



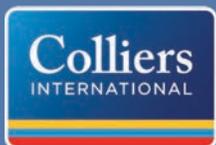
GROUND LEASE

Retail Opportunity on Dunn Avenue

0.6± AC Pad Site

JASON RYALS
 +1 904 358 1206 | EXT 1136
 JACKSONVILLE, FL 32202
 jason.ryals@colliers.com

KATHERINE GOODWIN
 +1 904 358 1206 | EXT 1104
 JACKSONVILLE, FL 32202
 katherine.goodwin@colliers.com



COLLIERS INTERNATIONAL
 76 S Laura St., Suite 1500
 Jacksonville, FL 32202
 +1 904 358 1206
 www.colliers.com/jacksonville

1290 Dunn Avenue
 Jacksonville, FL 32218

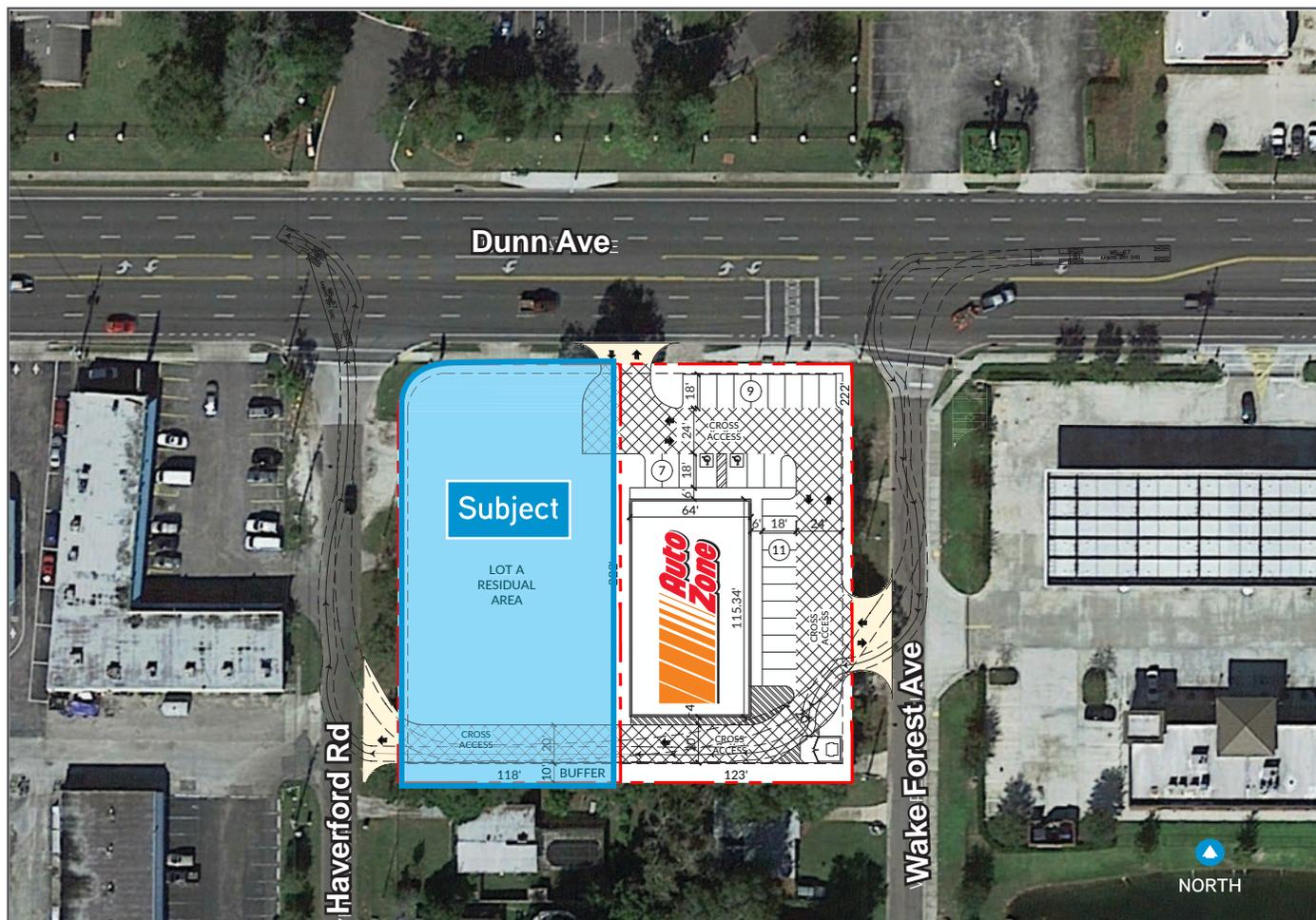
Property Features

- › 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



This document has been prepared by COLLIERS INTERNATIONAL | Northeast Florida for advertising and general information only. COLLIERS INTERNATIONAL makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. COLLIERS INTERNATIONAL excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of COLLIERS INTERNATIONAL and /or its licensor(s). © 2019. All rights reserved.

