



# **PROPERTY & AREA HIGHLIGHTS**

#### **Property Features**

- Sale Price \$2,250,000
- Freestanding showroom
- Major frontage to Lem Turner Rd.
- Monument signage in front of building
- Full access from Lem Turner Rd.
- · Grade level door on building
- The subject property poses solid visibility and good exposure with strong residential growth and commercial opportunities.

### **Demographics:**

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	1 MILE	3 MILES	5 MILES
Population ທີ່ຊໍທີ່ຊໍທີ່ຊໍ ທີ່ຊໍທີ່ຊໍທີ່ຊໍ	8,645	73.296	153,284
Average Household Income	\$47,485	\$50,887	\$52,448
Daytime Employment	2,237	17,666	65,271
Households	3,185	28,558	59,606

### **Property Summary**

Address: 8807 Lem Turner Rd.

Jacksonville, FL 32208

Building Size: 8,114 SF

Lot Size: 0.69 AC (29,972 SF)

APN: 037379-0010

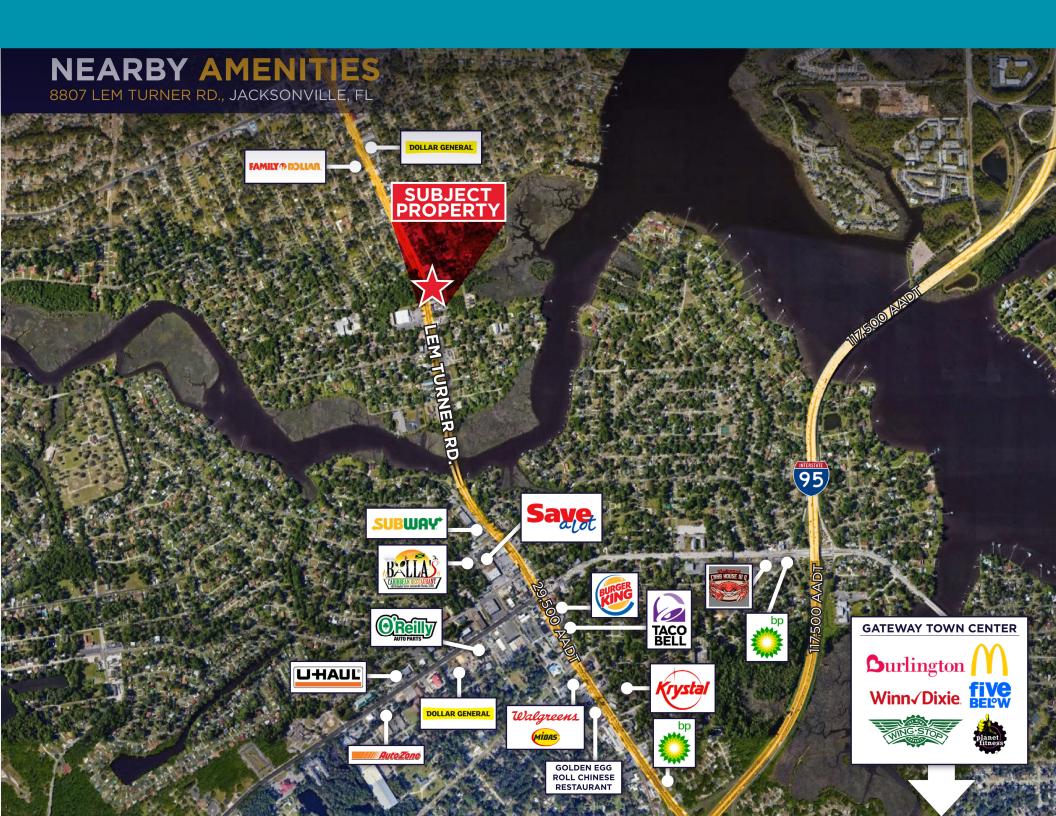
Year Built: 2014

Zoning: CCG-2

## **Traffic Count:**

Lem Turner Rd. ±29,500 AADT

I-95 ±117,500 AADT







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