



Dunn Avenue Marketplace

3353 Dunn Avenue, Jacksonville, FL 32218



Anthony Magana

Associate Director
904.239.5250

amagana@primerealtyinc.com

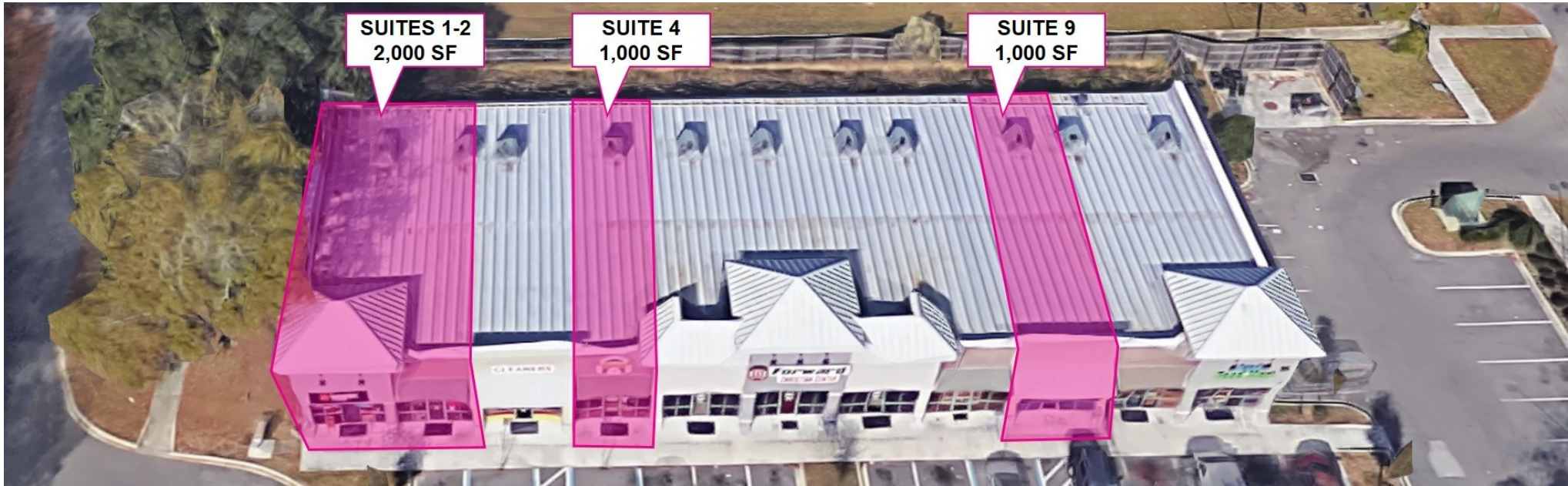
Shaun Mayberry, MSRE

Asset & Acquisitions Manager
904.930.4231

smayberry@primerealtyinc.com



Lease Details



Property Overview

Presenting Dunn Avenue Marketplace, a strip center located at 3353 Dunn Avenue in the Northwest sub-market of Jacksonville near the busy intersection of Dunn Avenue and Lem Turner Road. This area is home to many major retailers including Dollar General and has easy access to I-95 as well as an abundance of densely populated residential neighborhoods.

The available spaces provide large open floor plans, and options for partial build-out as well as monument signage and ample parking. This center has 250' of frontage on Dunn Avenue which boasts over 15k VPD making this ideal for a retail user. Dunn Ave. Marketplace's location near many medical offices in the area also creates an opportunity for medical users.

Property Highlights

- 11,000 SF building with open floor plans available at Dunn Avenue Marketplace
- Near the busy intersection of Dunn Ave. and Lem Turner Road.
- Frontage and monument signage on Dunn Ave.
- Zoning is PUD
- 52 surface spaces available for parking
- Nearby to Baptist Health Primary Care and Jacksonville Nursing and Rehabilitation Center
- Easy access to I-95 and JAX Airport

Availability

Suite	Size	Lease Rate
Suites 1-2	2,000 SF	\$10.50/SF NNN
Suite 4	1,000 SF	\$10.50/SF NNN
Suite 9	1,000 SF	\$10.50/SF NNN

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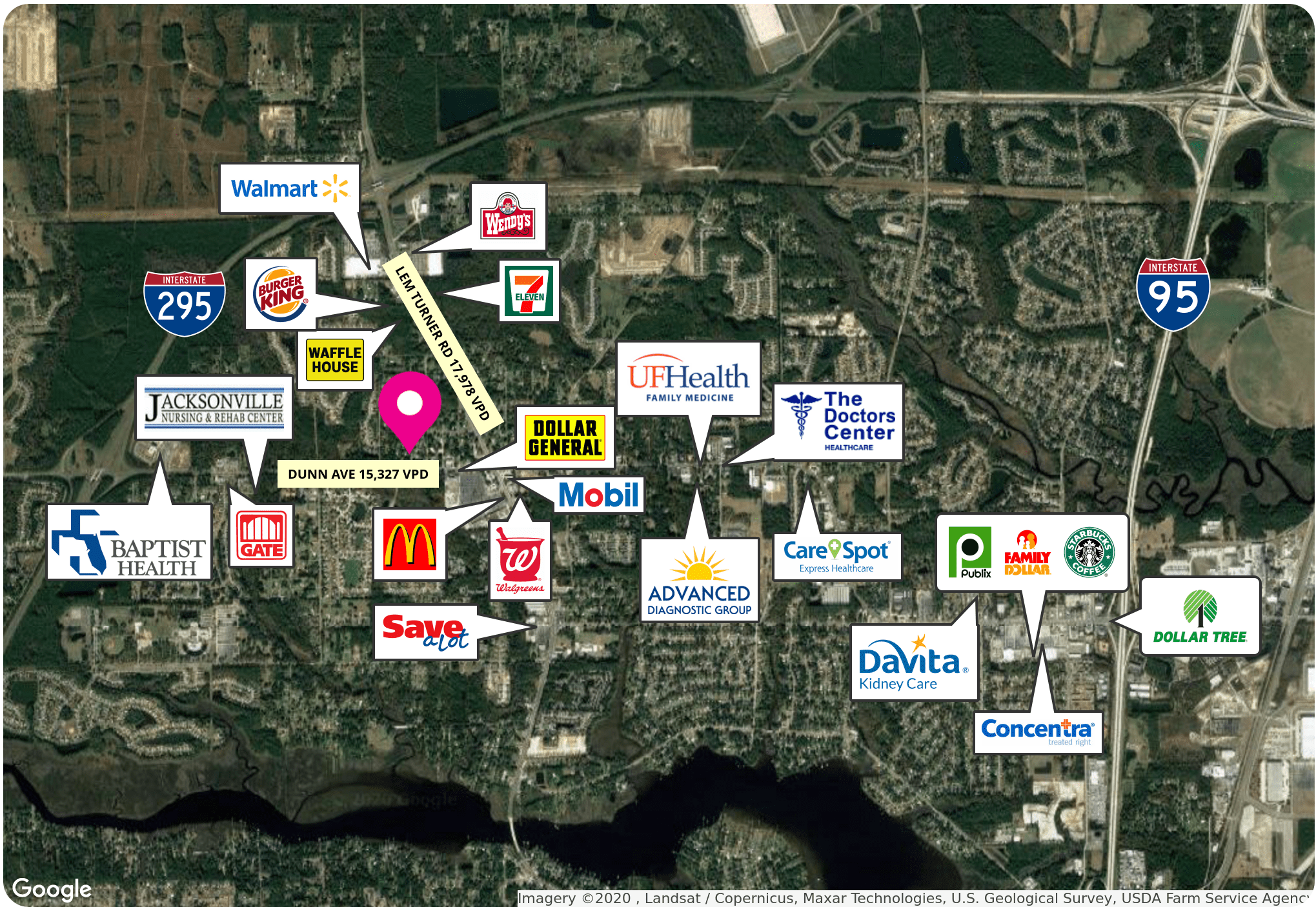




Center Photos

Dunn Avenue Marketplace | 3353 Dunn Avenue, Jacksonville, FL 32218





Google

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Site Location

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2019-2024 Demographics

	1 Mile	3 Miles	5 Miles
2019 Population	6,897	45,934	89,907
2024 Projected Population	7,426	47,976	93,807
2019 Number of Households	2,489	17,042	34,167
2024 Projected Number of Households	2,673	17,745	35,544
Average Household Income	\$55,533	\$57,182	\$54,238
Median Age	35.6	37	38.4

LIFESTYLE SEGMENT

53.6%

Suburban Families
Median Age: 36.1

LIFESTYLE SEGMENT

36.6%

Young Professionals
Median Age: 33

