

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

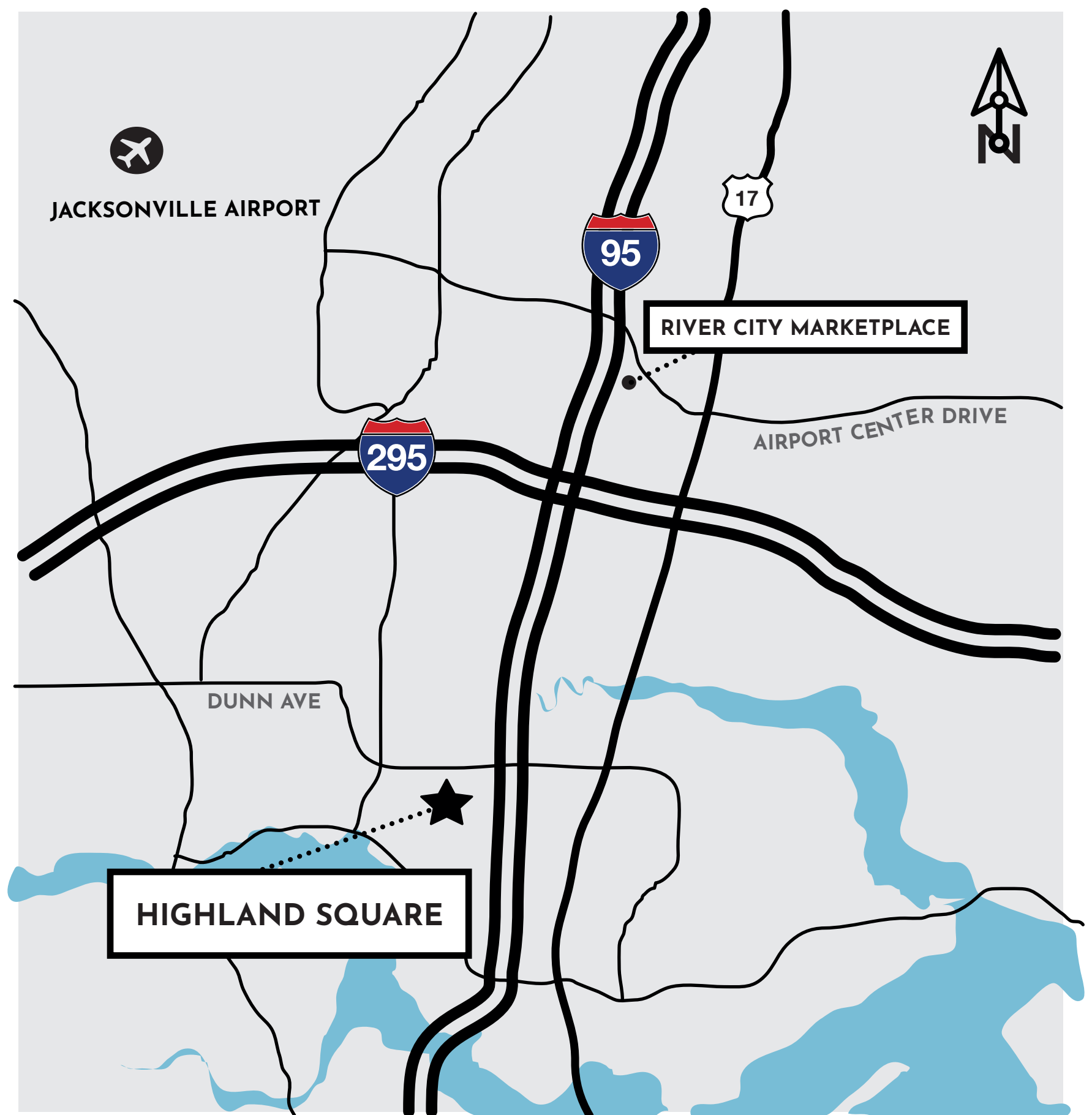
**Central to existing dense trade area** with desirable close proximity to I-95.

**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  
amcomrealty.com

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UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
<b>RETAIL ANCHORS</b>						<b>FINANCIAL SERVICES</b>		
1100	PUBLIX	37,866	1038-A	FIREHOUSE SUBS	1,400	900-16	NAVY FEDERAL CREDIT	1,200
934	DD'S DISCOUNT	23,970	1038-B	WINGSTOP	1,400	1032	JACKSON HEWITT	1,200
932	HARBOR FREIGHT	20,442	1038-C	FUJI BUFFET	5,400	1036-02	BBVA BANK	3,351
1104	BEALL'S OUTLET	14,874	1036-24	J.C. SEAFOOD	6,510	1036-04	THE UPS STORE	1,520
1200	CVS PHARMACY	12,738	1136	LITTLE CAESARS	1,372	1036-48	H&R BLOCK	1,400
<b>RETAIL MERCHANTS</b>			<b>RETAIL SERVICES</b>			1036-50	ACE CASH EXPRESS	1,750
926-8	PRIME HAIR & WIGS	2,135	900-20	MR BLACKS BOUTIQUE	1,470 SF	1058	WELLS FARGO ATM	100
1010	DTLR FASHION	4,000	900-2	NAVY CAREER CENTER	1,700 SF	1124	ADVANCE AMERICA	2,000
1012	RAINBOW APPAREL	7,009	900-18	AISSA BRAIDING	1,035	1140-02	CHASE BANK	3,000
1016	RENT-A-CENTER	3,951	1028	CONVIVA CARE	11,450	<b>AVAILABLE SUITES</b>		
1022	FAMILY DOLLAR	10,184	1032-A	NY NAILS	2,231	900-04	<b>RETAIL</b>	750
1038-D	CRICKET WIRELESS	1,400	1034	BROOKS REHAB	7,000	900-10	<b>RESTAURANT</b>	4,000
1038-E	SMOKE N VAPE	1,400	1036-01	DELUXE CLEANERS	1,050	900-15	<b>RETAIL/OFFICE</b>	2,170
1108	COCO HAIR AND BEAUTY	10,080	1036-10	CONCENTRA	9,257	926-01	<b>RETAIL</b>	3,675
1140-1	T-MOBILE	1,805	1036-42	GREENBERG DENTAL	4,760	926-02	<b>RETAIL</b>	3,160 SF
900-2	NAVY CAREER CENTER	1,700	1036-46	TIGHT WORKS BARBER	1,050	926-04	<b>RETAIL</b>	2,100 SF
1036-52	ARMED FORCES CENTER	2,310	1102-1	BLINK FITNESS	15,828	936	<b>RETAIL</b>	4,000 SF
<b>RESTAURANTS</b>			1102-05	WYNN SPA	2,653	926-10	<b>RETAIL</b>	1,050
900-14	CARIBBEAN PARADISE	1,500	1130	ALL CUT BARBER	1,428 SF	934-A	<b>RETAIL</b>	2,678
960	CHECKERSO/P		1036-52	ARMED FORCES CENTER	2,310 SF	1036-44	<b>RETAIL/OFFICE</b>	2,123
1001	STARBUCKS	O/P				1102-03	<b>RETAIL</b>	1,206
						1130	<b>RETAIL/SALON</b>	1,428

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