

FOR LEASE > RETAIL



# Jacksonville Regional Center

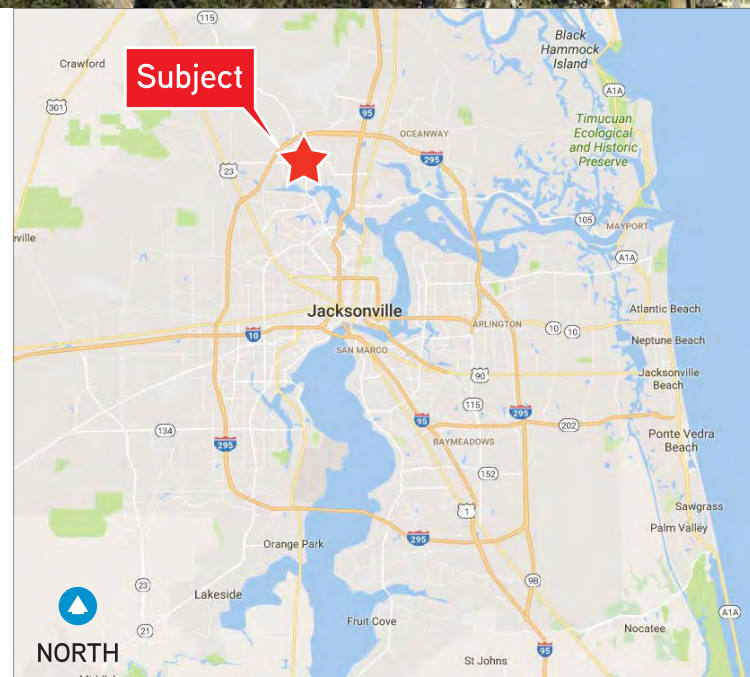
3000 DUNN AVENUE JACKSONVILLE, FL 32218

219,735± SF



## Property Features

- > 219,735± SF Regional Retail Shopping Center
- > Anchor Tenants: JCPenney, Winn Dixie, It's Fashion Metro, Bealles Outlet
- > Located on a dominant corridor on Jacksonville's north side
- > At the intersection of Lem Turner Rd. and Dunn Ave.
- > **Lease Rate: \$16.00/SF NNN (CAM \$2.76)**



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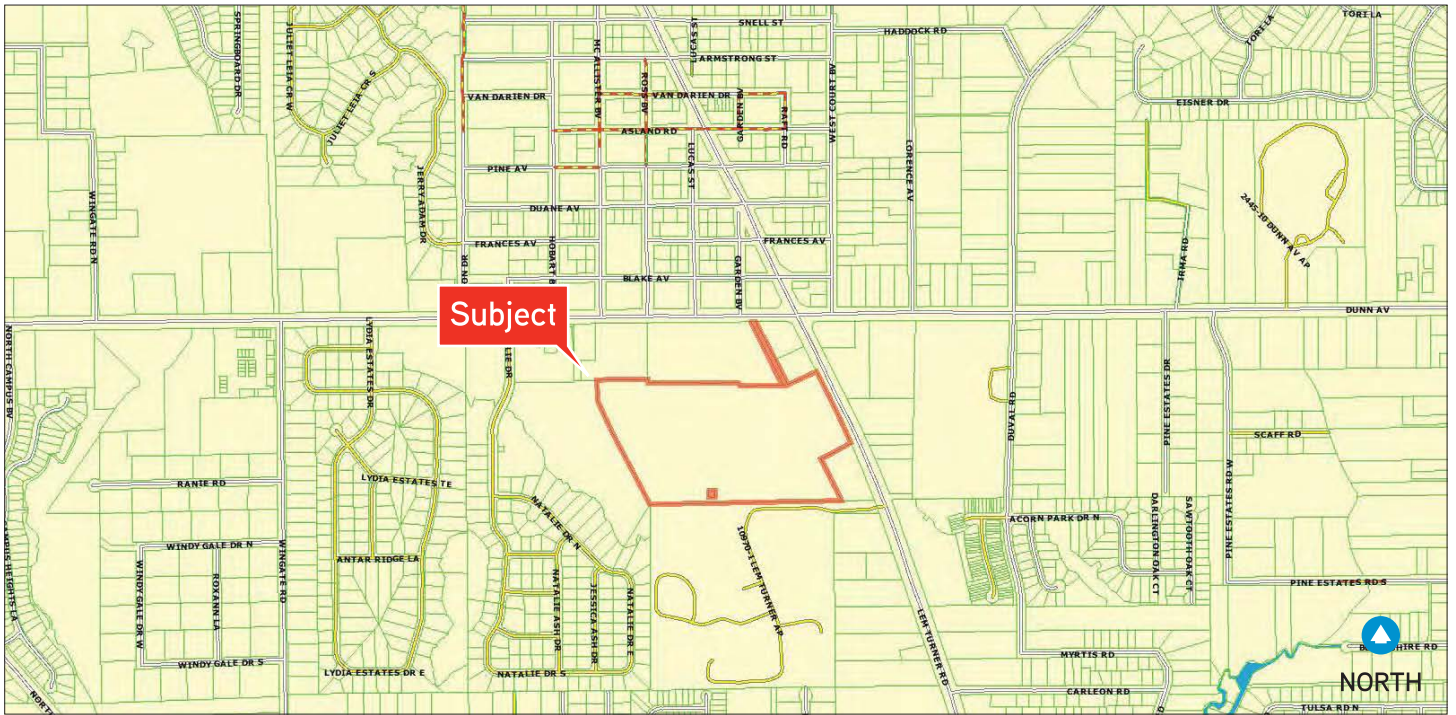
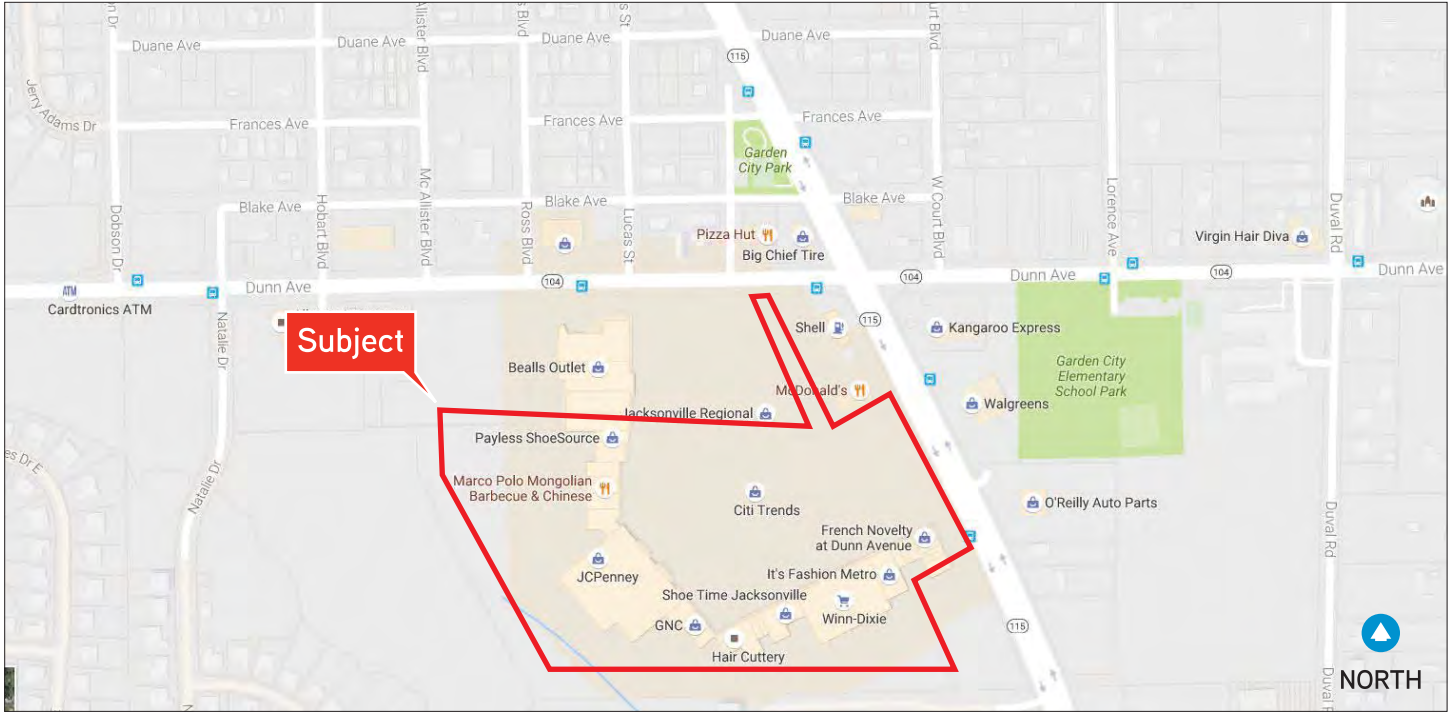
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# Street & Plat Map

3000 DUNN AVENUE JACKSONVILLE, FL 32218





# Aerial

3000 DUNN AVENUE JACKSONVILLE, FL 32218



Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	9,374	45,357	88,695
2016 Est. Households	3,364	16,816	33,946
2016 Est. Avg. HH Income	\$56,138	\$53,970	\$49,646

Source: Nielsen

Traffic Count	Daily	Trucks
Lem Turner Rd	15,200	289
Dunn Ave	16,900	811

Source: Florida Department of Transportation (FDOT)

# Demographics

3000 DUNN AVENUE JACKSONVILLE, FL 32218

Description	3000 DUNN AVE, JACKSONVILLE, FL, 32218- 4598: Radius Analysis Area Group: Radius 1.0 mile(s)		3000 DUNN AVE, JACKSONVILLE, FL, 32218- 4598: Radius Analysis Area Group: Radius 3.0 mile(s)		3000 DUNN AVE, JACKSONVILLE, FL, 32218- 4598: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
<b>Pop-Facts Demographic Snapshot</b>						
<b>2016 Est. Population by Single-Classification Race</b>	<b>9,374</b>		<b>45,357</b>		<b>88,695</b>	
White Alone	2,019	21.53%	8,699	19.18%	19,845	22.37%
Black or African American Alone	6,810	72.64%	34,417	75.88%	64,822	73.08%
Amer. Indian and Alaska Native Alone	43	0.46%	213	0.47%	377	0.42%
Asian Alone	127	1.35%	381	0.84%	772	0.87%
Native Hawaiian and Other Pac. Isl. Alone	5	0.06%	23	0.05%	30	0.03%
Some Other Race Alone	183	1.95%	690	1.52%	1,056	1.19%
Two or More Races	188	2.01%	933	2.06%	1,792	2.02%
<b>2016 Est. Population by Hispanic or Latino Origin</b>	<b>9,374</b>		<b>45,357</b>		<b>88,695</b>	
Not Hispanic or Latino	8,835	94.25%	43,389	95.66%	85,309	96.18%
Hispanic or Latino	539	5.75%	1,968	4.34%	3,386	3.82%
Mexican	119	22.16%	433	21.99%	758	22.38%
Puerto Rican	186	34.60%	685	34.82%	1,184	34.98%
Cuban	51	9.55%	165	8.39%	317	9.35%
All Other Hispanic or Latino	182	33.70%	685	34.80%	1,127	33.29%
<b>2016 Est. Hisp. or Latino Pop by Single-Class. Race</b>	<b>539</b>		<b>1,968</b>		<b>3,386</b>	
White Alone	231	42.78%	809	41.09%	1,437	42.44%
Black or African American Alone	83	15.34%	329	16.69%	597	17.64%
American Indian and Alaska Native Alone	5	1.01%	25	1.28%	48	1.42%
Asian Alone	0	0.09%	4	0.20%	10	0.31%
Native Hawaiian and Other Pacific Islander Alone	0	0.05%	2	0.08%	2	0.06%
Some Other Race Alone	174	32.31%	626	31.78%	938	27.72%
Two or More Races	45	8.40%	175	8.87%	353	10.42%
<b>2016 Est. Pop by Race, Asian Alone, by Category</b>	<b>127</b>		<b>381</b>		<b>772</b>	
Chinese, except Taiwanese	0	0.37%	8	2.15%	16	2.07%
Filipino	106	84.09%	230	60.34%	361	46.73%
Japanese	0	0.37%	16	4.11%	22	2.82%
Asian Indian	10	8.09%	28	7.30%	53	6.88%
Korean	0	0.37%	6	1.47%	11	1.40%



# Site Plan

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# Property Photos

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## Contact Us

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Please contact us to see this property

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## Summary (7008)



### Jacksonville Regional Center 3000 Dunn Avenue Jacksonville, FL 32218

County:	Duval
Market:	Jacksonville
Land Size (Acres)	30.81 Acres
Available SF:	219,735 SF
Building SF:	219,735 SF
Retail SF:	219,735 SF

#### General Listing/Transaction Information 1

Asking Rate:	\$16.00
Transaction Type:	Lease

#### Parking

#### Site

Land SF:	1,342,084 SF
Parcel Number:	1655000144

#### Contacts

Listing Broker(s)	Gary Montour Colliers International   Northeast Florida 904.861.1116 <a href="mailto:gary.montour@colliers.com">gary.montour@colliers.com</a>
	Jeremy Martin Colliers International   Northeast Florida 904 861 1115 <a href="mailto:jeremy.martin@colliers.com">jeremy.martin@colliers.com</a>

#### Building/Space

Primary Use:	Retail
Year Built:	1988
Current Occupancy %:	96.00%
Multi-Tenant:	Multi-Tenant
Construction Type:	Concrete Block
Roof Type:	Built-up

#### Utilities

## Comments

#### Listing Comments:

- 219,735± SF Regional Retail Shopping Center
- Anchor Tenants: JC Penny, Winn Dixie, It's Metro Fashion, Bealles Outlet
- Located on a dominant corridor on Jacksonville's north side
- At traffic light - Dunn Ave. & Lem Turner