

DOMINANT COMMUNITY CENTER

HIGHLAND SQUARE

1010 Dunn Avenue • Jacksonville, FL 32218



SPACE AVAILABLE

AMCOMREALTY.COM

DEMOGRAPHICS

POPULATION

- 1-Mile: 7,817
- 3-Miles: 44,769
- 5-Miles: 118,067

HOUSEHOLD INCOME

- 1-Mile: \$49,042
- 3-Miles: \$54,573
- 5-Miles: \$51,210

DAILY TRAFFIC COUNT

- 34,000 cars per day

PROPERTY FEATURES

Dominant Community Center destination for North Jacksonville Market

High employment base with dynamic growth planned including **New Amazon Fulfillment Center** open nearby

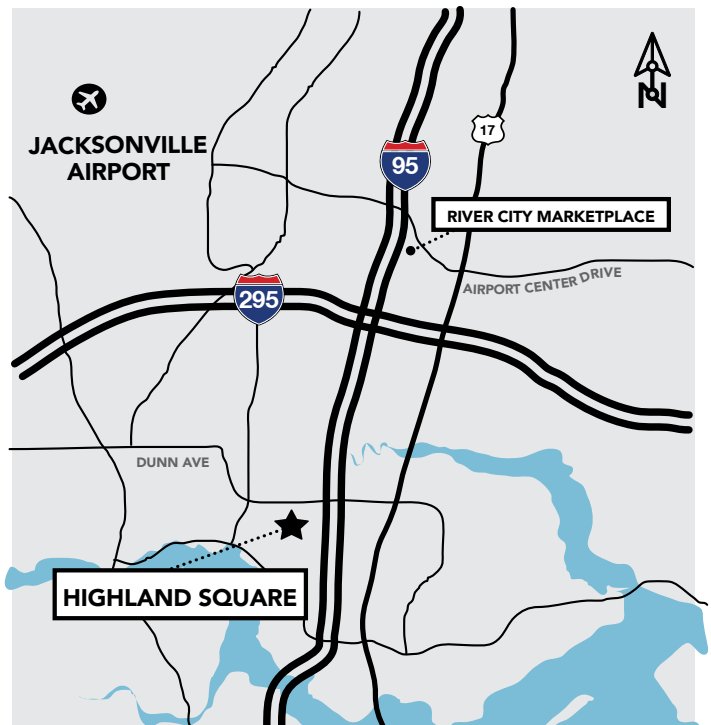
Central to existing dense trade area with desirable close proximity to I-95.

High Volume Publix Store extensively remodeled, 7 miles to closest Publix

ANCHOR TENANTS

- Publix Supermarket
- dd's Discount
- CitiTrends
- Planet Fitness
- Harbor Freight
- Family Dollar

PRIME LOCATION



AMERICAN COMMERCIAL REALTY

300 Avenue of the Champions, Suite 140
Palm Beach Gardens, FL 33418

LEASING CONTACT

leasing@amcomrealty.com
(561) 775-1300
amcomrealty.com

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UNIT	TENANT	SQ. FT.
RETAIL ANCHORS		

1100	PUBLIX	37,866
934	DD'S DISCOUNT	23,970
932	HARBOR FREIGHT	20,442
1102-1	PLANET FITNESS	15,828
1104	CITITRENDS	15,775
1200	CVS PHARMACY	12,738
1028	CONVIVA	11,450
1022	FAMILY DOLLAR	10,184
1108	COCO HAIR AND BEAUTY	10,080

RETAIL MERCHANTS

936	HIBBETT SPORTS	5,800
1010	DTLR FASHION	4,000
1012	RAINBOW APPAREL	7,009
1016	RENT-A-CENTER	3,951
1038-D	CRICKET WIRELESS	1,400
1038-E	SMOKE N VAPE	1,400
1140-1	T-MOBILE	1,805

UNIT	TENANT	SQ. FT.
RESTAURANTS		

900-14	CARIBBEAN PARADISE	1,500
960	CHECKERS	O/P
1001	STARBUCKS	O/P
1038-A	FIREHOUSE SUBS	1,400
1038-B	WINGSTOP	1,400
1038-C	FUJI BUFFET	5,400
1036-24	J.C. SEAFOOD	6,510
1136	LITTLE CAESARS	1,372

RETAIL SERVICES

900-2	NAVY CAREER CENTER	1,700
1032-A	NY NAILS	2,231
1034	BROOKS REHAB	7,000
1036-01	DELUXE CLEANERS	1,050
1036-10	CONCENTRA	9,257
1036-42	GREENBERG DENTAL	4,760
1102-05	WYNN SPA	2,653
1036-44	ALL CUT	3,173
1036-52	ARMED FORCES CENTER	2,310

UNIT	TENANT	SQ. FT.
FINANCIAL SERVICES		

900-16	NAVY FEDERAL CREDIT	1,200
900-20	MARINER FINANCE	1,470
1032	JACKSON HEWITT	1,200
1036-02	PNC BANK	3,351
1036-04	THE UPS STORE	1,520
1036-48	H&R BLOCK	1,400
1036-50	ACE CASH EXPRESS	1,750
1058	WELLS FARGO ATM	100
1124	ADVANCE AMERICA	2,000
1140-02	CHASE BANK	3,000

AVAILABLE SUITES

900-02	RETAIL	750
900-04	RESTAURANT	4,000
900-15	RETAIL/OFFICE	2,170
900-18	SALON	1,035
926-01	RETAIL	3,675
926-02	RETAIL	3,160
926-04	RETAIL	2,100
926-08	RETAIL	2,135
926-10	RETAIL	1,050
1130	SALON	1,428

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