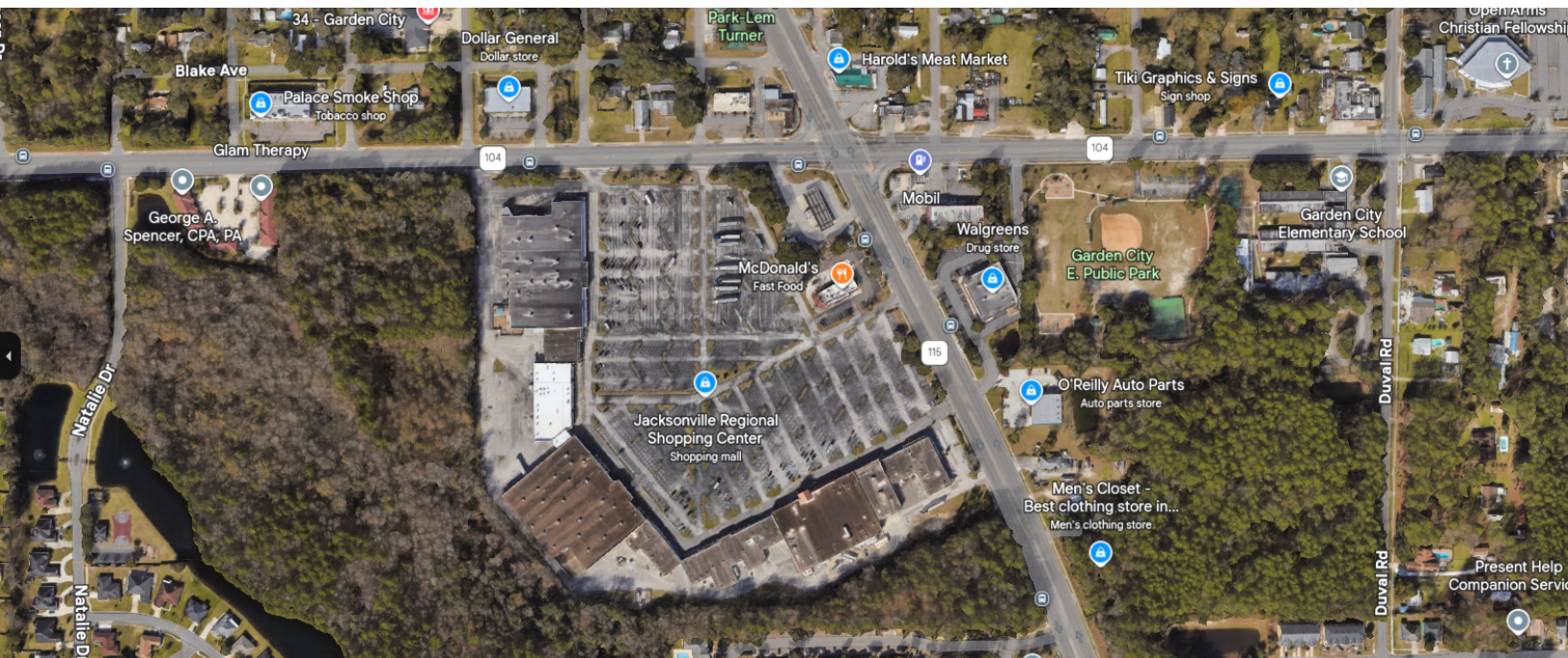


FOR LEASE

3000 DUNN AVE

3000 DUNN AVE, JACKSONVILLE, FL 32218



PROPERTY DESCRIPTION

This 219,735-square-foot shopping center is a prime retail destination featuring a dynamic mix of national and local tenants. Anchored by Citi Trends, Beauty Depot Super Center, and Bailey's Fitness, the center attracts a high volume of shoppers with its diverse offerings. Strategically located in a bustling commercial corridor, the property boasts excellent visibility, ample parking, and strong foot traffic. Ideal for retailers seeking a well-established location in an up-and-coming market

PROPERTY HIGHLIGHTS

- Anchored by Chuze Fitness, Citi Trends, and Beauty Depot Super Center
- Large 78,823-square-foot anchor opportunity available for lease
- Small shop space ranging from 900 to 3,950 square feet available for lease
- 20-foot ceiling heights in Unit 20
- Located at the intersection of Dunn Avenue and Lem Turner Road, receiving a combined 39,400 AADT
- In close proximity to large-scale residential developments such as North Pointe Residences and The Arbors
- Access to I-295 via Dunn Avenue and Lem Turner Road

OFFERING SUMMARY

Lease Rate: Negotiable

Building Size: 219,735 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,008	19,013	39,287
Total Population	7,966	50,034	101,269
Average HH Income	\$68,655	\$67,021	\$65,082

BRYAN COHEN

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SUITE	TENANT NAME	SIZE SF
8	Kreative Minds	3,000 SF
9	Cato	6,300 SF
12	Ebony Fashion	3,500 SF
13	Amazing Spine Care	2,833 SF
14	AVAILABLE	3,040 SF
15	Hibbett Sporting Goods	4,960 SF
20	AVAILABLE	7,580 SF
24	AVAILABLE	78,823 SF
27	AVAILABLE	3,950 SF
29	AVAILABLE	1,250 SF
30	AVAILABLE	1,500 SF
31	AVAILABLE	900 SF
32-33	AVAILABLE	2,700 SF
37	AVAILABLE	1,400 SF
38	Dr. B.R. Shaw	1,400 SF
39	AVAILABLE	1,400 SF
40	Mattress & Linen Depot	7,200 SF
42	Mikal Jewelry	1,400 SF
43	H&R Block	1,400 SF
44	AVAILABLE	5,600 SF

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SUITE	TENANT NAME	SIZE SF
46	AVAILABLE	2,800 SF
47-48	AVAILABLE	2,800 SF
52	Beauty Depot	47,084 SF
58	It's Fashion Metro	11,165 SF
61	Clipper Flippers	1,400 SF
62	Willie's Southern Soul Food Bistro	1,400 SF
63	Crossroads Christian Church	2,800 SF
65	AVAILABLE	3,150 SF
66	Advance America	1,400 SF
67	Flower Pot	1,400 SF
68A	Acceptable Insurance	1,400 SF
68	Victoria Food Mart	2,800 SF
U1	AVAILABLE	30,017 SF
U2	Bailey's	30,000 SF
U3	CitiTrends	22,262 SF
U4	Kreative Minds	18,000 SF

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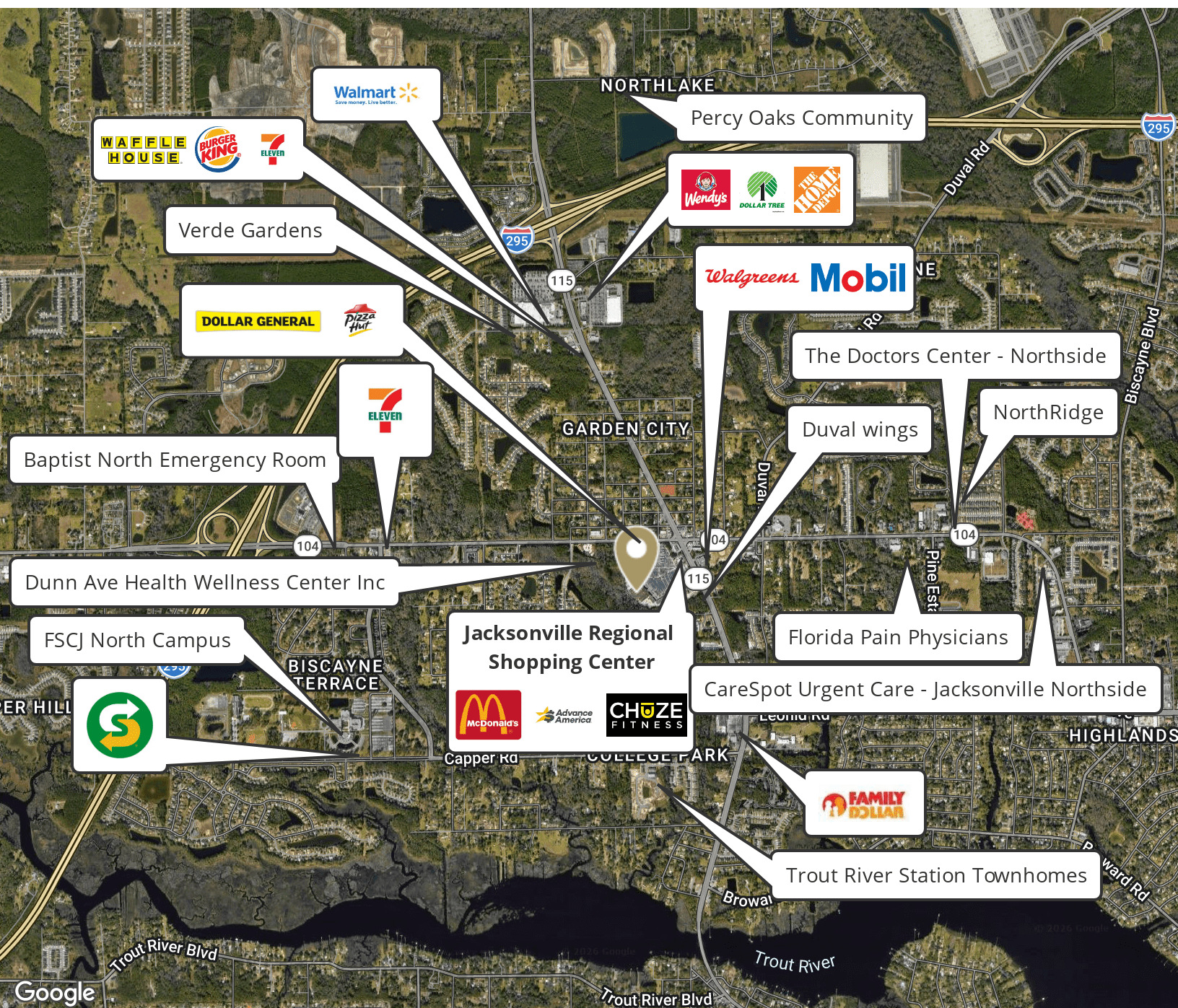
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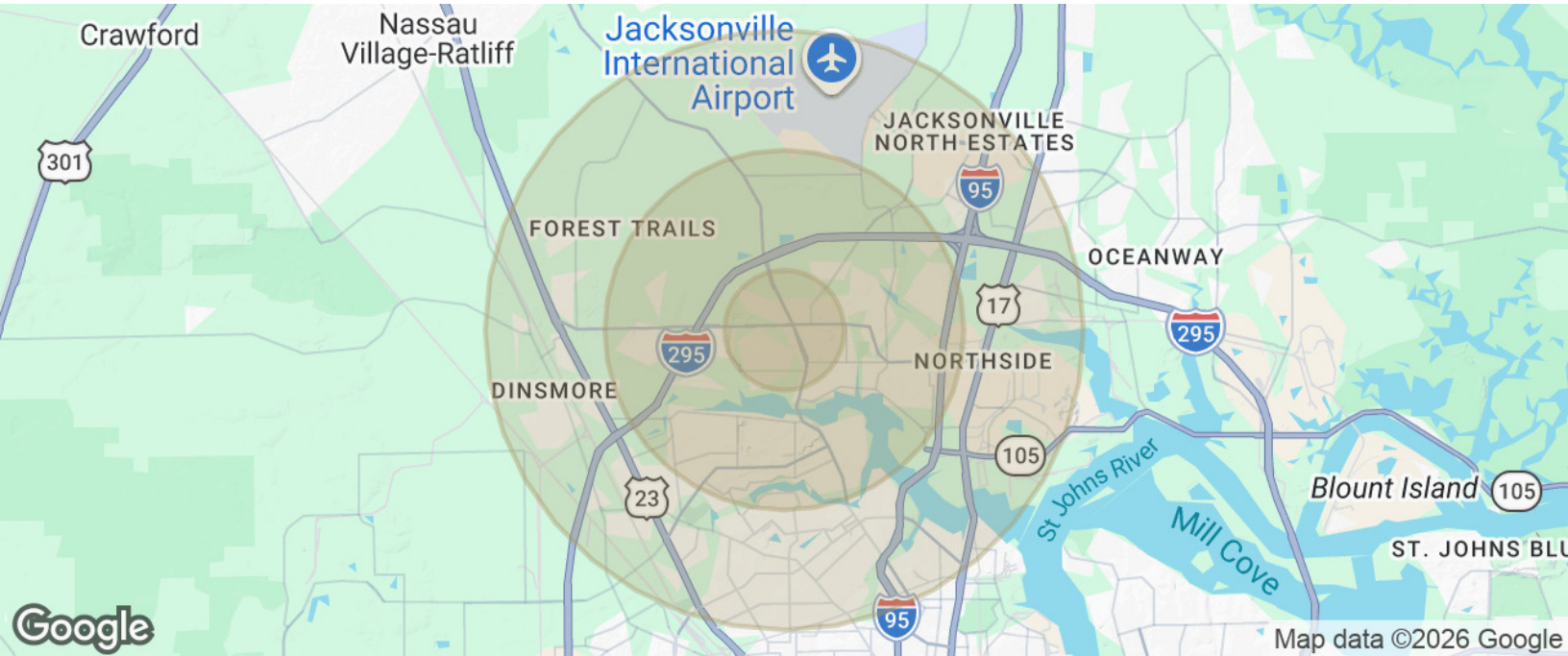
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,966	50,034	101,269
Average Age	39	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,008	19,013	39,287
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$68,655	\$67,021	\$65,082

Demographics data derived from AlphaMap

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