

DOMINANT COMMUNITY CENTER

HIGHLAND SQUARE

1010 Dunn Avenue • Jacksonville, FL 32218



SPACE AVAILABLE

AMCOMREALTY.COM

DEMOGRAPHICS

POPULATION

- 1-Mile: 8,218
- 3-Miles: 40,727
- 5-Miles: 109,542

HOUSEHOLD INCOME

- 1-Mile: \$43,842
- 3-Miles: \$53,019
- 5-Miles: \$49,884

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 Full-fillment 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
- Beall's Outlet
- Blink 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
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UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
RETAIL ANCHORS			RESTAURANTS			FINANCIAL SERVICES		
1100	PUBLIX	37,866	900-14	CARIBBEAN PARADISE	1,500	900-16	NAVY FEDERAL CREDIT	1,200
934-B	DD'S DISCOUNT	23,970	960	CHECKERS	O/P	1032	JACKSON HEWITT	1,200
932	HARBOR FREIGHT	20,442	1001	STARBUCKS	O/P	1036-02	BBVA BANK	3,351
1104	BEALL'S OUTLET	14,874	1038-A	FIREHOUSE SUBS	1,400	1036-04	THE UPS STORE	1,520
1200	CVS PHARMACY	12,738	1038-C	FUJI BUFFET	5,400	1036-48	H&R BLOCK	1,400
RETAIL MERCHANTS			1036-24	J.C. SEAFOOD	6,510	1036-50	ACE CASH EXPRESS	1,750
926-8	SALLY BEAUTY SUPPLY	2,135	1130-B	LITTLE CAESARS	1,372	1058	WELLS FARGO ATM	100
1002	DTLR FASHION	4,000	RETAIL SERVICES			1124	ADVANCE AMERICA	2,000
1012	RAINBOW APPAREL	7,009	900-18	TRANSFORMATIONS	1,035	1140-02	CHASE BANK	3,000
1016	RENT-A-CENTER	3,951	1028	MCCI/HUMANA	11,450	AVAILABLE SUITES		
1026	FAMILY DOLLAR	11,450	1032-A	NY NAILS	2,231	900-04	RETAIL	750
1038-B	GAME STOP	1,400	1034	BROOKS REHAB	7,000	900-10	RESTAURANT	4,000
1038-D	CRICKET WIRELESS	1,400	1036-01	DELUXE CLEANERS	1,050	900-15	RETAIL/OFFICE	2,170
1038-E	SMOKE N VAPE	1,400	1036-10	CONCENTRA	9,257	900-20	RETAIL- ENDCAP	1,470
1108	COCO HAIR AND BEAUTY	10,080	1036-10	CONCENTRA	9,257	926-01	RETAIL (DIVISIBLE)	8,935
1140-1	T-MOBILE	1,805	1036-42	GREENBERG DENTAL	4,760	926-10	RETAIL	1,050
COMMUNITY SERVICES			1036-46	TIGHT WORKS BARBER	1,050	934-A	RETAIL	2,678
926-02	NAVY CAREER CENTER	1,700	1102-1	BLINK FITNESS	15,828	1036-44	RETAIL/OFFICE	2,123
936	JACKSONVILLE SHERIFF	4,000	1102-04	SPA SALON & NAILS	2,653	1102-03	RETAIL	1,206
1036-52	ARMED FORCES CENTER	2,310				1130	RETAIL/SALON	1,428

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