



FranklinStreet

Offering Memorandum



1.20 ac  
Also Available

1550 NORMANDY VILLAGE PARKWAY

Jacksonville, FL 32221  
Retail, Medical, Office

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Retail, Medical, Office

Asking Price:	\$4,600,000.00
Building Size:	51,982 square feet
Property Size:	7.66 acres
Number of Units:	12



## PROPERTY DETAILS

Franklin Street is pleased to present this 51,982 square foot building lease opportunity located off Normandy Village Parkway in Jacksonville, Florida. This is in a prominent location being across the street from a Publix, as well as right next to I-295 which offers plenty of visibility from the interstate. Directly on the other side of the site is a Kindred Hospital that is set to open 4th quarter of 2024. This building has 9 office suites available for lease and two that are occupied by tenants. Each suite has a roof height of 15 to 20 feet.

- Located in Duval County
- Brand new roof
- Site is already fully paved
- Clean phase 1 report
- 912 feet of frontage on Normandy Blvd
- Zoned CCG-1
- Positioned next to a Kindred Hospital opening Q4 '24
- Visibility from I-295
- Across the street from Publix

# AERIAL MAP



# ANCHOR SPACE **AVAILABLE**



# EXTERIOR PHOTOS



# 1550 NORMANDY VILLAGE PARKWAY

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Presented By:

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Also Available

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