



Retail for Lease

The Shoppes at Normandy Mall

Jason K. Hinson

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5229 Normandy Boulevard, Jacksonville, FL 32205

Property Highlights

- 44,175± SF center adjacent to Normandy Village anchored by Winn-Dixie and Marshall's
- Just south of Lowe's
- Anchor tenants include: Family Dollar, O'Reilly's Auto Parts, Sally Beauty
- Multiple access points from Normandy Blvd and Lenox Ave
- Quick & easy access to Interstate
- Building is equipped with fire suppression system
- Up to 6,593± SF of contiguous space available:
 - Unit 5A: 2,319± SF (Grey shell)
 - Unit 5B: 2,924± SF (Grey shell)
 - Unit 6: 1,350± SF (Former nail salon)

Lease Rates:

\$12.00/SF - \$16.00/SF

NNN/CAM:

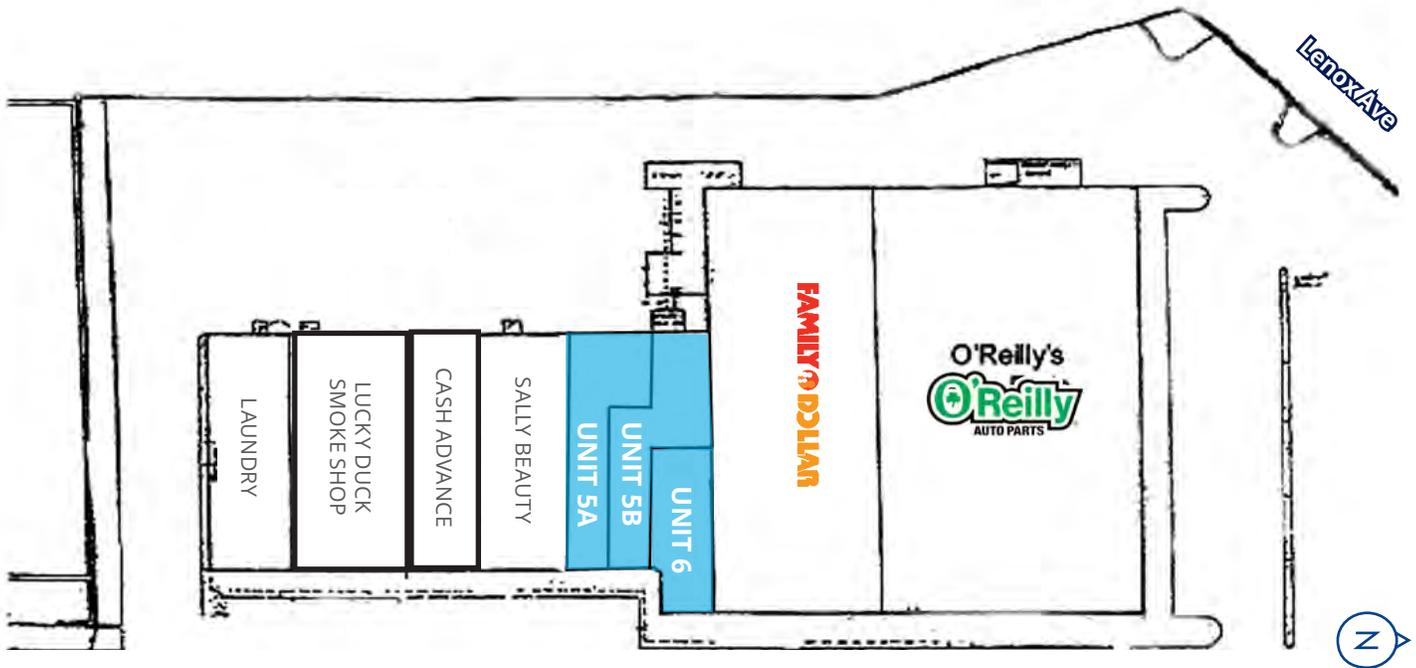
\$5.00/SF

76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
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Property Photos



Site Plan

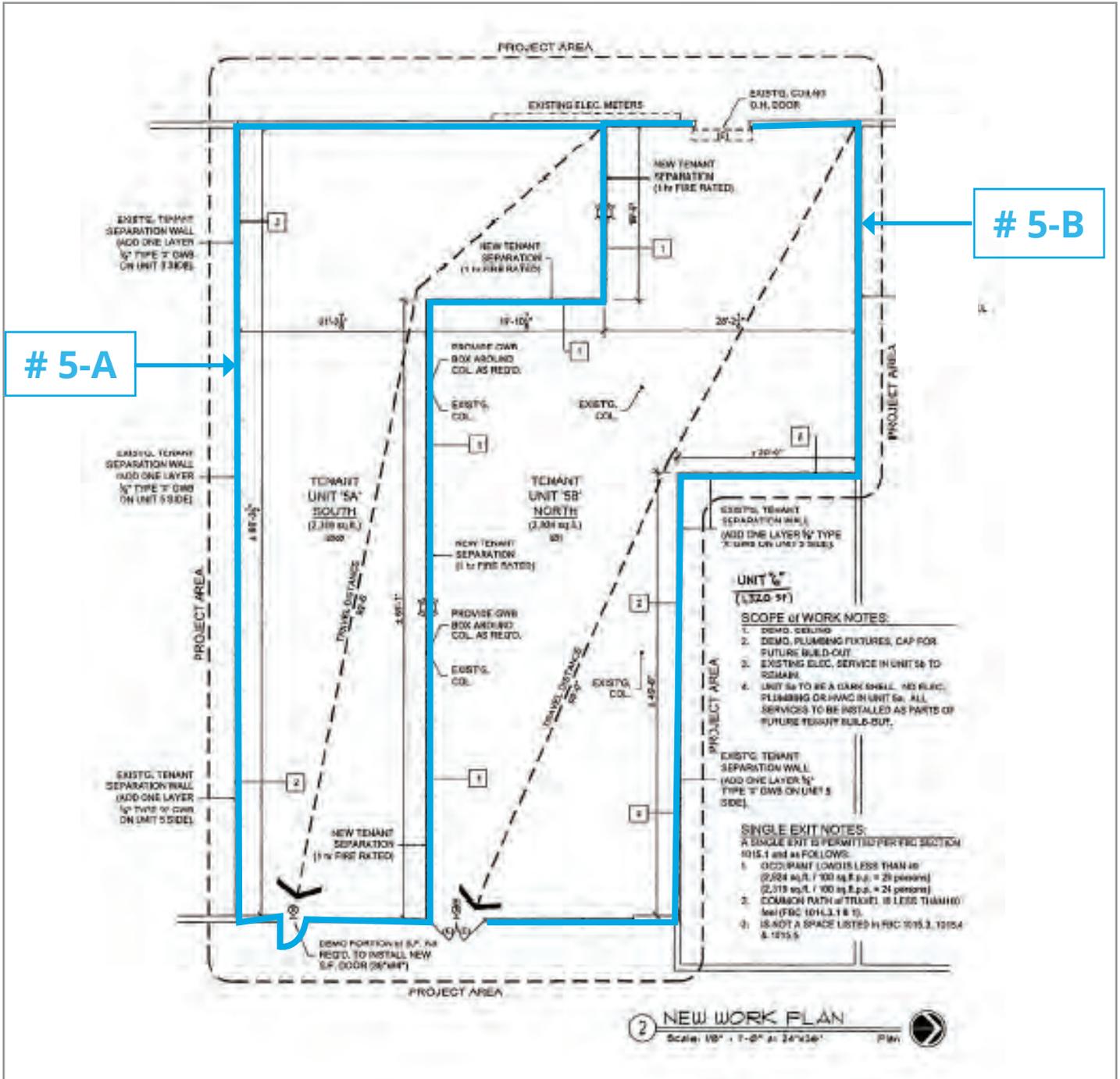


Unit 1	Laundry	2,700 SF	Unit 5A	Available	2,319 SF
Unit 2	Lucky Duck Smoke Shop	3,870 SF	Unit 5B	Available	2,924 SF
Unit 3	Cash Advance	2,160 SF	Unit 6	Available	1,350 SF (Former nail salon)
Unit 4	Sally Beauty	2,400 SF	Unit 7	Family Dollar	10,400 SF
			Unit 8	O'Reilly Auto Parts	16,160 SF

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Units 5A & 5B



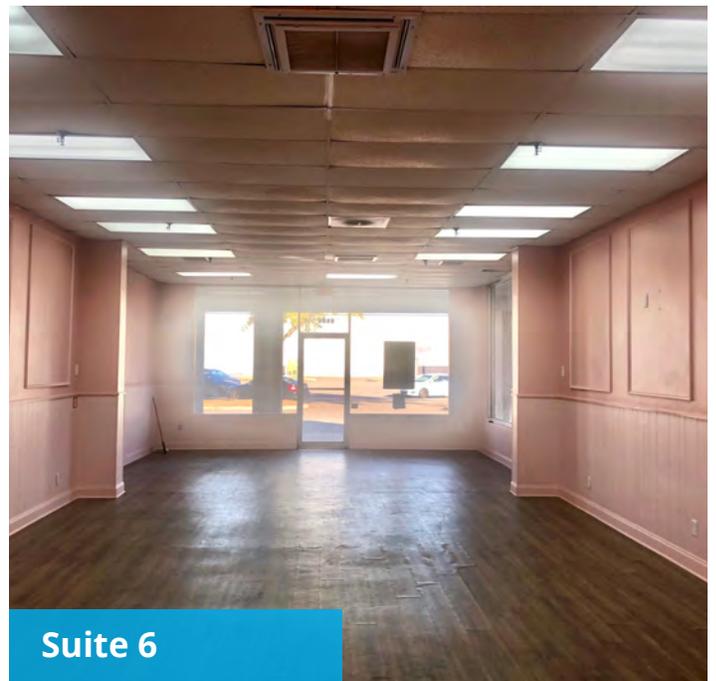
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Photo Gallery



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Area Overview

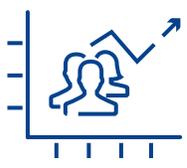


Demographics

Source: ESRI Business Analyst



Population (2023)



Population Projection (2028)



Average Household Income (2023)



Daytime Population (2023)

	Population (2023)	Population Projection (2028)	Average Household Income (2023)	Daytime Population (2023)
1 Mile	10,175	10,210	\$60,415	13,325
3 Mile	71,258	71,131	\$74,510	89,605
5 Mile	170,851	171,763	\$73,762	235,750

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Lenox Ave

Cassat Ave

THE POTTER'S HOUSE

Site

KING PINS
BISTRO
TS FITNESS

Marshalls

Greenberg Dental & Orthodontics

O'Reilly AUTO PARTS
FAMILY DOLLAR

SALLY BEAUTY

Winn-Dixie

WellCare

cricket
Foot Locker

Normandy Blvd



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