

# FAMILY DOLLAR CENTER

10690 LEM TURNER RD.  
JACKSONVILLE, FL 32218

Tim Herbert  
Advisor  
O: 904.401.1370  
tim.herbert@svn.com



# Overview

## Family Dollar Center

10690 Lem Turner Rd., Jacksonville, FL 32218



### OFFERING SUMMARY

Available SF:	14,000
Lease Rate:	Negotiable
Lot Size:	5.67 Acres
Year Built:	1969
Building Size:	55,000 SF
Renovated:	1995
Zoning:	PUD
Market:	Northwest

### PROPERTY OVERVIEW

SVN | Alliance is pleased to represent this opportunity to develop a retail pad site in a growing market. Located in front of the Family Dollar Center in Northwest Jacksonville this well established neighborhood shopping center is a prime location for maximum exposure. The lot size allows for +/- 5000 SF of freestanding office, retail or restaurant with drive through capabilities. Direct frontage along heavily traveled Lem Turner Road and densely populated surrounding area make this an ideal property. Former Salvation Army suite totaling 14,000 SF coming available March 1, 2020.

### PROPERTY HIGHLIGHTS

- AADT Traffic Counts 30,500
- Build to Suit Opportunity
- Dense Residential Surrounding Area
- National Co-tenants including Save a Lot and Family Dollar

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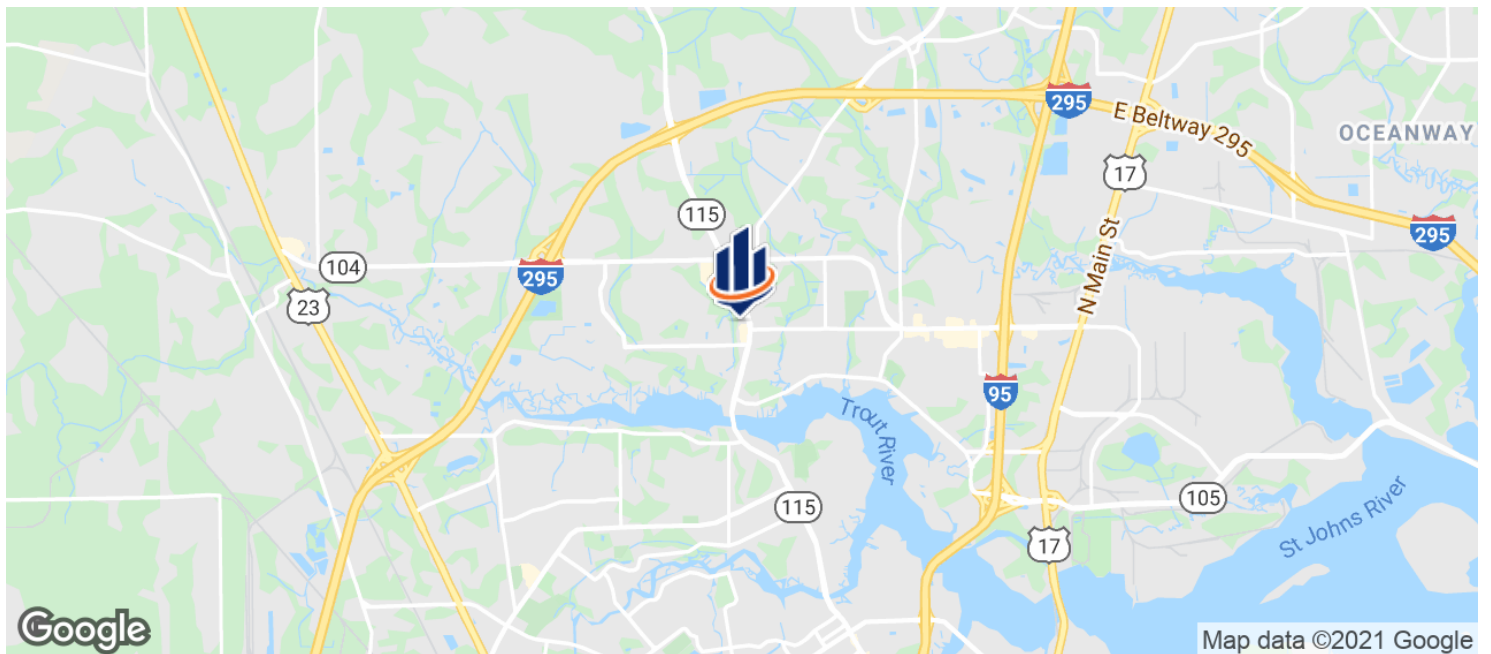


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Outparcel

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# Available Spaces



<b>LEASE RATE:</b>	NEGOTIABLE	<b>TOTAL SPACE:</b>	5,000 - 14,000 SF
<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Outparcel	Retail Pad	Negotiable	NNN	5,000 SF	Negotiable	Open outparcel BTS opportunity
10696	Neighborhood Center	Negotiable	NNN	14,000 SF	Negotiable	Former Salvation Army

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# Retailer Map

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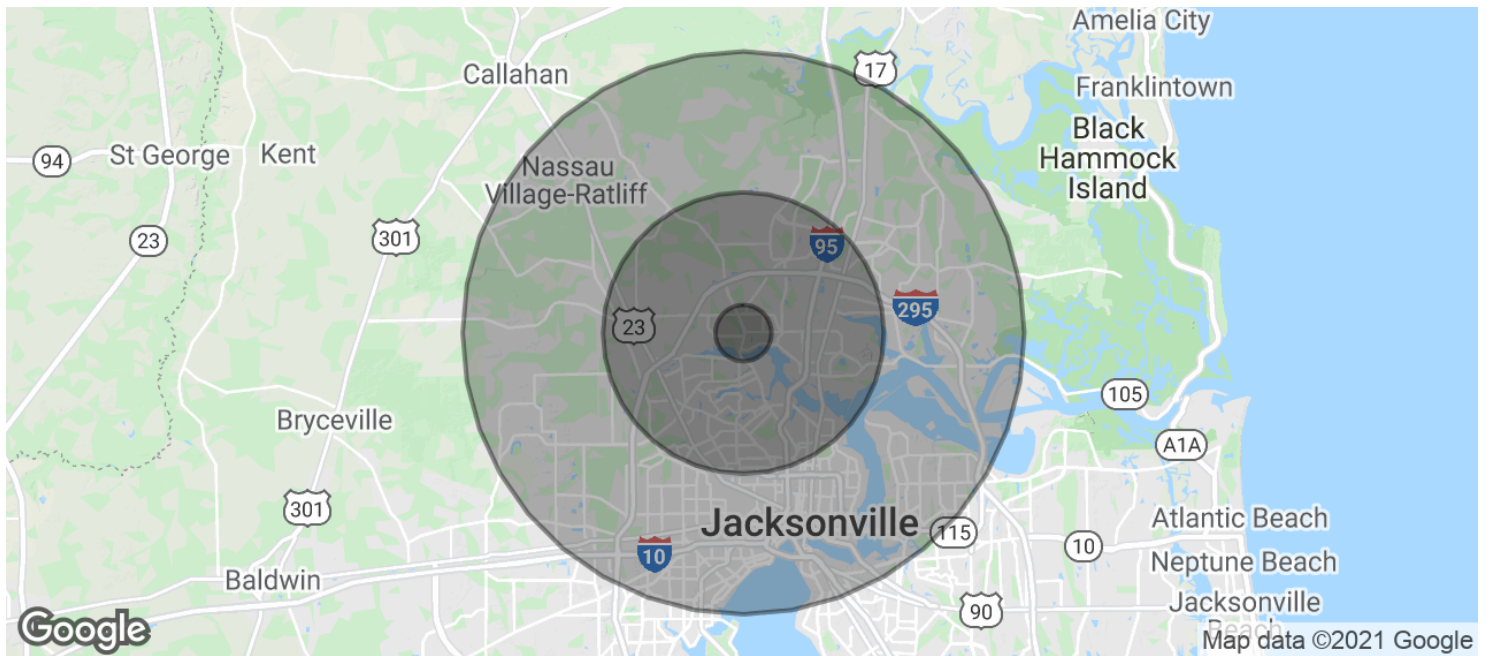


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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,549	99,076	307,588
Average age	31.5	35.7	35.4
Average age (Male)	30.2	32.8	33.8
Average age (Female)	33.2	38.4	37.2

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,644	37,144	117,923
# of persons per HH	2.8	2.7	2.6
Average HH income	\$49,304	\$45,569	\$50,237
Average house value	\$149,418	\$126,546	\$177,948

\* Demographic data derived from 2010 US Census

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## TIM HERBERT

Advisor



3316A Beach Blvd.  
Jacksonville, FL 32207  
T 904.401.1370  
C 904.401.1370  
tim.herbert@svn.com  
FL #SL3411949

## PROFESSIONAL BACKGROUND

Tim Herbert is an Advisor of SVN | Alliance, with over 16 years as an investor and commercial real estate representation. Tim's experience encompasses site selection, lease negotiations and asset underwriting through numerous entrepreneurial ventures. Tim is also a member of the Corporate Real Estate Services team on a national basis, which has an extensive client base and global capabilities.

A licensed real estate agent in FL, Tim has a strong focus in retail landlord representation, tenant representation, and property sales. Tim excels at repositioning properties in which to maximize profits for his clients. Tim draws heavily on extensive experience as a small business owner and manager to assist others in realizing the potential of their real estate portfolios from the viewpoint of both owner and tenant. Leveraging this background gives Tim a unique perspective on the value that can be created for his clients in any given transaction.

Tim Herbert serves as the treasurer to the North Florida Chapter of CCIM. He is also active in ICSC, the Jacksonville Chamber of Commerce and has acted as a consultant for the Citizens of Orange Park for Economic Development. In addition to work, Tim enjoys spending time with his daughter, fishing and rock climbing. Tim also enjoys the creative process through painting, photography and traditional leather work.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

In 2016 and 2017 we were named the 6th most recognized commercial real estate brand by the Lipsey Company.

SVN | Alliance is located in Jacksonville, Florida and provides sales, leasing, tenant representation, and corporate real estate services. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

## MEMBERSHIPS & AFFILIATIONS

ICSC  
CCIM North Florida Chapter Treasurer  
Jacksonville Chamber of Commerce

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