

RETAIL PROPERTY FOR LEASE
10696 LEM TURNER ROAD

JACKSONVILLE, FL 32218



OFFERING SUMMARY

Available SF: 1,000 - 14,000 SF

Lease Rate: \$12.00 - 16.00 SF/yr
(NNN)

Year Built: 1969

Building Size: 55,000



PROPERTY OVERVIEW

Currently have 3 spaces available. 1,200 SF, 2,400 SF and 12,300 SF available for lease.



INVESTMENT • MANAGEMENT • DEVELOPMENT • BROKERAGE

954.966.8181

STEVEN RAFAILOVITC
VP OF SALES & LEASING
STEVEN@CC-REG.COM

4000 HOLLYWOOD BLVD, 765-S
HOLLYWOOD, FL 33021 | 954.966.8181
WWW.CURRENTCAPITALGROUP.COM

RETAIL PROPERTY FOR LEASE
10696 LEM TURNER ROAD

JACKSONVILLE, FL 32218



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,909	52,398	97,971
Median age	35.7	36.7	38.5
Median age (male)	27.2	32.4	34.3
Median age (female)	39.9	39.7	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,865	21,091	41,788
Total persons per HH	2.4	2.5	2.3
Average HH income	\$47,600	\$53,787	\$49,209
Average house value	\$147,940	\$133,451	\$117,551

** Demographic data derived from 2020 ACS - US Census*



CURRENT CAPITAL
 REAL ESTATE GROUP

INVESTMENT • MANAGEMENT • DEVELOPMENT • BROKERAGE

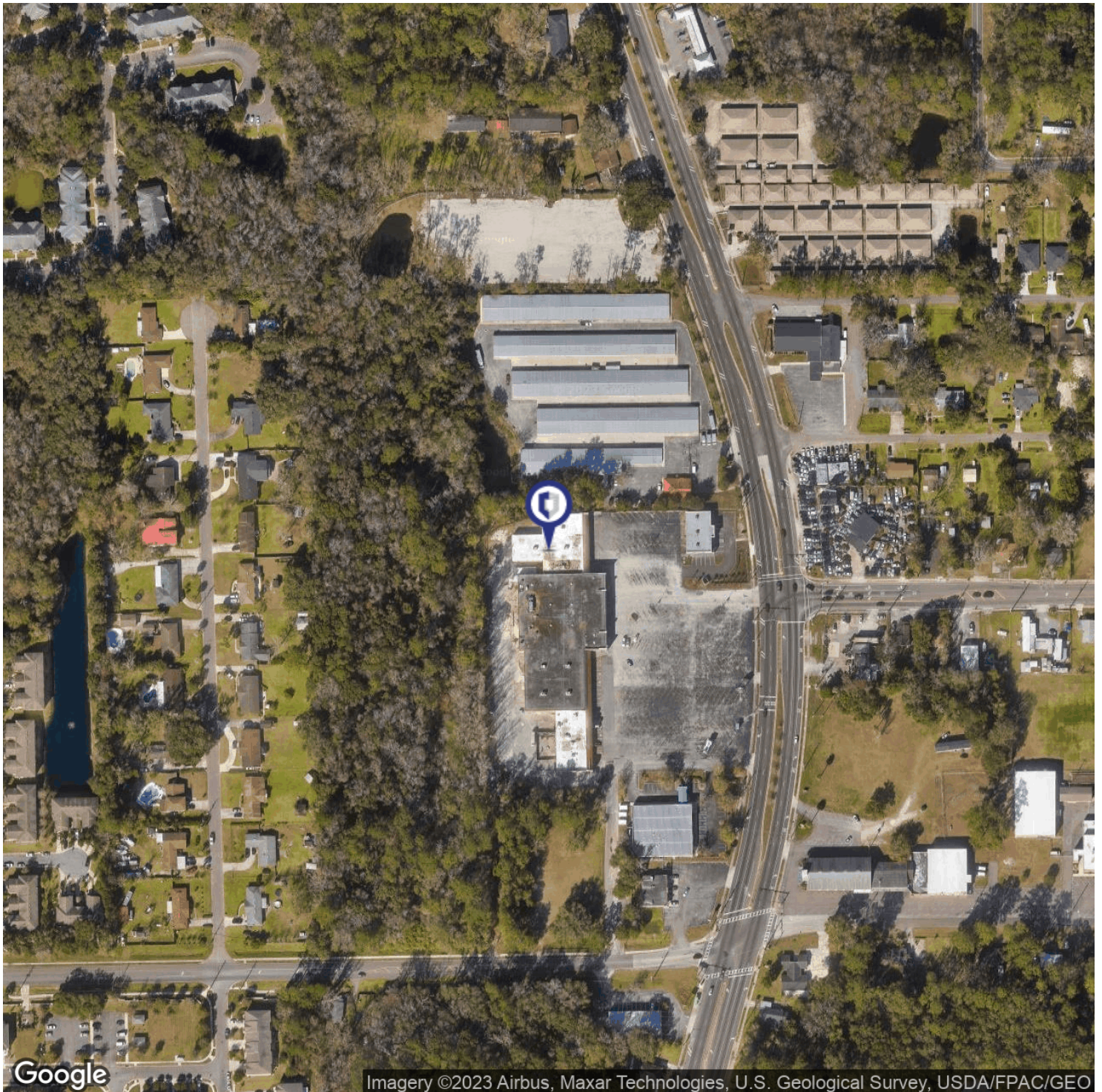
954.966.8181

STEVEN RAFAILOVITC
 VP OF SALES & LEASING
 STEVEN@CC-REG.COM

4000 HOLLYWOOD BLVD, 765-S
 HOLLYWOOD, FL 33021 | 954.966.8181
 WWW.CURRENTCAPITALGROUP.COM

RETAIL PROPERTY FOR LEASE
10696 LEM TURNER ROAD

JACKSONVILLE, FL 32218



Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



CURRENT CAPITAL
REAL ESTATE GROUP

INVESTMENT • MANAGEMENT • DEVELOPMENT • BROKERAGE

954.966.8181

STEVEN RAFAILOVITC
VP OF SALES & LEASING
STEVEN@CC-REG.COM

4000 HOLLYWOOD BLVD, 765-S
HOLLYWOOD, FL 33021 | 954.966.8181
WWW.CURRENTCAPITALGROUP.COM

RETAIL PROPERTY FOR LEASE
10696 LEM TURNER ROAD

JACKSONVILLE, FL 32218

Property Address:	10696 Lem Turner Road , Jacksonville, FL 32218
Property Type:	Retail
Building Size:	55,000 SF
Gross Leasable Area:	55,000 SF
Building Class:	C
Rail Access:	N/A
Parking Spaces:	500
Year Built:	1969

PROPERTY OVERVIEW

Currently have 3 spaces available. 1,200 SF, 2,400 SF and 12,300 SF available for lease.

LOCATION OVERVIEW

Current Capital Real Estate Group is pleased to exclusively present Family Dollar Plaza located at 10690 Lem Turner Rd, a neighborhood shopping plaza opportunely located on Jacksonville's Northeast side. This property has ample parking with over 500 surface spaces, exceptional visibility from the road, great signage, plenty of parking lot lighting, on a lighted intersection with 4 access points for ingress and egress from Lem Turner Rd and close proximity to major highways and national retailers. Currently we have 3 units available for immediate occupancy from 1,200 - 12,300 square feet!



LEASE HIGHLIGHTS

- Plenty of parking
- Lighted corner
- Easy egress and ingress
- Out parcel availability
- On Major Road



INVESTMENT • MANAGEMENT • DEVELOPMENT • BROKERAGE

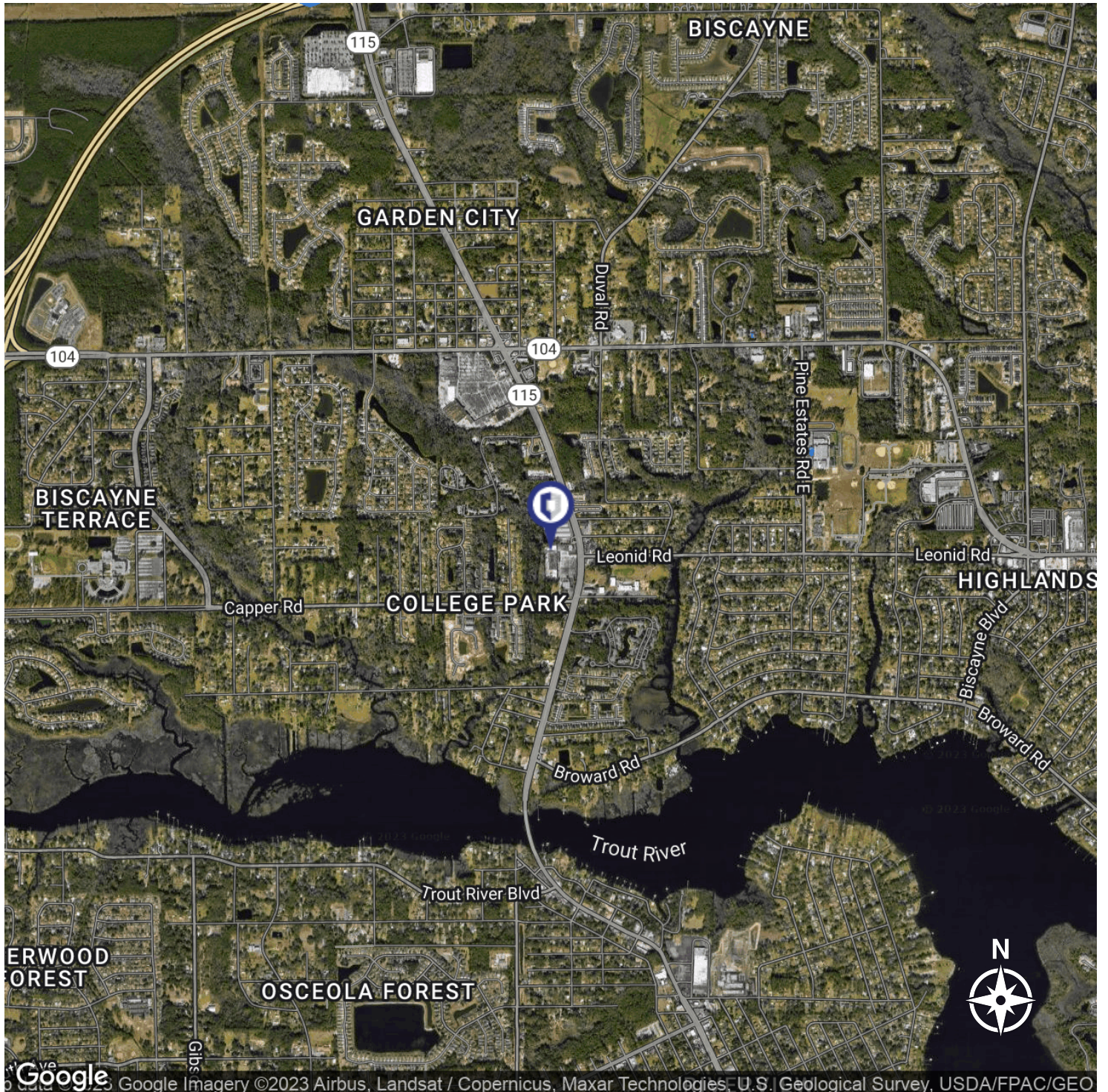
954.966.8181

STEVEN RAFAILOVITC
VP OF SALES & LEASING
STEVEN@CC-REG.COM

4000 HOLLYWOOD BLVD, 765-S
HOLLYWOOD, FL 33021 | 954.966.8181
WWW.CURRENTCAPITALGROUP.COM

RETAIL PROPERTY FOR LEASE
10696 LEM TURNER ROAD

JACKSONVILLE, FL 32218



CURRENT CAPITAL
REAL ESTATE GROUP

INVESTMENT • MANAGEMENT • DEVELOPMENT • BROKERAGE

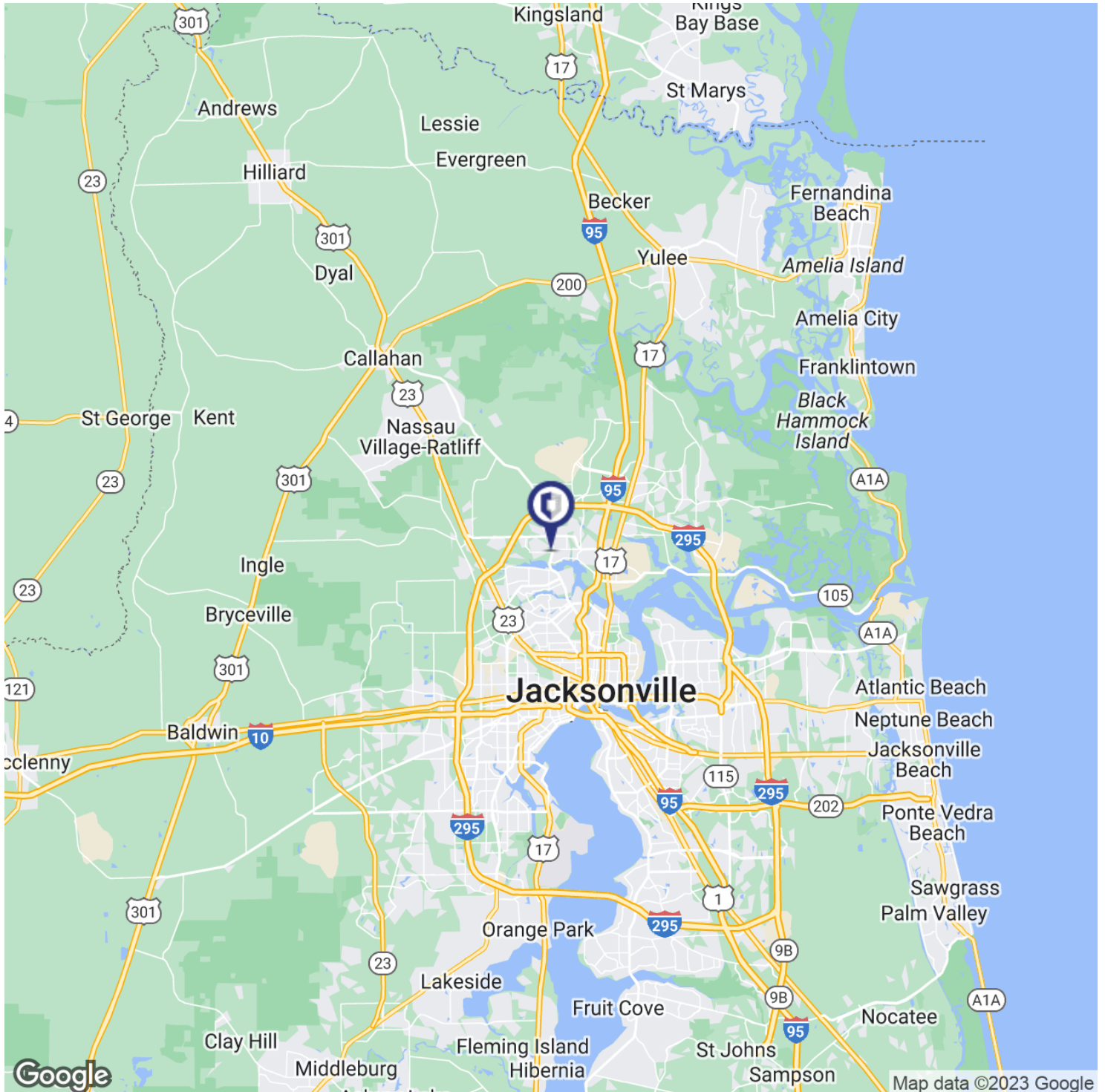
954.966.8181

STEVEN RAFAILOVITC
VP OF SALES & LEASING
STEVEN@CC-REG.COM

4000 HOLLYWOOD BLVD, 765-S
HOLLYWOOD, FL 33021 | 954.966.8181
WWW.CURRENTCAPITALGROUP.COM

RETAIL PROPERTY FOR LEASE
10696 LEM TURNER ROAD

JACKSONVILLE, FL 32218



INVESTMENT • MANAGEMENT • DEVELOPMENT • BROKERAGE

954.966.8181

STEVEN RAFILOVITC
VP OF SALES & LEASING
STEVEN@CC-REG.COM

4000 HOLLYWOOD BLVD, 765-S
HOLLYWOOD, FL 33021 | 954.966.8181
WWW.CURRENTCAPITALGROUP.COM

RETAIL PROPERTY FOR LEASE
10696 LEM TURNER ROAD

JACKSONVILLE, FL 32218



INVESTMENT • MANAGEMENT • DEVELOPMENT • BROKERAGE

954.966.8181

STEVEN RAFAILOVITC
VP OF SALES & LEASING
STEVEN@CC-REG.COM

4000 HOLLYWOOD BLVD, 765-S
HOLLYWOOD, FL 33021 | 954.966.8181
WWW.CURRENTCAPITALGROUP.COM