



**COLDWELL
BANKER
COMMERCIAL**

PREMIER PROPERTIES

FOR SALE

2525 DUNN AVE

\$599,999

2525 Dunn Ave
Jacksonville, FL 32218

AVAILABLE SPACE

6.67 ACRES and 4,888SF Building

FEATURES

- Available Immediately!
- Motivated Seller!

AREA

Spectacular location in N. Jacksonville on Dunn Ave only minutes from I-295.



OFFICE

Eric Maimo
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**COLDWELL BANKER COMMERCIAL
PREMIER PROPERTIES**

1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084
904.827.1717



SALE

2525 DUNN AVE

2525 Dunn Ave, Jacksonville, FL 32218



OFFERING SUMMARY

Sale Price: \$599,999

Available SF:

Lot Size: 6.67 Acres

Year Built: 1983

Building Size: 4,888 SF

Zoning: RMD-A with Medium
Density Residential
Future Land Use

Price / SF: \$122.75

PROPERTY OVERVIEW

Beautiful Parcel for Sale off Dunn Ave only minutes from I-295. Frontage along Dunn Ave. with great visibility and very accessible egress and ingress. Directly next door to North Lake Apartments. Ideal for churches (use already in place), townhomes or single family developments. Well established commercial properties in short distance add value to this location.

PROPERTY HIGHLIGHTS

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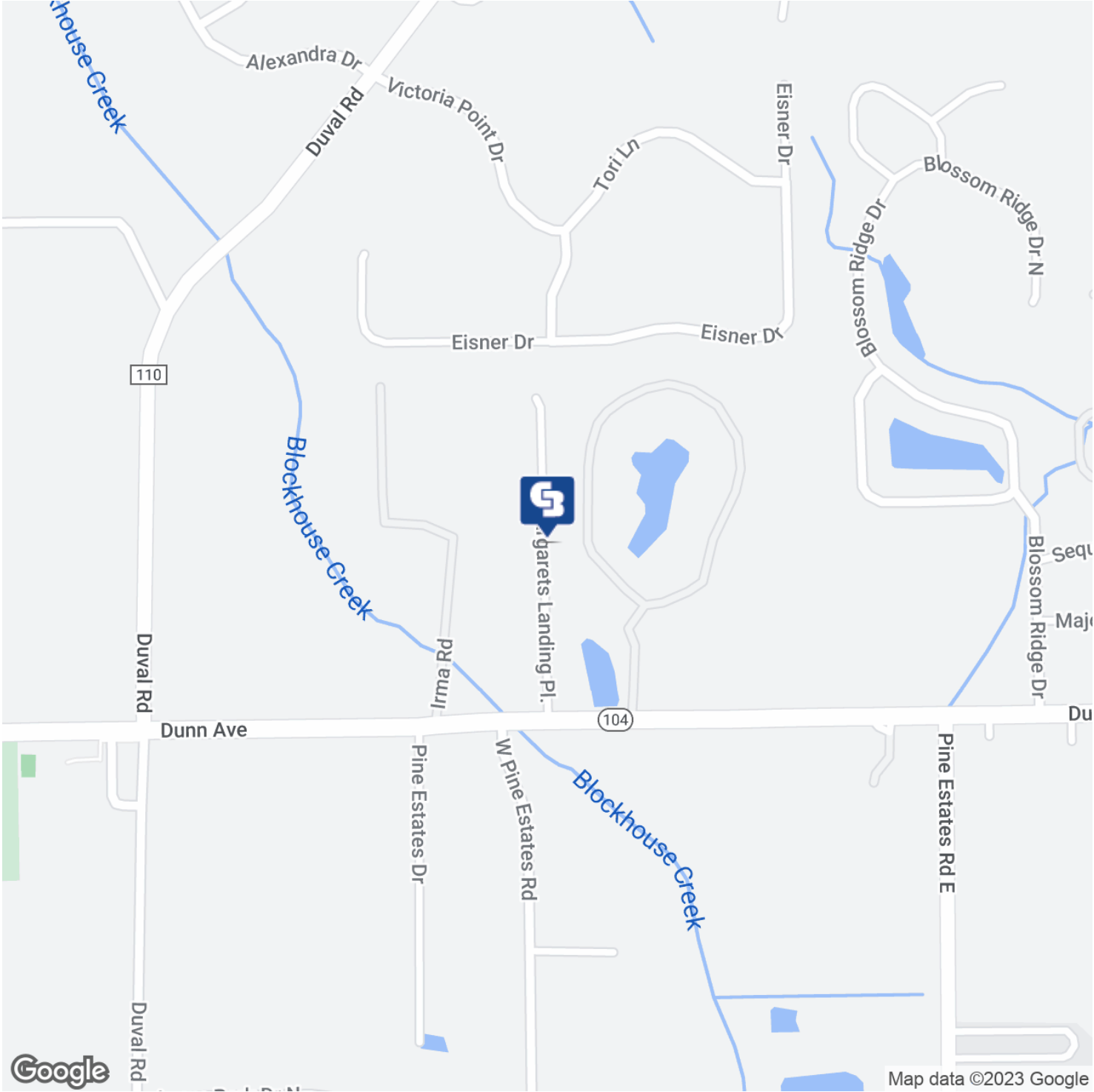
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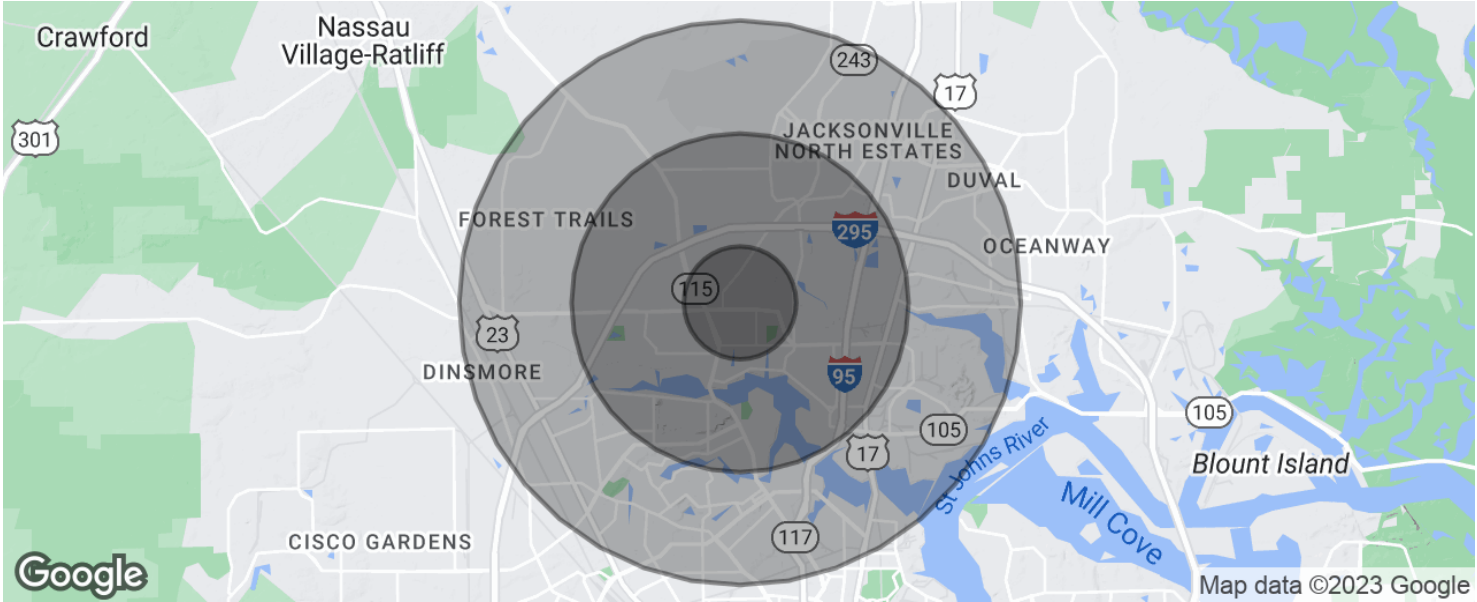
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SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,802	34,547	84,982
Median age	31.8	32.8	35.5
Median age (Male)	29.2	30.5	32.9
Median age (Female)	35.6	35.3	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,833	12,651	31,555
# of persons per HH	2.6	2.7	2.7
Average HH income	\$53,127	\$51,726	\$48,116
Average house value	\$149,845	\$149,378	\$136,590

* Demographic data derived from 2020 ACS - US Census

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