

LEASE

PROFESSIONAL RETAIL/OFFICE BUILDING IN JACKSONVILLE

1840 Dunn Avenue, Jacksonville, FL 32218



LEASE RATE	\$19.50 SF/yr (NNN)
AVAILABLE SF	1,148 - 2,570 SF
BUILDING SIZE	9,838 SF
LOT SIZE	1.06 Acres

Eric Maimo
(904) 537-6443

Adam Lanteigne
(602) 702-4288

Bob Buckmaster, CCIM
(904) 392-5151

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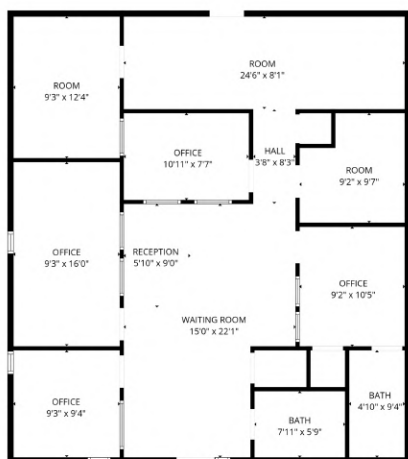
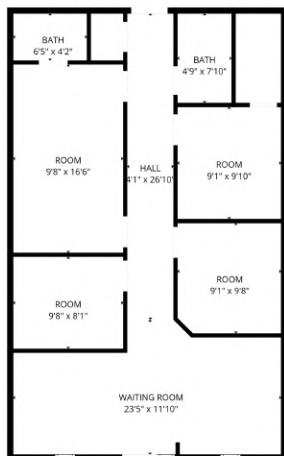


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COMMERCIAL
PREMIER PROPERTIES

LEASE

1840 DUNN AVENUE

Jacksonville, FL 32218



PROPERTY DESCRIPTION

Professional Retail/Office building on Dunn Avenue, positioned between I-95 and Lem Turner Road. The property offers convenient access, strong visibility, and proximity to surrounding residential neighborhoods, retail, and major North Jacksonville corridors. Ideal for professional services, administrative, medical, or small business use, the property provides a practical setting for any tenant seeking an accessible location with nearby amenities and direct connectivity to Dunn Avenue, I-95, and Lem Turner Road.

LOCATION DESCRIPTION

From Downtown Jacksonville, take I-95 North to Exit 360 for Dunn Avenue, then head west. Continue along Dunn Avenue; the property will be on your right. Located along a high-traffic North Jacksonville corridor with convenient access to I-95, nearby residential neighborhoods, retail centers, and major employment areas.

PROPERTY HIGHLIGHTS

- Zoning: Commercial Community/General-2 (CCG-2) District
- Ideal for Medical or Professional Services!
- Monument Signage on Dunn Ave!
- Near I-95 and Lem Turner Rd!
- Available Now!

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UNIT #5

1,148 SF



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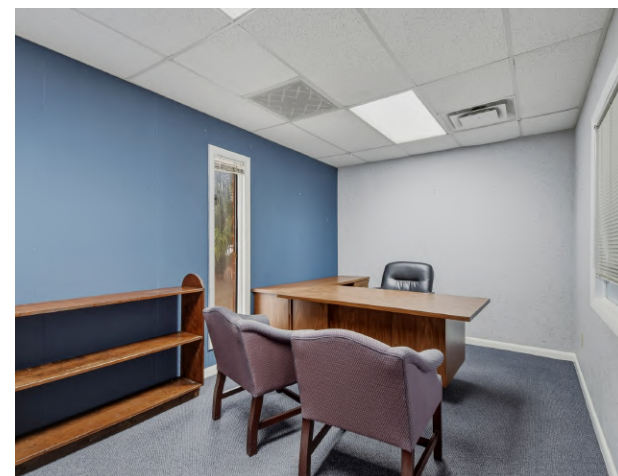


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UNIT #6

1,422 SF



Eric Maimo
(904) 537-6443

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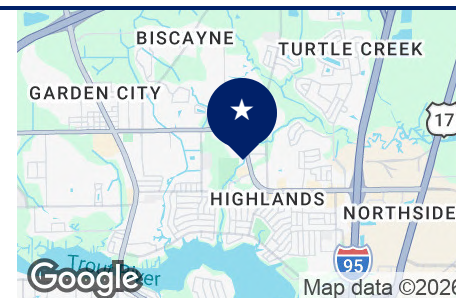
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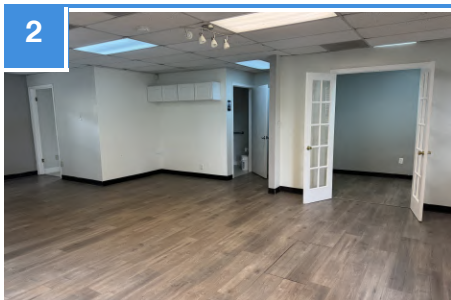
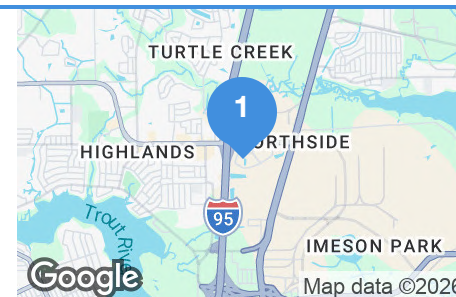
Lease Rate:	\$19.50 /SF/yr	Lease Type:	NNN
Space Size:	5,770 SF	Lease Term:	Negotiable



550 NORTH BALMORAL CIRCLE, SUITE #203, JACKSONVILLE, FL 32218

550 North Balmoral Circle, Suite #203, Jacksonville, FL 32218

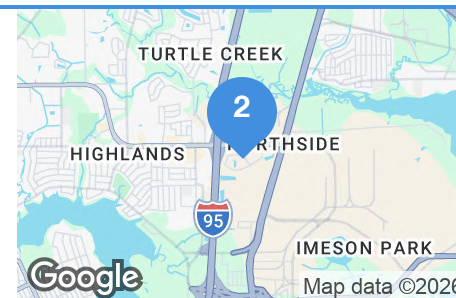
Lease Rate	\$19.00 /SF/yr	Lease Type:	NNN
Space Size:	370 SF	Lease Term:	60 months



550 BALMORAL CIRCLE NORTH, SUITE #305, JACKSONVILLE, FL 32218

550 Balmoral Circle North, Suite #305, Jacksonville, FL 32218

Lease Rate	\$19.00 /SF/yr	Lease Type:	NNN
Space Size:	1,080 SF	Lease Term:	60 months
No. Units:	1		



Eric Maimo
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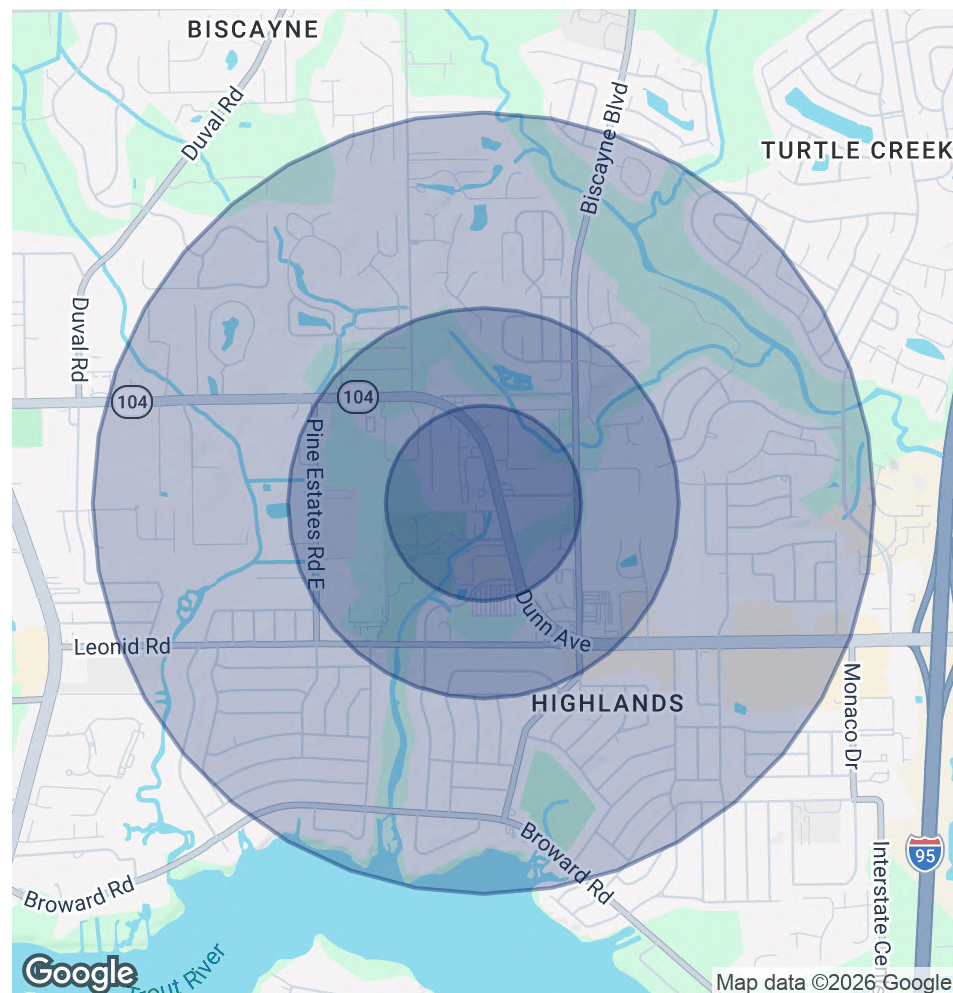
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	314	1,676	8,045
Average Age	42.5	37.9	36.3
Average Age (Male)	43.6	36.5	33.9
Average Age (Female)	42.2	40.5	40.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	130	668	3,085
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$72,498	\$71,321	\$70,617
Average House Value	\$170,109	\$177,476	\$184,834

2023 American Community Survey (ACS)



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ERIC MAIMO

Senior Associate

EricCRE@EricMaimo.com

Direct: (904) 537-6443 | Cell: (904) 537-6443

PROFESSIONAL BACKGROUND

Eric Maimo is a highly accomplished commercial real estate professional specializing in the marketing and sale of industrial land, income-producing properties, and investment assets throughout Florida. With a results-driven approach and deep market expertise, Eric is dedicated to helping property owners maximize value while assisting investors in strategically expanding their portfolios and increasing cash returns.

Eric's career foundation was built on strong client relationships and elite sales performance during his eight years in the wireless retail industry. As a top-producing sales professional and manager at RadioShack Corporation, he earned national recognition, including Top Sales Associate in the Nation for Wireless Sales (2004) and multiple honors as Top Store Manager in the Southeast Division.

In 2012, Eric transitioned into commercial real estate, bringing his leadership, negotiation expertise, and performance-focused mindset to the industry. Since 2016, he has consistently ranked among the top producers at Coldwell Banker Commercial.

Premier Properties

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

Eric Maimo
(904) 537-6443

Adam Lanteigne
(602) 702-4288

Bob Buckmaster, CCIM
(904) 392-5151



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ADAM LANTEIGNE

Investment | Sales | Leasing Associate

adam@soldin904.com

Direct: (904) 584-7777 | Cell: (602) 702-4288

FL #SL3445753

PROFESSIONAL BACKGROUND

Adam Lanteigne serves as a licensed real estate agent for Coldwell Banker Commercial Premier Properties specializing in sales, investment and leasing. Lanteigne's background includes asset management overseeing 1.5 million square-feet-of-space (office, retail and industrial) in Arizona, New Mexico and Colorado. Lanteigne's experience includes working with the largest servicer of commercial loans to stabilize and increase value to their assets through leasing, improvements, and over-all business acumen. Before joining Coldwell Banker, Lanteigne managed a real estate investment firm overseeing offices in Phoenix, Denver and Las Vegas that acquired residential investment properties and underwriting deals for their investor portfolio. Lanteigne transitioned to real estate from sports and entertainment venue operations where he worked the MLB All-Star Game and legendary concerts for artists such as The Eagles, Dave Matthews Band and John Mayer.

Over \$100 Million in Closed Sales and Leasing Transactions Since 2020.

2024 - #1 CBC Agent in Florida

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