



8,602 SF FREESTANDING BUILDING | FOR LEASE

9114 Lem Turner Road
Jacksonville, FL 32208

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PROPERTY OVERVIEW

Discover the perfect opportunity for your business at 9114 Lem Turner, a former Family Dollar store. This freestanding retail property boasts an expansive 8,602 SF building situated on a 1.26-acre lot, offering ample paved parking and highly visible tall monument signage. Zoned CCG-2, it is ideal for a variety of retail ventures.

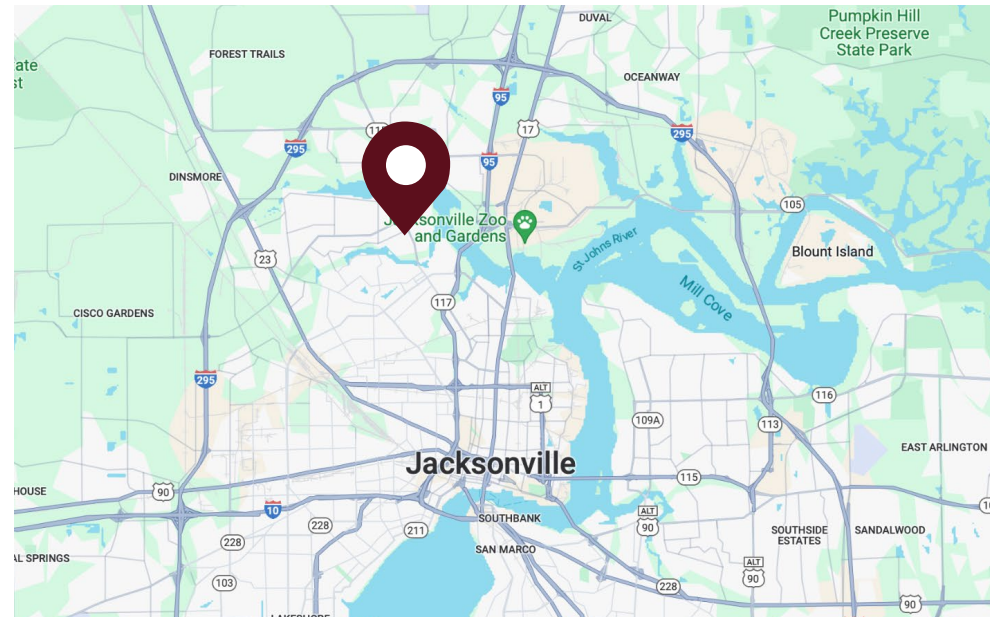
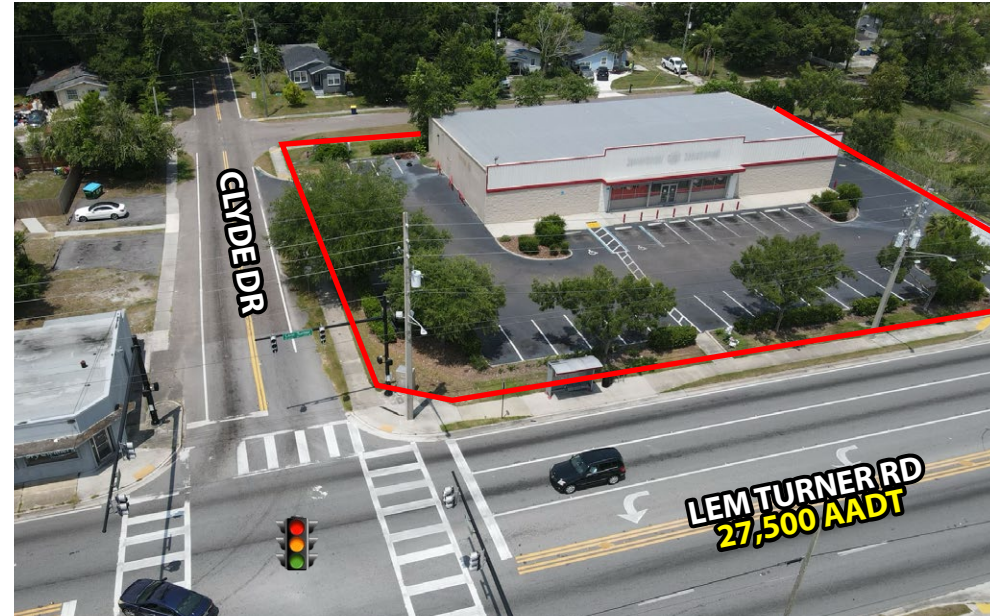
Strategically located at the signalized intersection of Clyde Drive and Lem Turner (27,500 AADT), the property features two convenient access points, ensuring excellent accessibility and high traffic visibility. Don't miss out on this prime location to elevate your business presence!

LEASING SUMMARY

Address:	9114 Lem Turner Road
Lease Rate:	\$18/SF
Lease Type:	Modified Gross
Building Size:	8,602 SF
Lot Size:	1.26 AC
Property Type:	Freestanding Retail
Transaction Type:	Sub-lease / Lease
Sublease expiration date:	4/30/27
Parking:	+/- 50 paved parking spaces
Frontage:	182' on Clyde Dr & 297' on Lem Turner Rd
Monument Signage:	Yes
Zoning:	CCG-2

DEMOGRAPHICS

	3 MILES	5 MILES
Population	68,142	138,928
Households	26,602	54,327
Median Age	39.1	38.5
Median Household Income	\$40,877	\$39,553
Average Household Income	\$58,049	\$57,817



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PROPERTY PHOTOS

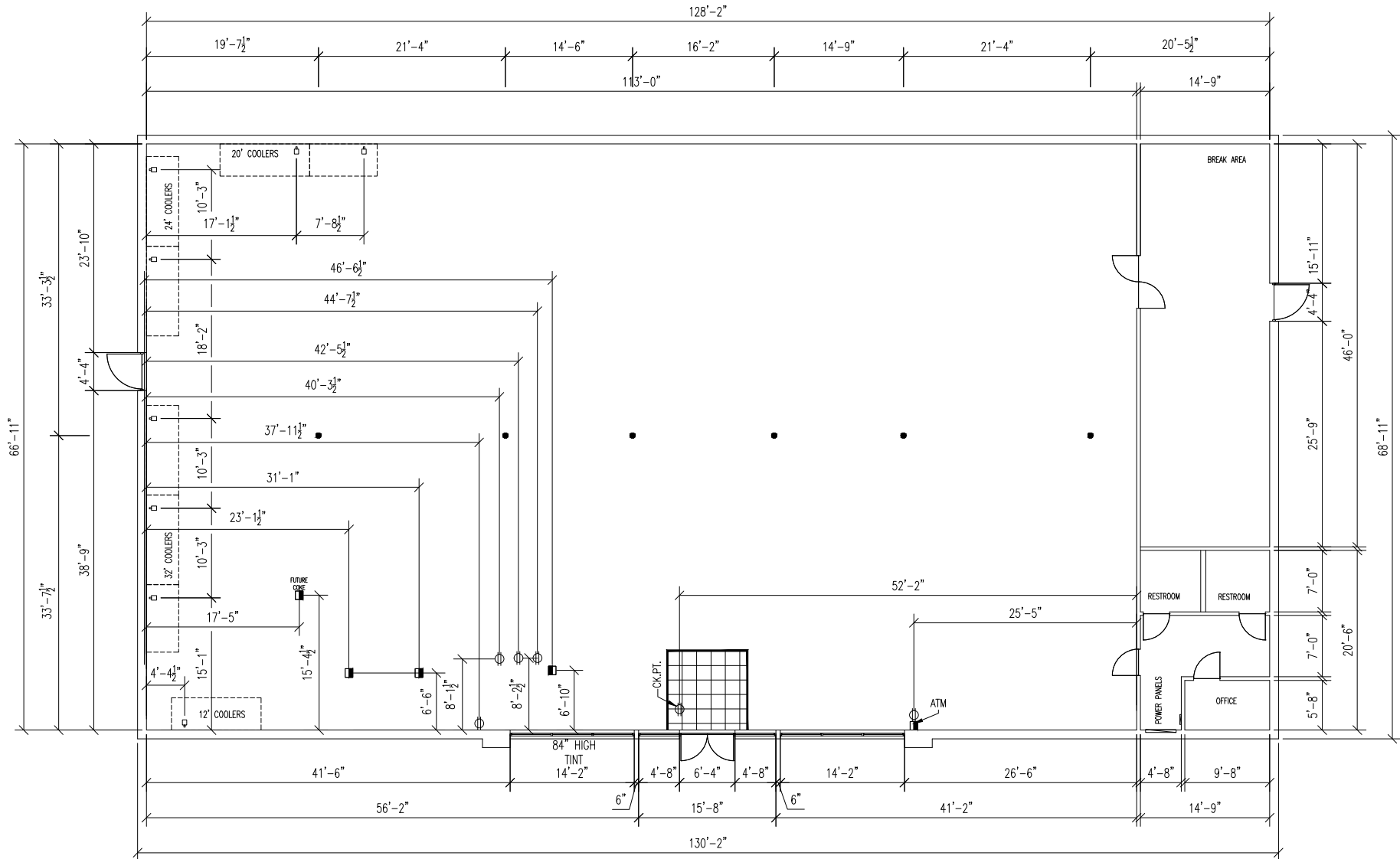


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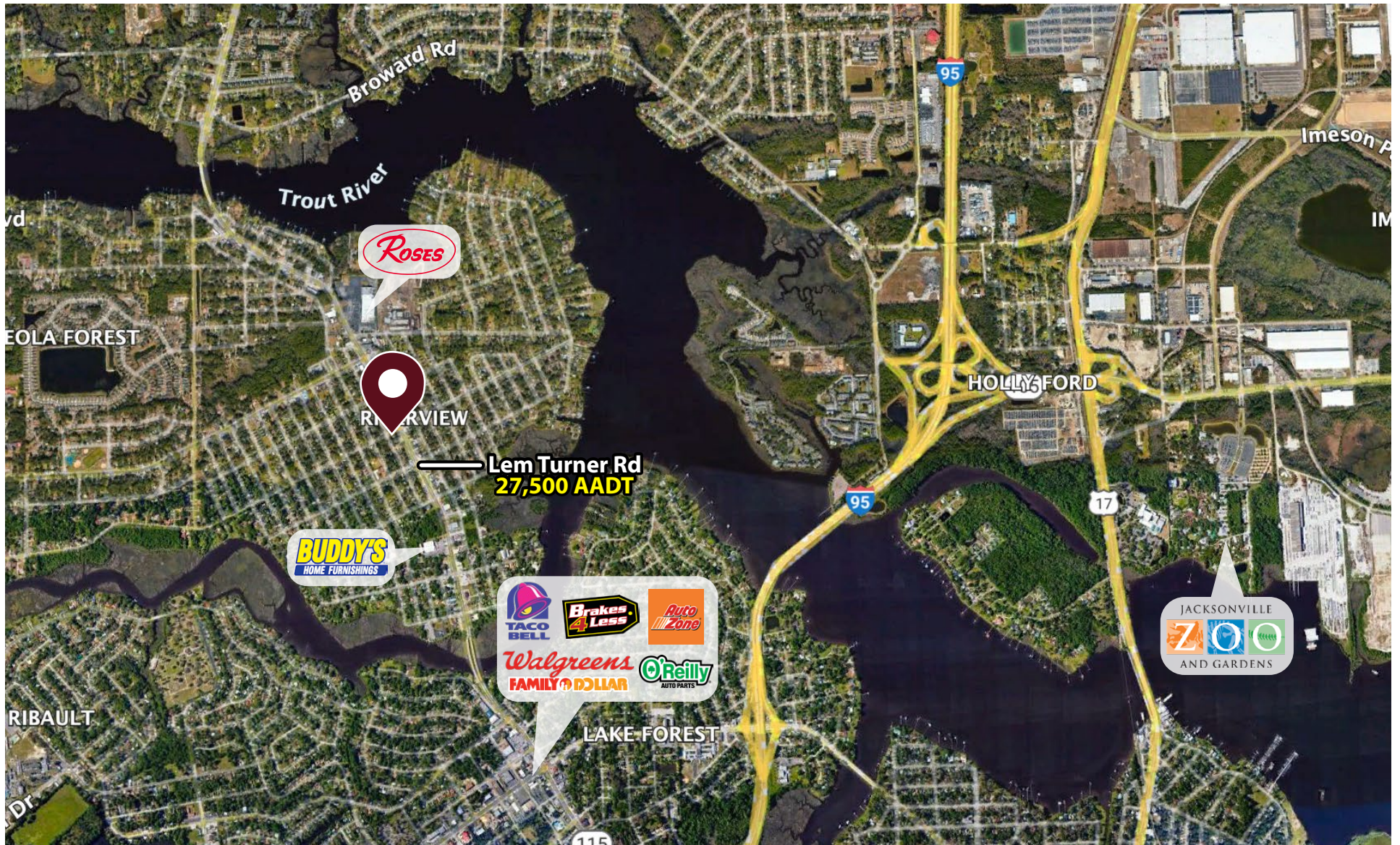
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FLOOR PLAN



SURROUNDING AREA



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