



## 2.72 AC PARCEL | FOR SALE

4105 Dunn Ave  
Jacksonville, FL 32218

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# PROPERTY OVERVIEW

Situated in Jacksonville's thriving Northside, this exceptional property at 4105 Dunn Avenue offers a strategic location for your business. Located at the northwest corner of Dunn Avenue and Wingate Road N., this site boasts:

- 310 feet of frontage along Dunn Avenue with excellent visibility and exposure to over 20,000 vehicles per day
- Positioned directly across from Jacksonville Nursing & Rehab Center (162 beds), providing strong potential for medical or service-related tenants
- Proximity to major healthcare facilities, including Baptist North Medical Office, Wolfson Children's Hospital, and the Y Healthy Living Center, all within 0.5 miles
- Quick access to I-295, ensuring easy connectivity to other parts of Jacksonville and surrounding areas



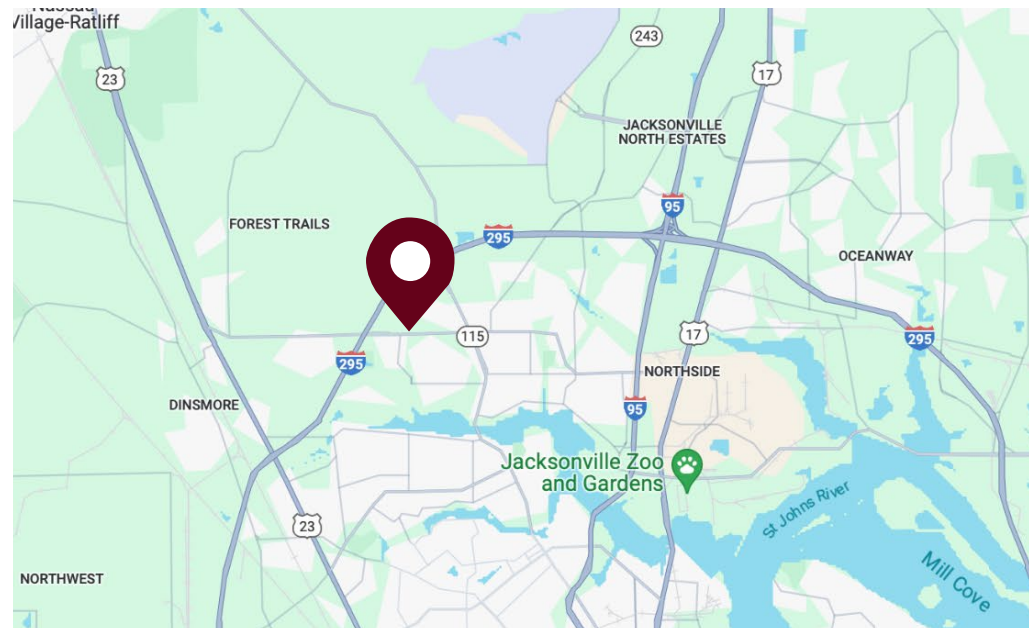
This high-traffic location is perfect for retail, medical, or professional services looking to capitalize on the area's robust demand.

## PROPERTY DETAILS

Sale Price:	\$695,000.00
Lot Size:	2.72
Parcel ID:	020003-0000
Zoning:	CCG-1
Frontage:	310' of frontage along Dunn Avenue

## DEMOGRAPHICS

	3 MILES	5 MILES
Population	45,475	89,924
Households	17,367	34,474
Median Age	39.5	39.0
Average Household Income	\$79,521	\$73,712



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# SURROUNDING AREA



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