

JACKSONVILLE REGIONAL

3000 Dunn Avenue-Jacksonville, FL 32218

PROPERTY

Demographics	1 mile	3 miles	5 miles
Population	7,854	49,897	96,920
Avg. HH Income	\$69,404	\$70,583	\$68,844
Total Households	2,914	19,213	38,236

NOTES

- GLA: 219,733 SF
- Availabilities: 1,000 SF - 70,000 SF
- Traffic Count: 20,539 VPD Lem Turner Ave.
17,002 VPD Dunn Ave.

HIGHLIGHTS

- Located on a dominant corridor on Jacksonville's North side
- 3.5 Miles from Jacksonville International Airport
- Between I-295 and I-95

ANCHORS

- Citi Trends, Bailey's Gym & Beauty Depot



MASON
ASSET MANAGEMENT

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SITE PLAN



Suite	Tenant	Square Feet
8	Kreative Minds	3,000
9	Cato	6,300
12	Ebony Fashion	3,500
13	Amazing Spine Care	2,833
14	Breeze Café	3,040
15	Hibbett Sporting Goods	4,960
20	Available	7,580
24	Available	78,823
27	Available	3,950
29	Available	1,250
30	Available	1,500
31	Available	900
32-33	Available*	2,700
37	Available	1,400
38	Dr. B.R. Shaw	1,400
39	Natural Environment Aquatix	1,400
40	Mattress & Linen Depot*	7,200
42	Mikal Jewelry	1,400
43	H&R Block	1,400
44	Available	5,600
46	Available	2,800
47-48	Available	2,800
52	Beauty Depot	47,084
58	It's Fashion Metro	11,165
61	Clipper Flippers	1,400
62	Available	1,400
63	Crossroads Christian Church	2,800
65	Available	3,150
66	Advance America	1,400
67	Flower Pot	1,400
68A	Acceptable Insurance	1,400
68	Victoria Food Mart	2,800
U1	Available	30,017
U2	Bailey's	30,000
U3	CitiTrends	22,262
U4	Kreative Minds	18,000
U-9001	McDonald's	N/A

LEASED
 AVAILABLE



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RETAILER MAP



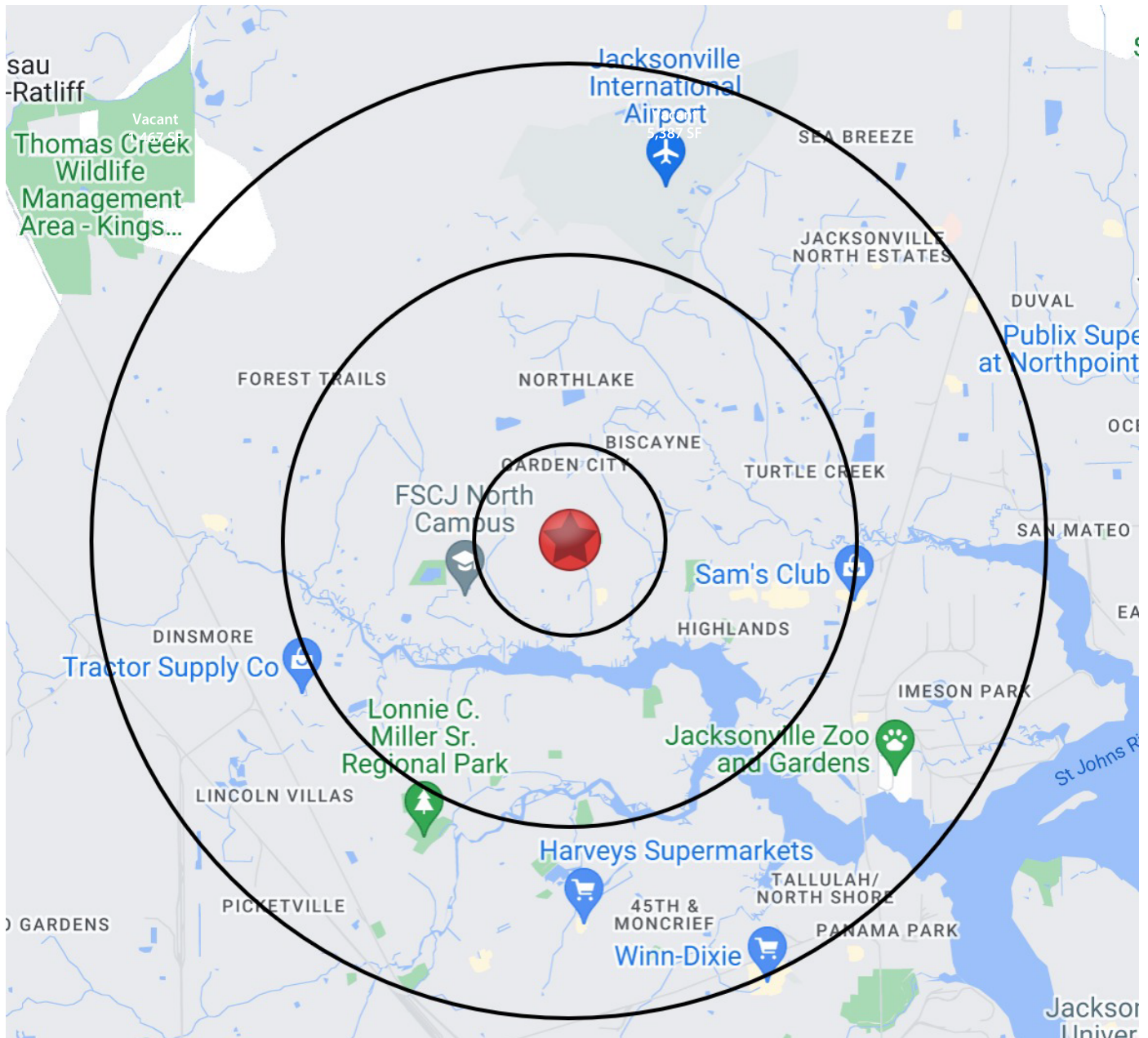
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RADIUS MAP



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