

FOR LEASE



PROPERTY DESCRIPTION

Dames Pointe Plaza is located along Merrill Road in the Arlington submarket of Jacksonville, FL. It is a 75,900 SF retail strip center shadow-anchored by a Publix Supermarket. The center is anchored by national retailers such as Family Dollar, Advance America, H&R Block, Dunkin' Donuts, & GNC.

PROPERTY HIGHLIGHTS

- 1.25 miles from Jacksonville University with 4,000+ enrolled students
- Traffic counts: Merrill Rd - 15,400 AADT ; I-295 - 61,000 AADT
- Co-tenants: Hibbett Sporting Goods, Bailey's Powerhouse Gym, TRUIST Bank, Baptist Primary Care and many more

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,000 - 1,400 SF
Building Size:	75,900 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,332	29,676	65,425
Total Population	16,273	72,356	162,927
Average HH Income	\$68,477	\$64,106	\$65,337

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