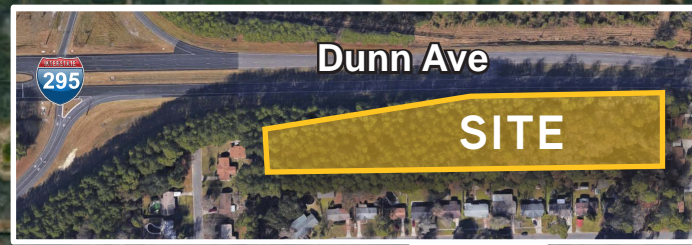


4.25± ACRES ON SE QUADRANT DUNN AVE. AT I-295

Outparcels Available

The property is zoned commercial, PUD and can be used for medical and professional offices, retail outlets, service establishments and banks.

Sales Price or Ground Lease: Call For Pricing



Contact Us



Robert W. Selton, III
CEO | Northeast Florida
+1 904 861 1111
robert.selton@colliers.com

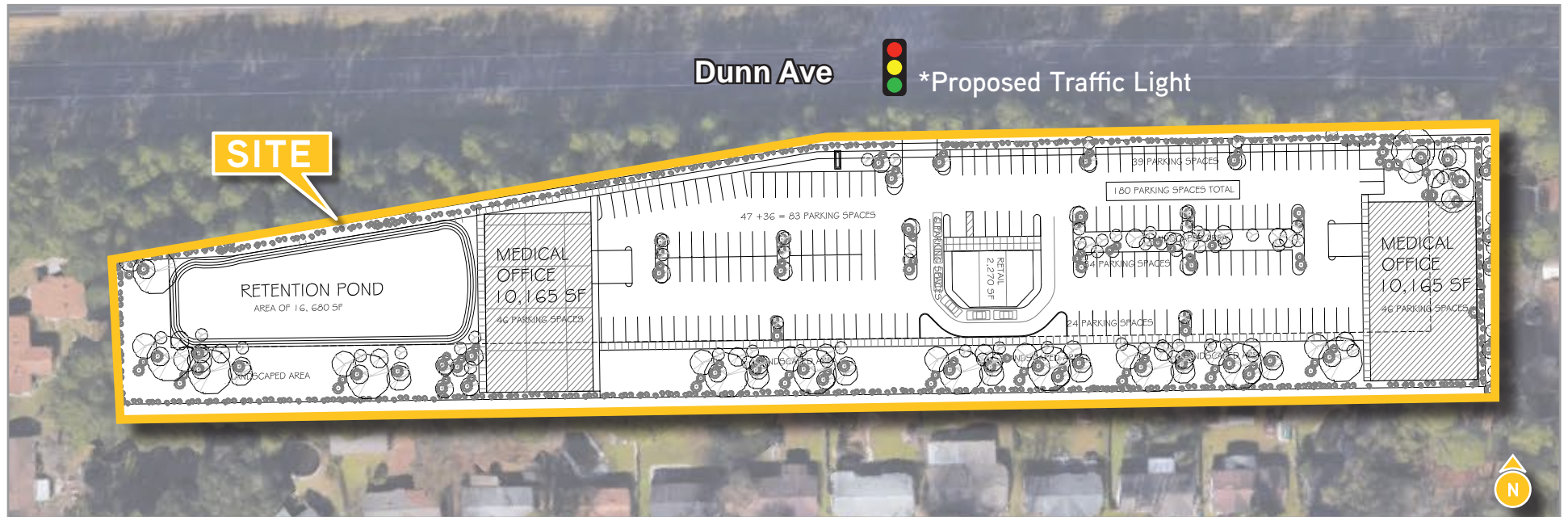


Matt Entriken
Executive Vice President
+1 904 861 1148
matt.entriken@colliers.com



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CONCEPTUAL SITE PLAN



Conceptual PUD

Retention Pond	16,680± SF
Medical Office 1	10,165± SF
Retail	2,270± SF
Medical Office 2	10,165± SF



22,600± SF total building development

SF

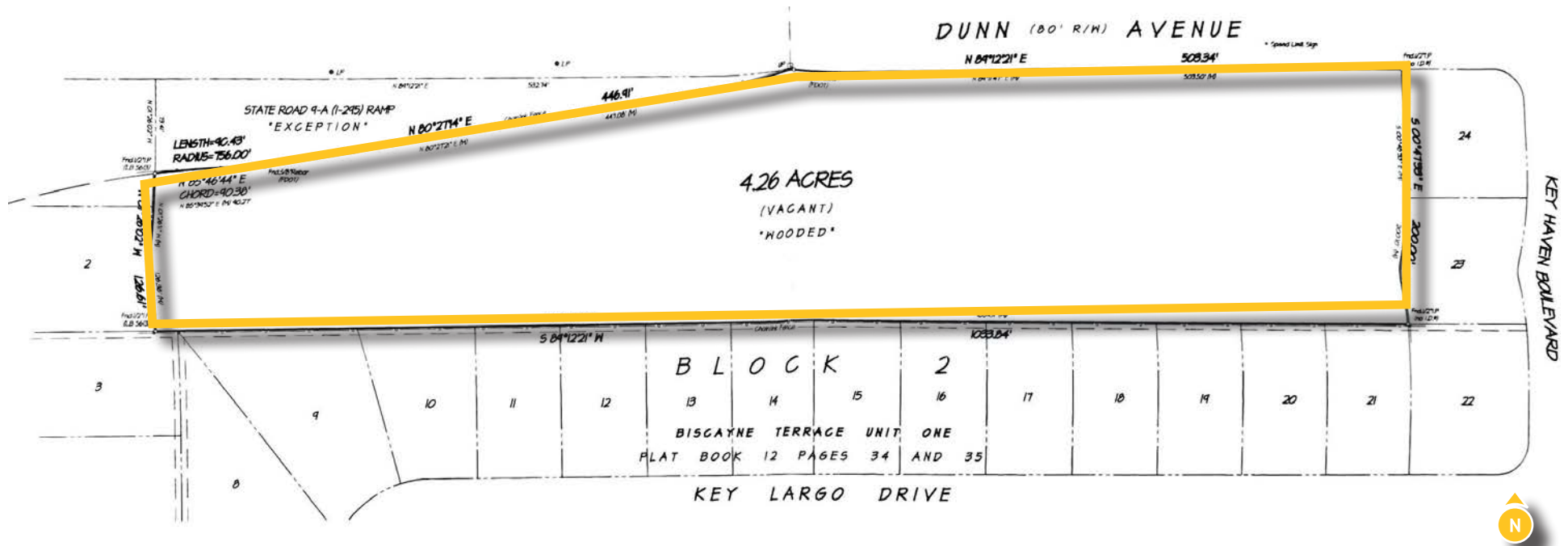


180± parking spaces

Parking



PROPERTY SURVEY



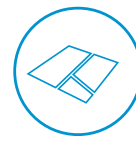
Planned Unit Development (PUD)

Zoning



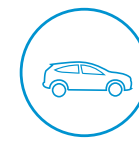
Interstate 295 access within 0.25 miles

Highway Access



4.25± acres of vacant land

Acreage

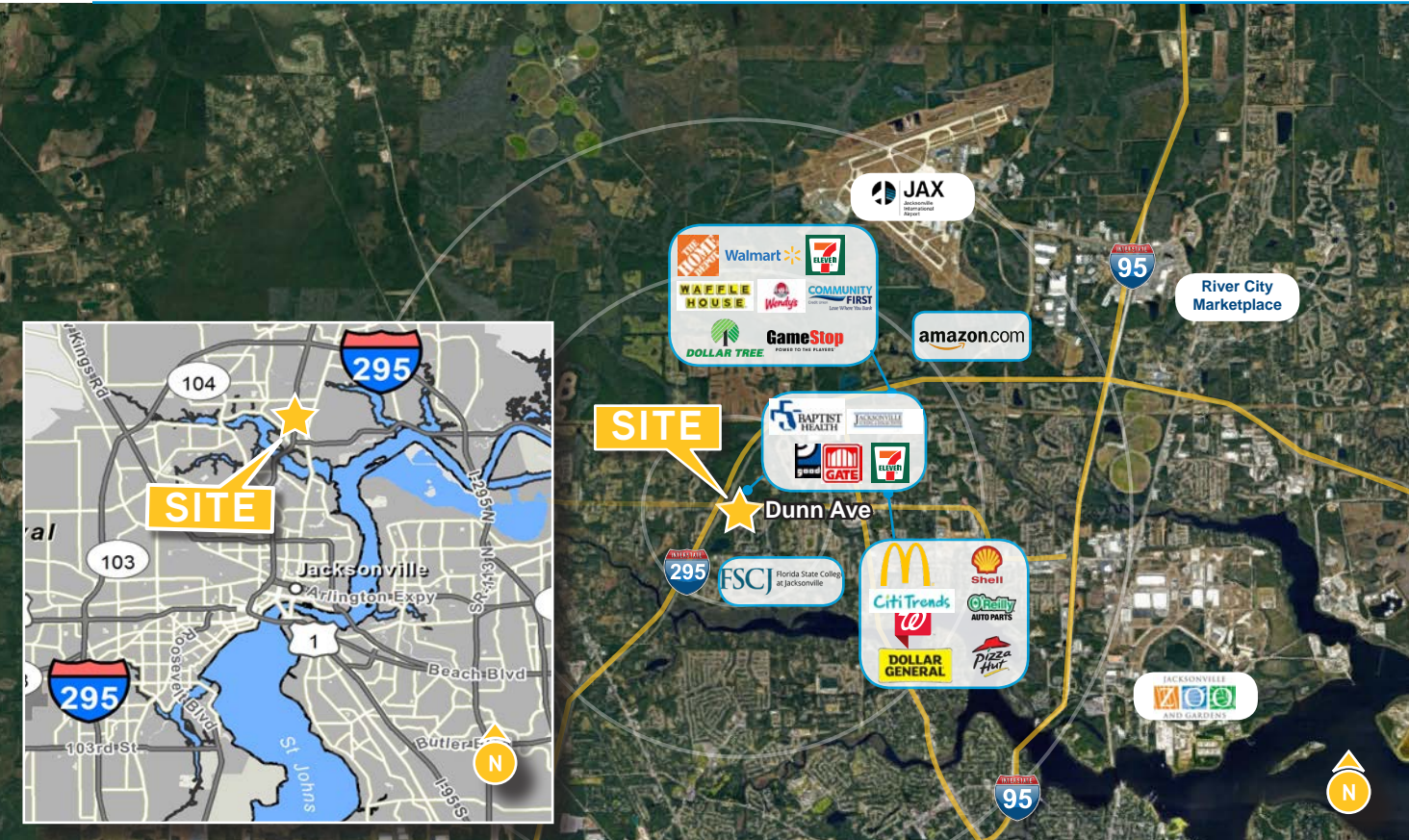


57,500± average vehicles per day

AADT

Property Highlights

- For Sale/Lease with the option for build to suit opportunities
- Proposed Mixed Use Complex 22,600± SF total development with parking for 180 cars
- Zoned PUD
- 1000± feet of frontage along highly traveled Dunn Avenue
- Average 19,300± vehicles per day on Dunn Avenue
- Water & Sewer on site
- Great access to I-295 in major growth corridor
- Directly across from Baptist Health North Campus, and close proximity to River City Marketplace



Population (2018)



Population Projection (2023)



Average Household Income (2018)



Projected Average Household Income (2023)

	Population (2018)	Population Projection (2023)	Average Household Income (2018)	Projected Average Household Income (2023)
1 Mile	5,238	5,625	\$64,550	\$74,642
3 Mile	35,528	37,461	\$54,226	\$64,187
5 Mile	78,167	81,918	\$53,340	\$62,990

Source ESRI Business Analyst