



GROUND LEASE

Retail Opportunity on Dunn Avenue

0.6± AC Pad Site

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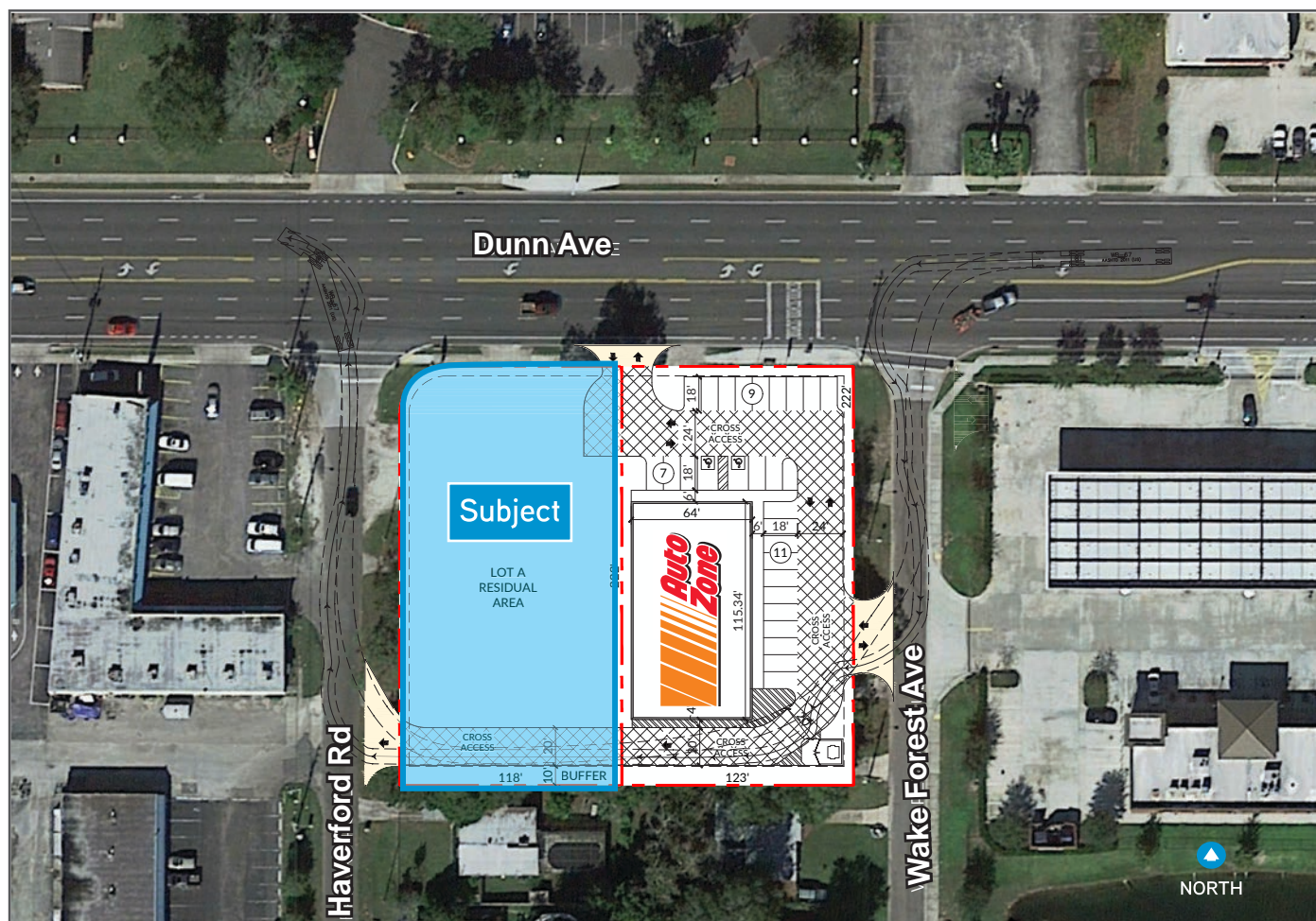
Property Features

- › Join recently constructed AutoZone in a new development in North Jacksonville
- › 0.6± AC pad site available on the going to work side of Dunn Avenue
- › Traffic count: 34,000± vehicles per day
- › Surrounding retailers include Publix, CVS, Starbucks, and many others
- › Full ingress and egress into site
- › 118 feet of frontage on Dunn Ave.
- › Available for ground lease or build to suit
- › Call for pricing

DRONE VIEW ONLINE

Site Plan & Demographics

1290 DUNN AVE., JACKSONVILLE, FL 32218



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Population Estimate	7,312	42,882	105,620
2023 Population Projection	7,445	44,980	110,086
2018 Average Household Income	\$51,373	\$56,337	\$51,446
2023 Average Household Income	\$58,208	\$64,448	\$58,828

Source: Esri Business Analyst 2018



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