



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!

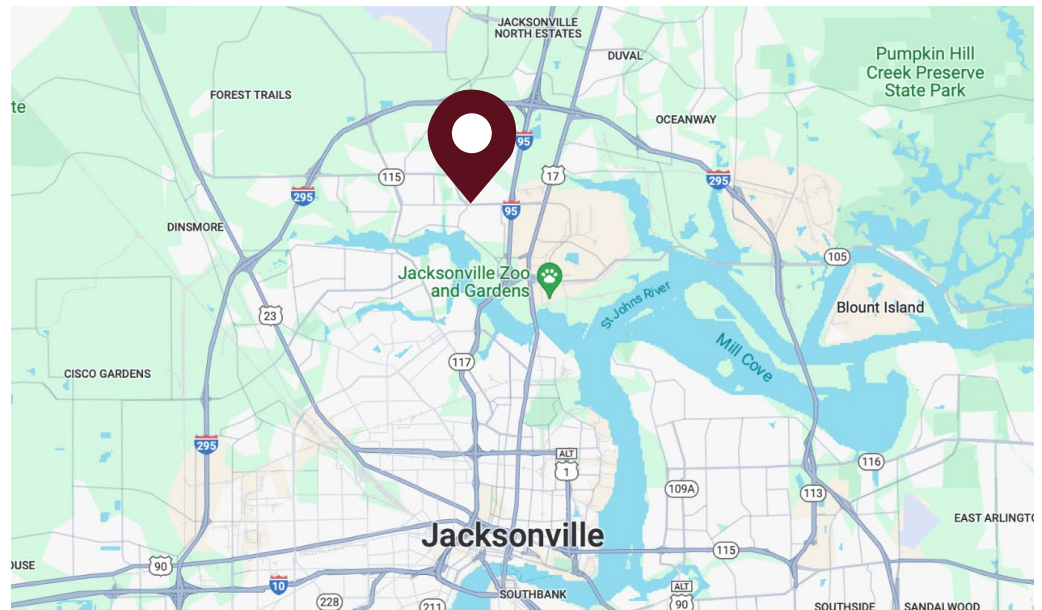


LEASING SUMMARY

Address:	1403 Dunn Ave, Jacksonville, FL 32218
Zoning:	CCG-1
Parking:	245 Surface Spaces
Pylon Signage:	Yes
Frontage:	Dunn Ave 539'
Year built:	1988
Property Type:	Neighborhood Center

LEASE DETAILS

Suite	Size	Lease Price
Unit 4-5	2,400 SF	Call for pricing + \$6.56/SF NNN
Unit 12-13	1,200-2,400 SF	Call for pricing + \$6.56/SF NNN
Unit 15	1,200 SF	Call for pricing + \$6.56/SF NNN
Unit 12-17	1,200-7,200 SF	Call for pricing + \$6.56/SF NNN
Unit 21-24	5,940 SF	Call for pricing + \$6.56/SF NNN



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THE SHOPPING PLACE



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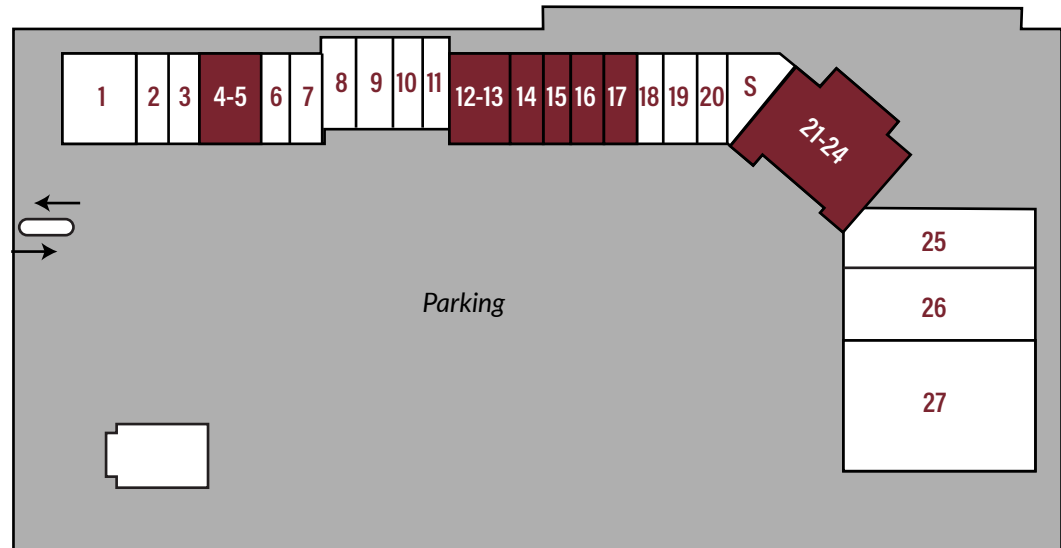
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SITE PLAN



Unit	SF	Tenant
1	3,000	Amscot
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 (Budas Wireless)
9	1,200	Health Plan
10	2,400	Great Expressions Dental
12-13	2,400	AVAILABLE
14	1,200	AVAILABLE
15	1,200	AVAILABLE
16	1,200	AVAILABLE
17	1,200	AVAILABLE
18-20	3,600	Premier Event Center
21-24	5,940	AVAILABLE
26A	6,613	Beauty Exchange
26B	3,500	Doc Tony
27	10,000	Value Pawn & Jewelry



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UNIT 4-5 | INTERIOR PHOTOS



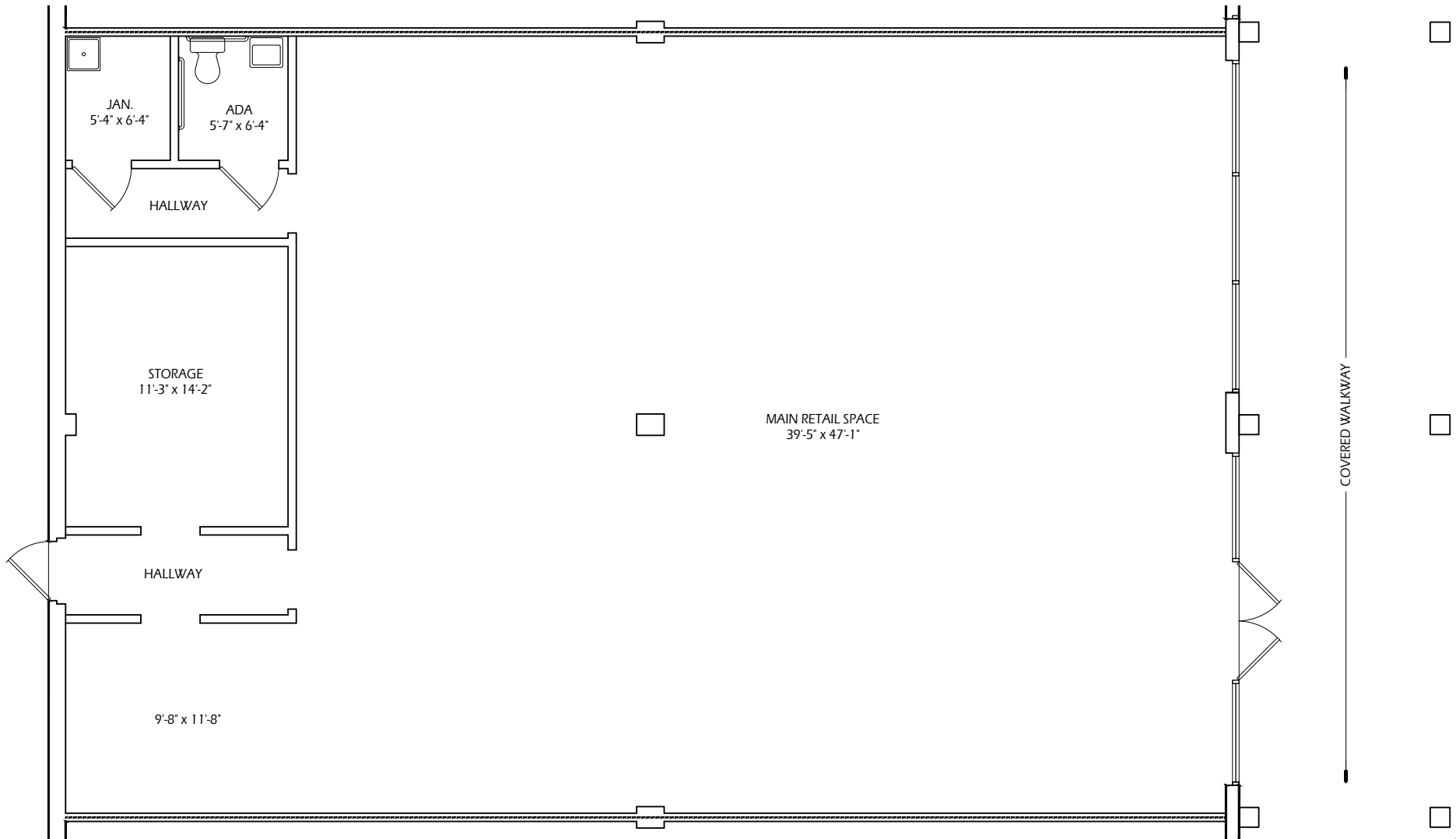
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UNIT 4-5 | FLOOR PLAN



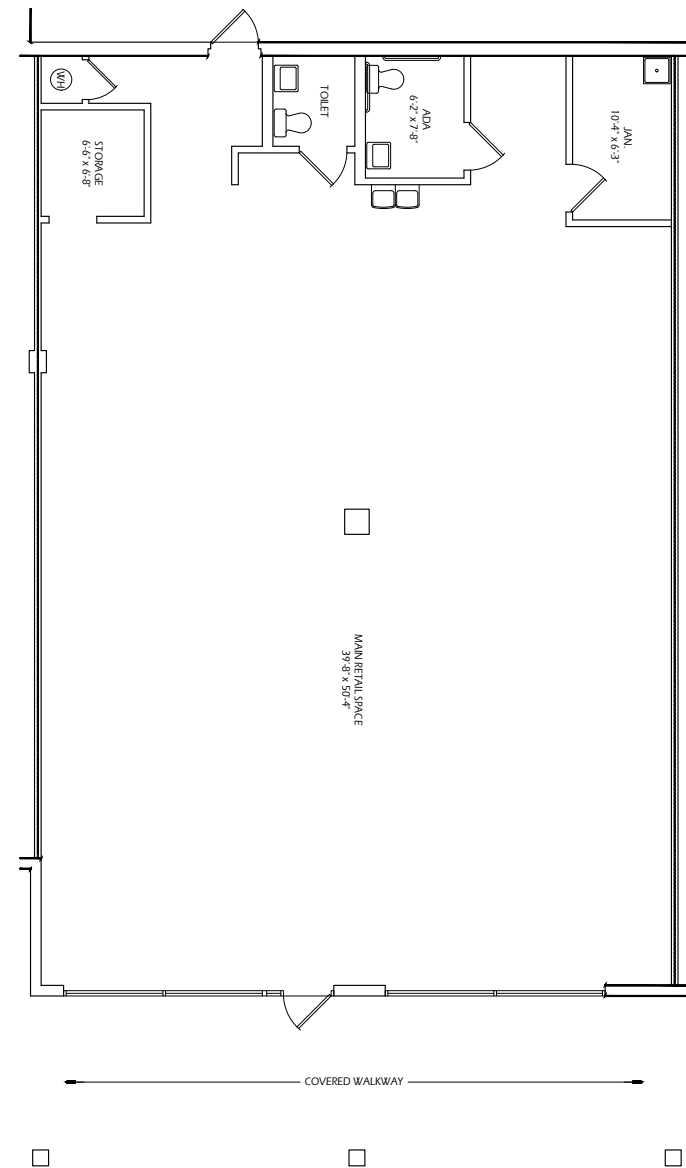
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UNIT 12-13 | INTERIOR PHOTO & FLOOR PLAN



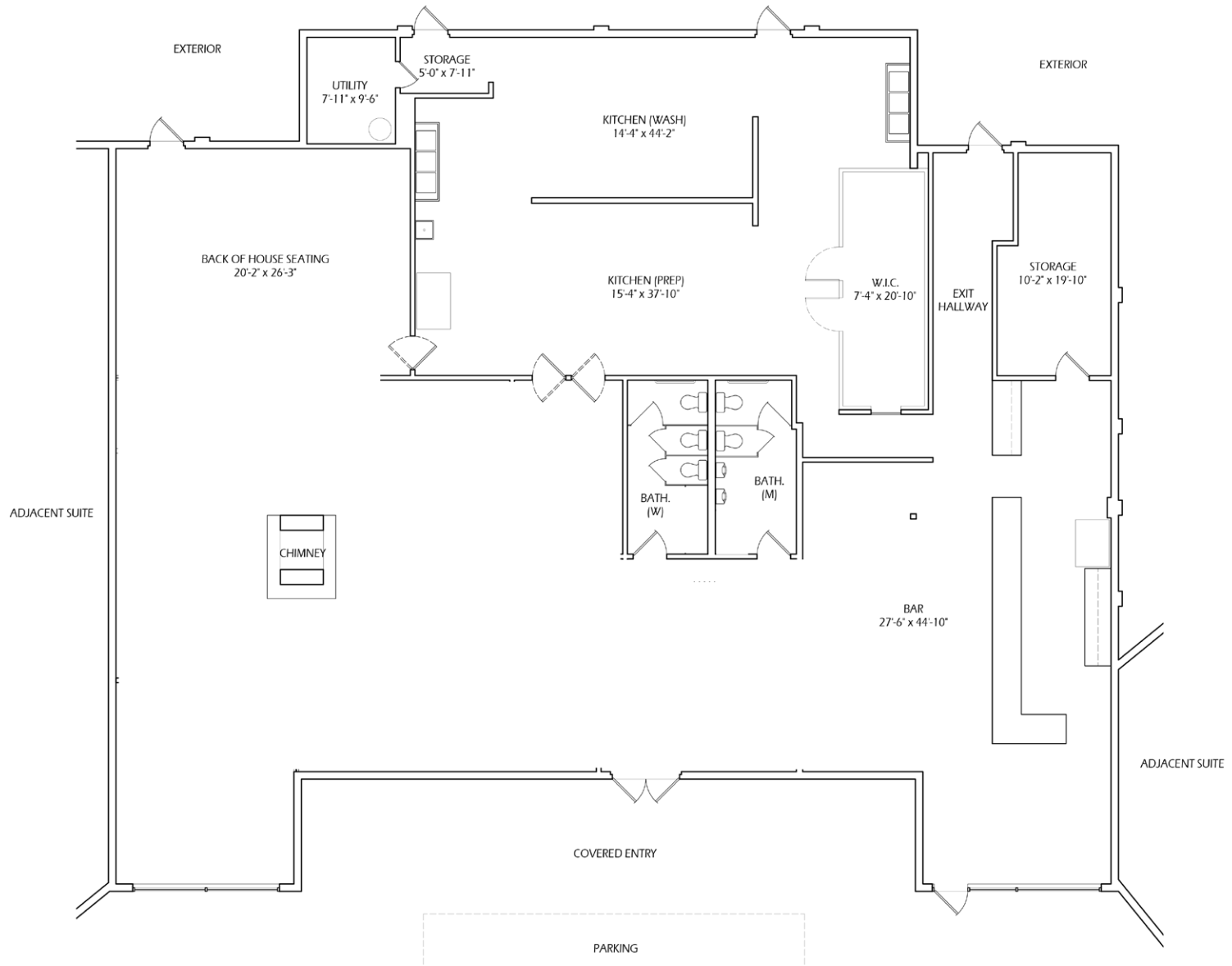
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UNIT 21-24 | FLOOR PLAN



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SURROUNDING AREA



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