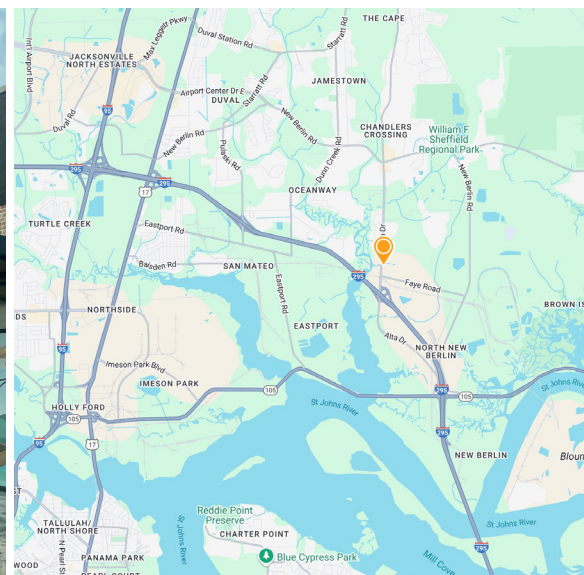


DUNNS CREEK CROSSING

11257 Alta Drive | Jacksonville, FL 32226

FOR LEASE

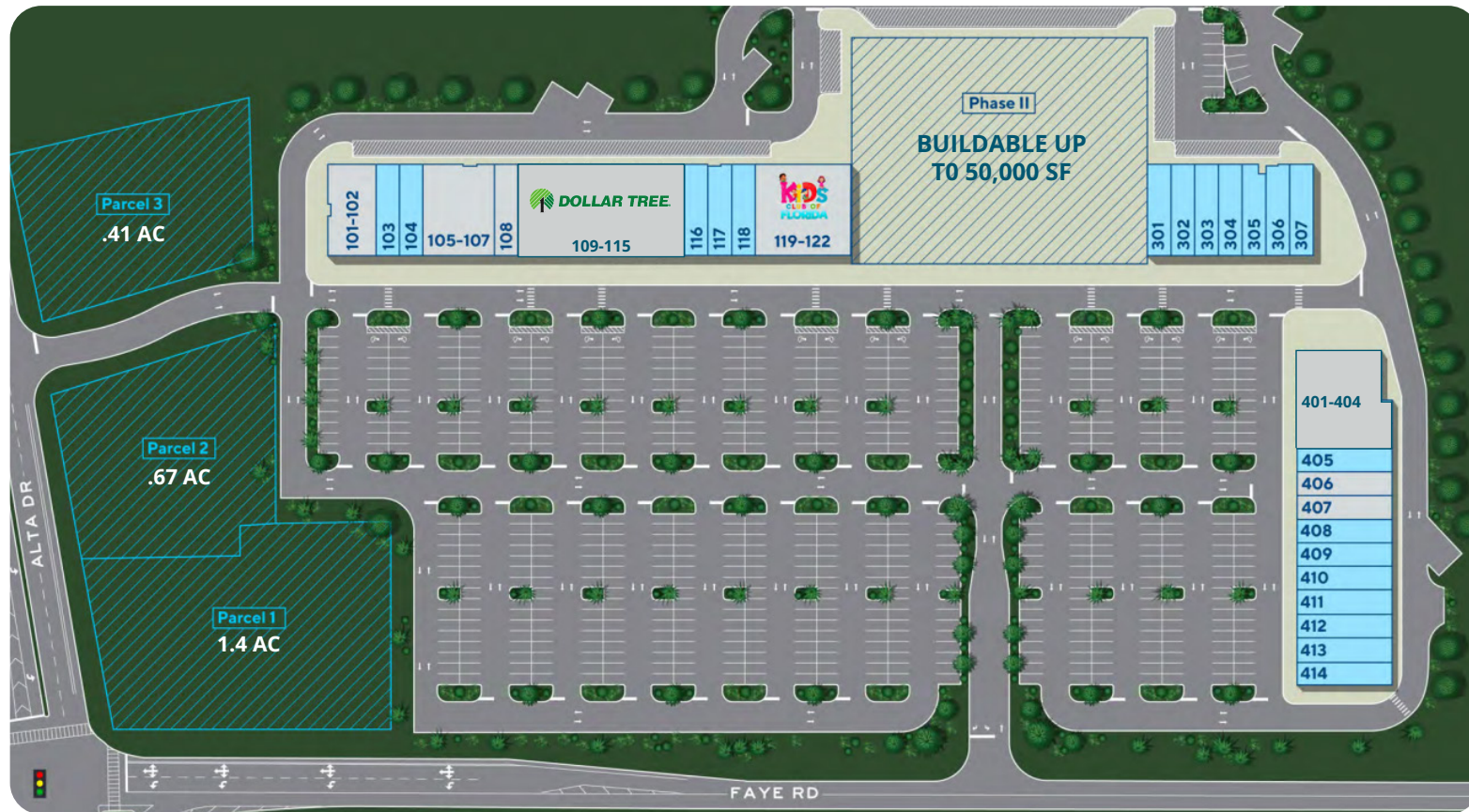


PROPERTY OVERVIEW

- » Conveniently located in Jacksonville's emerging Northside Market
- » Situated at the corner of Alta Drive and Faye Road, just off SR-9A (I-295)
- » Positioned in the rapidly expanding New Berlin area
- » Easy access to I-295, due to the recent expansion of Alta Drive to four lanes
- » Centrally located within Jacksonville's Northeast Quadrant, near the city's new port expansion
- » Current tenants include: Dollar Tree, a dentist's office, a nail salon, and a vape shop

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|----------|----------|----------|
| Population | 2,230 | 16,582 | 60,280 |
| Households | 836 | 6,016 | 22,927 |
| Daytime Pop. | 2,931 | 14,250 | 42,403 |
| Ave. HH Income | \$93,819 | \$92,644 | \$79,383 |



| SUITE | OCCUPANT | SF |
|---------|-------------------|--------|
| 101-102 | NORTHPOINT DENTAL | 3,102 |
| 103 | AVAILABLE | 1,560 |
| 104 | AVAILABLE | 1,560 |
| 105-107 | INDOOR PLAYGROUND | 4,660 |
| 108 | SCOOPS & MORE | 1,596 |
| 109-115 | DOLLAR TREE | 11,028 |
| 116 | AVAILABLE | 1,514 |
| 117 | AVAILABLE | 1,542 |

| SUITE | OCCUPANT | SF |
|---------|-----------------|-------|
| 118 | AVAILABLE | 1,596 |
| 119-122 | KIDS CLUB OF FL | 6,302 |
| 301 | AVAILABLE | 1,586 |
| 302 | AVAILABLE | 1,560 |
| 303 | AVAILABLE | 1,560 |
| 304 | AVAILABLE | 1,560 |
| 305 | AVAILABLE | 1,514 |
| 306 | AVAILABLE | 1,542 |

| SUITE | OCCUPANT | SF |
|---------|---------------------|-------|
| 307 | AVAILABLE | 1,560 |
| 401-404 | KAPPUCCINOS | 6,000 |
| 405 | AVAILABLE | 1,600 |
| 406 | JAGUAR SMOKE & VAPE | 1,600 |
| 407 | BLISS NAIL SALON | 1,635 |
| 408 | AVAILABLE | 1,589 |
| 409 | AVAILABLE | 1,581 |
| 410 | AVAILABLE | 1,600 |

| SUITE | OCCUPANT | SF |
|-------|-----------|--------|
| 411 | AVAILABLE | 1,600 |
| 412 | AVAILABLE | 1,600 |
| 413 | AVAILABLE | 1,600 |
| 414 | AVAILABLE | 1,600 |
| 1 | AVAILABLE | 1.4 AC |
| 2 | AVAILABLE | .67 AC |
| 3 | AVAILABLE | .41 AC |



DUNNS CREEK CROSSING



GILDAN



LOCTEK



FLEXCOLD

PARCEL 3
.41 AC

PARCEL 2
.67 AC

PARCEL 1
1.4 AC

FlexCold scheduled to construct another 350,000 SF Warehouse in 2024

ALTA DR

3,600 AADT

FAYE RD

3,900 AADT



Parker's kitchen
(Coming Soon)

