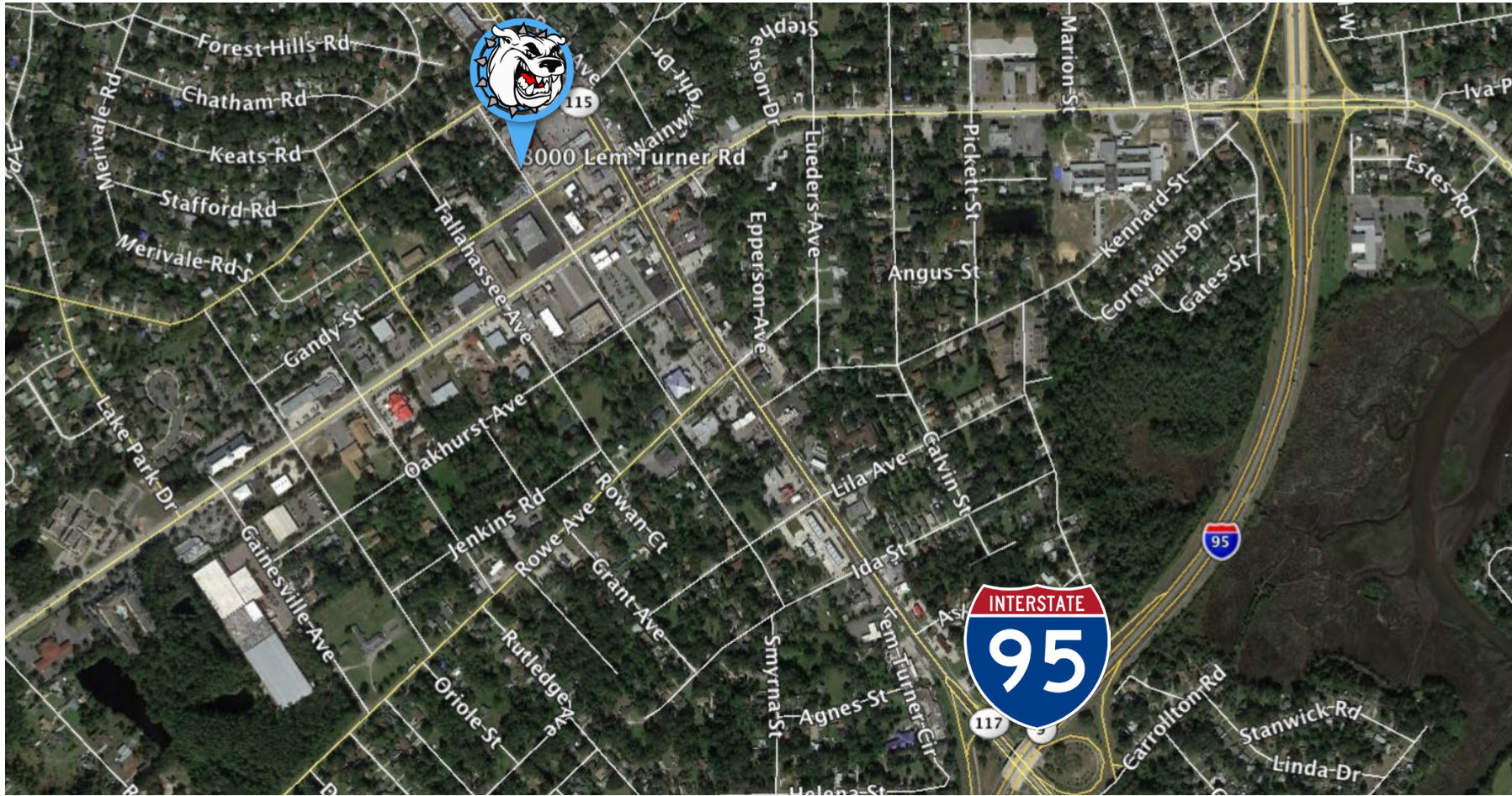
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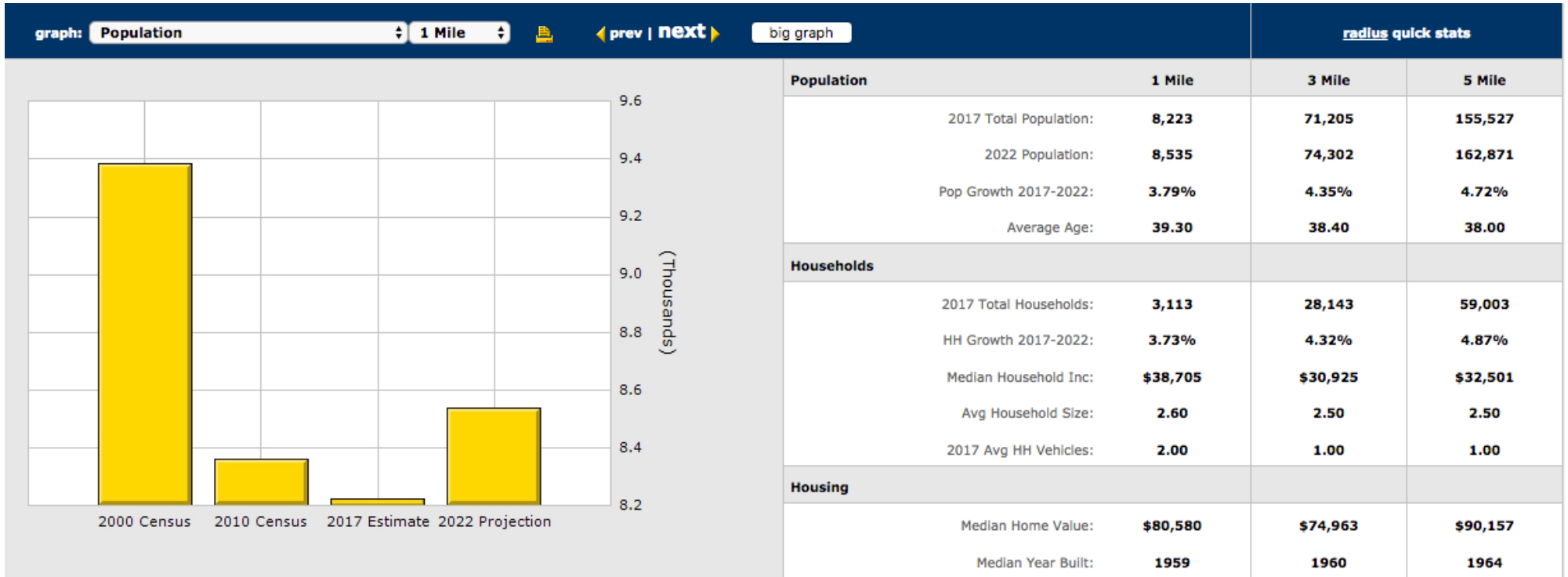
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