



EXCEPTIONAL RETAIL/OFFICE OPPORTUNITY | FOR LEASE

1403 Dunn Ave
Jacksonville, FL 32218

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PROPERTY OVERVIEW

Located on the bustling Dunn Avenue corridor and just 1 mile from I-95, this prime shopping center offers unbeatable visibility and easy access for local and regional traffic. The property features ample parking, a resurfaced lot, and tall signage that ensures your business stands out.

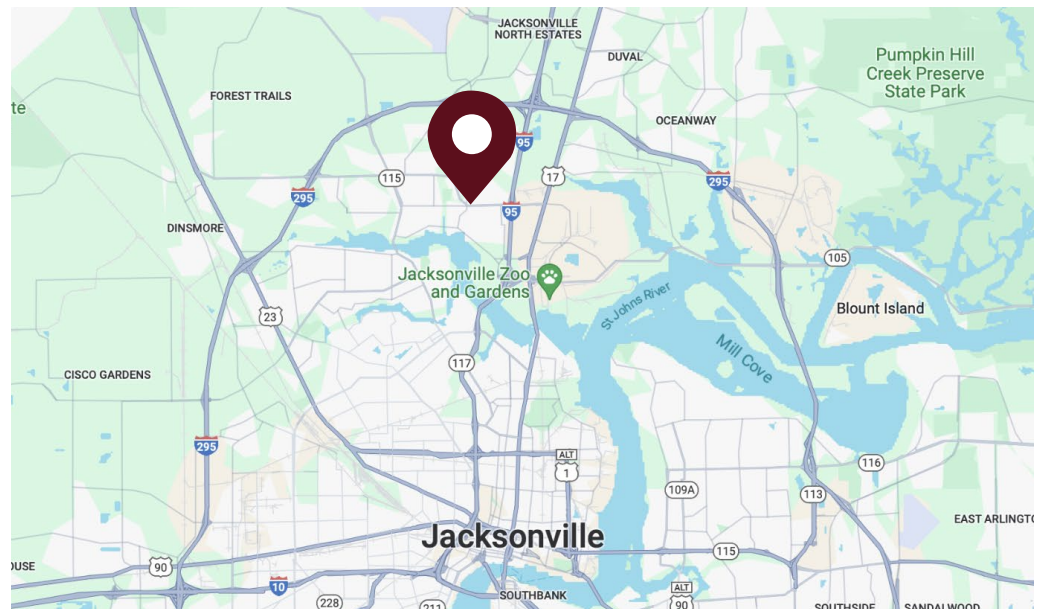
Recent upgrades include a **modernized façade** and a **brand-new pylon sign**, giving the center a fresh, updated look. Surrounded by a mix of **national and regional tenants**, this location provides the perfect environment for retail, office, or service-based businesses seeking a high-traffic, high-exposure destination. Don't miss the opportunity to position your business in this vibrant, well-established center!

LEASING SUMMARY

Address:	1403 Dunn Ave, Jacksonville, FL 32218
Zoning:	CCG-1
Parking:	175 Surface Spaces
Pylon Signage:	Yes
Frontage:	Dunn Ave 539'
Year built:	1988
Property Type:	Neighborhood Center

LEASE DETAILS

Suite	Size	Lease Price
Unit 1	3,000 SF	\$16/SF + \$6.60/SF NNN
Unit 4-5	2,400 SF	\$16/SF + \$6.60/SF NNN
Unit 12-13	2,400 SF	\$16/SF + \$6.60/SF NNN
Unit 21-24	4,200 SF	\$16/SF + \$6.60/SF NNN
Unit 27	10,000 SF	\$16/SF + \$6.60/SF NNN



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THE SHOPPING PLACE



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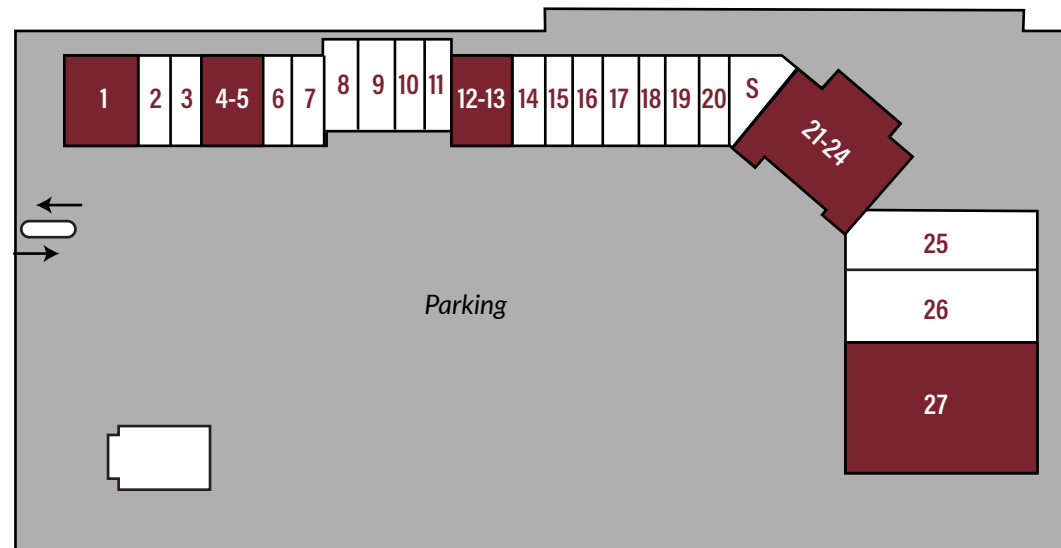
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SITE PLAN



Unit	SF	Tenant
1	3,000	AVAILABLE
2	1,200	Ajak, Inc. (VIP II Barber Shop)
3	1,200	Duval Smoke and Vape, Inc.
4-5	2,400	AVAILABLE
6	2,400	Jax Laundry King Dunn Ave, Inc.
8	1,200	10000 Cellphones (Budaz Wireless)
9	1,200	Health Plan
10	2,400	Great Expressions Dental
12-13	2,400	AVAILABLE
14	1,200	Bob & Sons Jewelry
15	1,200	Cereal Addictz LLC
16	1,200	Sight & Style
17	1,200	Naija Hair Braiding, LLC
18-20	3,600	Premier Event Center
21-24	4,200	AVAILABLE
26A	6,613	Beauty Exchange
26B	3,500	Southside Management, Inc.
27	10,000	AVAILABLE



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UNIT 1 ENDCAP | PHOTOS



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UNIT 4-5 | INTERIOR PHOTOS



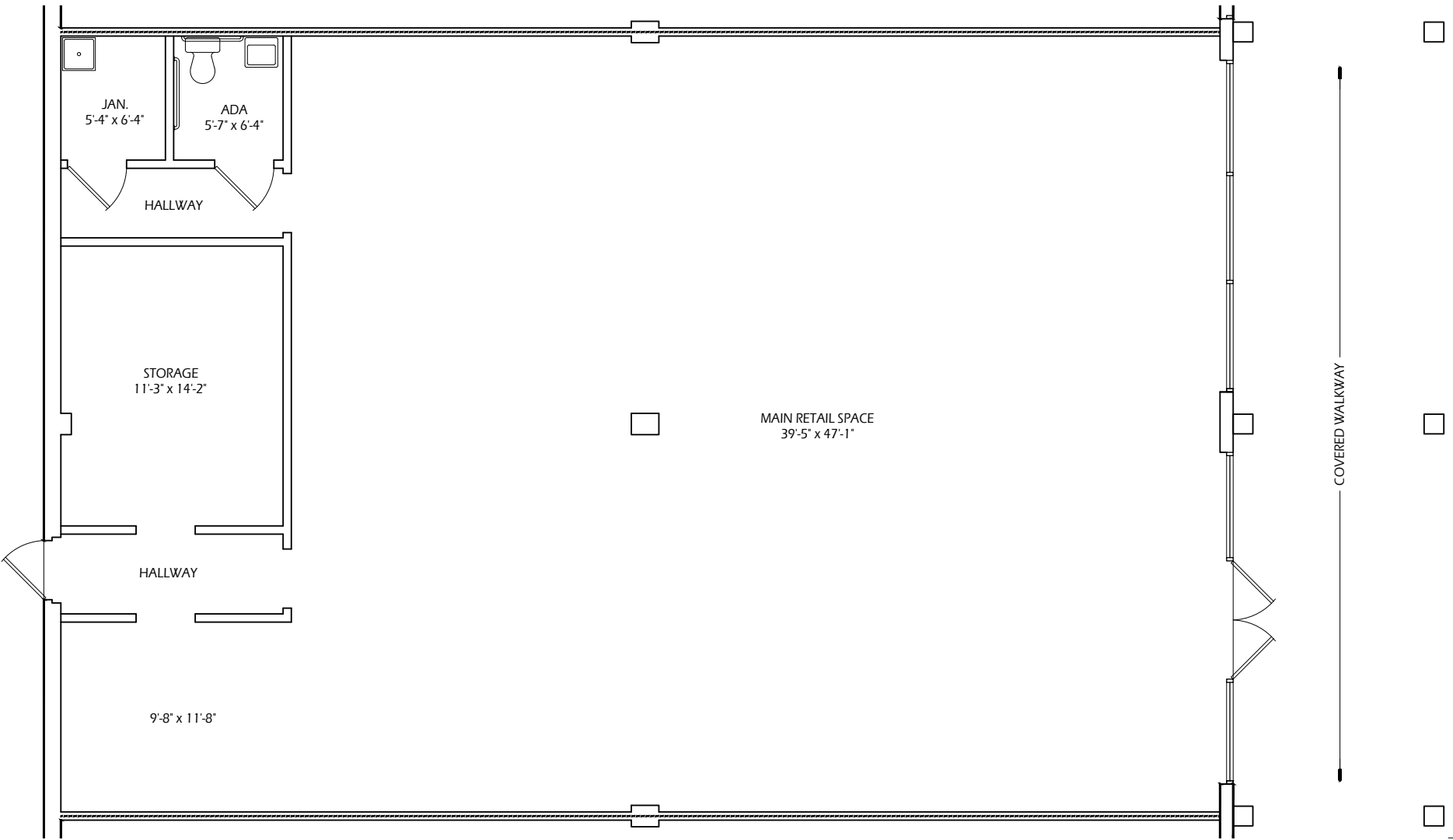
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UNIT 4-5 | FLOOR PLAN



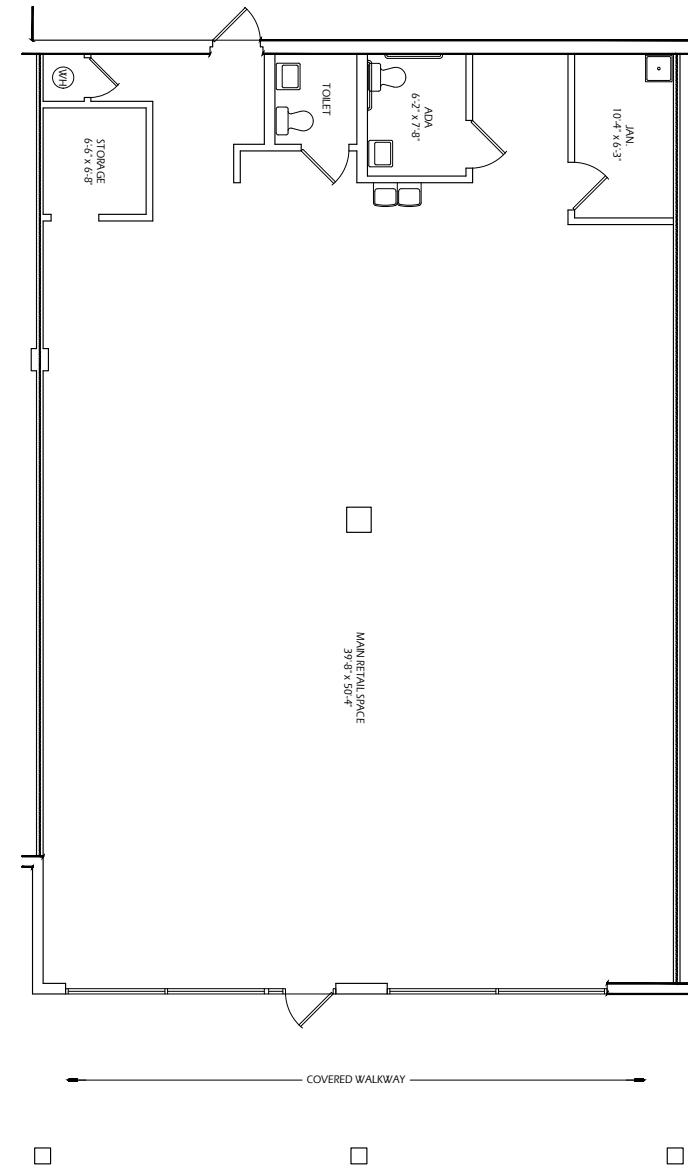
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UNIT 12-13 | INTERIOR PHOTO & FLOOR PLAN



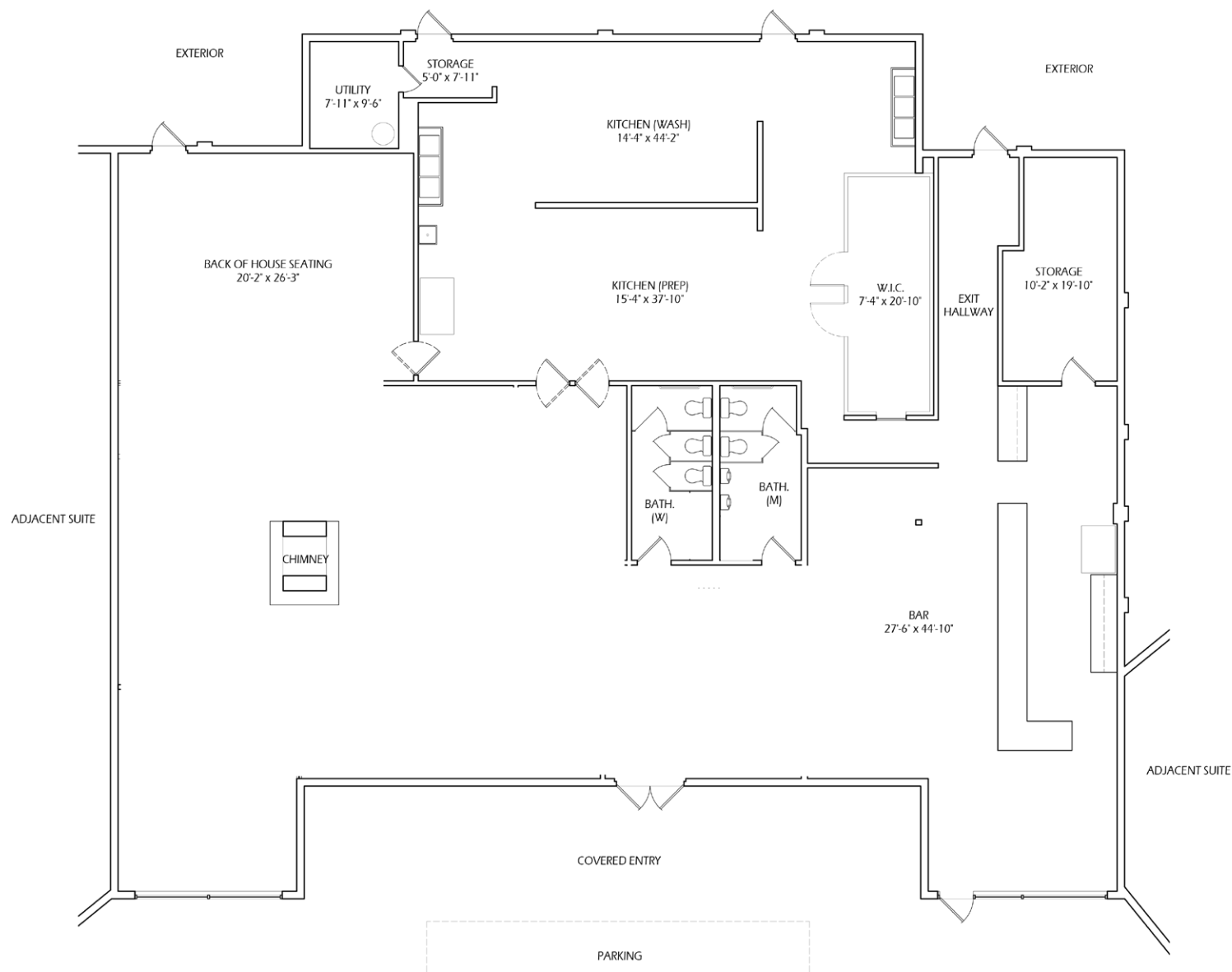
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UNIT 21-24 | FLOOR PLAN



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SITE

CHARLEY'S

33,000 AADT

37,000 AADT

97,000 AADT

Businesses shown: PAPA JOHN'S, CHURCH'S, Bank of America, Pop Boy's, Krystal, McDonald's, Arby's, Burger King, ADVANCE AUTO PARTS, bp, DOLLAR TREE, Mobil, Wells Fargo, Red Roof, T-Mobile, Dunkin', Walgreens, Hardee's, Sam's Club, extended stay AMERICA, CVS pharmacy, Checkers, Little Caesars, Firehouse Subs, dd's DISCOUNTS, Harbor Freight, HIBBETT SPORTS, bealls, FAMILY DOLLAR, CHAZE FITNESS, Publix, CHASE, PNC, DTLR, Rainbo, cricket, STARBUCKS, T, Popeyes, TIRE PLUS, tropical CAFE, M, AutoZone, Captain D's, AAMCO, metro, boost mobile, SUBWAY, boost mobile, Chatman's Daycare, Menlo Park, Menlo Ave, Broward Rd, Pinehurst Dr, Briarcliff Rd S, De Paul Dr, Swarthmore, Elmhurst, Westmar, ayan Dr, Regency Dr, Player Rd, Tarrin Dr, Bonnely Dr, Bluehill Dr N, Easy St, Marblehead Rd, Bluehill Dr, Bertha St, Bertha St, Mar Vic Ln, Rutgers Rd, Dunn Ave, Haverford Rd, Wake Forest Ave, Briarcliff Rd E, Beckner Ave, Biscayne Blvd, Loyola Dr N, Wofford Ave, Ardell Rd, Abilene Rd, Bucknell Ave, Colby Ave, Broward Rd, Pinehurst Dr, Bard Dr, De Paul Dr, Manasco Dr, Balmoral Dr, Dundas Dr, Alton Box Rd, Interstate Center Dr, I-95, 104, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 82

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