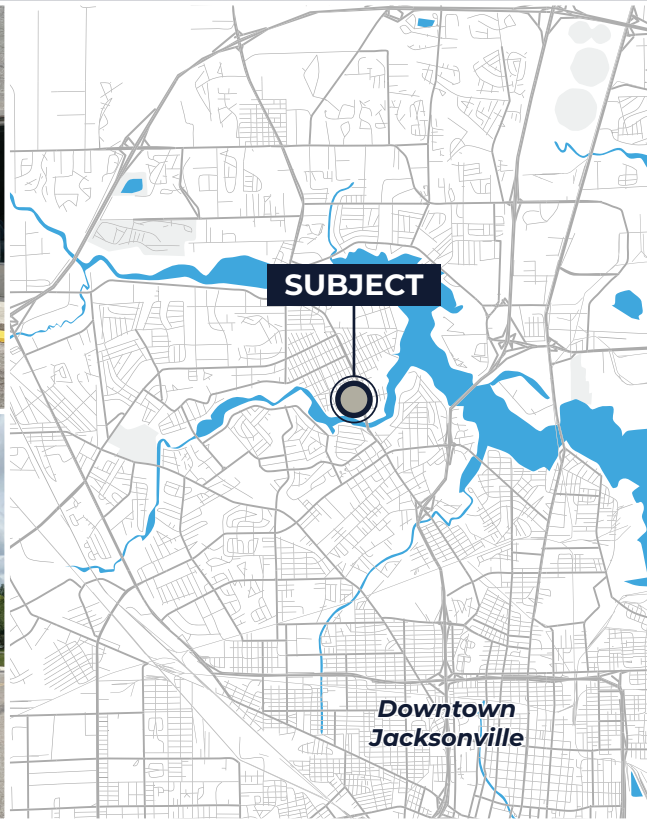


LAKE FOREST PLAZA - RETAIL SPACE

ONLY TWO SPACES AVAILABLE

8120-8138 Lem Turner Road, Jacksonville, FL 32208



ATTRACTIVE RATES

FLEXIBLE TERMS

FLEXIBLE FLOOR PLANS:

- 1750 SF Available per unit
- Tenant ready for up-fit
- Ideal for: Restaurants, sandwich shop, Office Space, Cosmetic services etc.

Restaurant space

SUITE 8120	SUITE 8122	SUITE 8124	SUITE 8126	SUITE 8128	SUITE 8130	SUITE 8132	SUITE 8134	SUITE 8136	SUITE 8138
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Lem Turner is an ideal place for tenants and investors looking to establish themselves within the Jacksonville retail market. The Lem Turner Neighborhood is supported by many of the thriving industries that Jacksonville has to offer which provides for a strong customer base.

PROPERTY OVERVIEW

- Amazing road frontage and visibility
- 40 parking spaces - 1 ADA
- 3rd generation restaurant space available, substantial restaurant Infrastructure existing
- 1750 SF units available
- Two Spaces Remaining

GREAT LOCATION

- Located on Lem Turner Road, off exit 355 of I-95
- Adjacent to Subway, SaveAlot, and Cash America
- Convenient location just off I-95, with access to Downtown Jacksonville, Jacksonville Port, and JAX International Airport
- Excellent visibility and exposure for your business
- Over 30,000 customers within a two mile radius

LEM TURNER'S TOP INDUSTRIES:

- **Jacksonville Port**
 - » Florida's largest port
- **Amazon Fulfillment Facilities**
 - » More than 1,200 employees
- **Downtown Jacksonville**
 - » Sports and Event centers
 - » Financial Industry
 - » Logistics Industry

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AREA DEMOGRAPHICS

DAILY TRAFFIC COUNT:



Lem Turner
Avg. Daily Traffic: 30,000
Edgewood
Ave. Avg. Daily Traffic: 17,000

POPULATION:



2 Mile: 30,215
5 Mile: 168,048
10 Mile: 440,773

AVERAGE HOUSEHOLD INCOME:



2 Mile: \$47,887
5 Mile: \$51,191
10 Mile: \$64,731

PROJECTED POPULATION:



2 Mile: 31,948
5 Mile: 178,738
10 Mile: 468,588

MEDIAN AGE:



2 Mile: 37.2
5 Mile: 37
10 Mile: 37.6

CONTACT INFORMATION:

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