



# **NORTHPOINT PARK**

12741 YELLOW BLUFF ROAD  
JACKSONVILLE, FL 32226

**PRIME STREET FRONTAGE**





# NORTHPOINT PARK

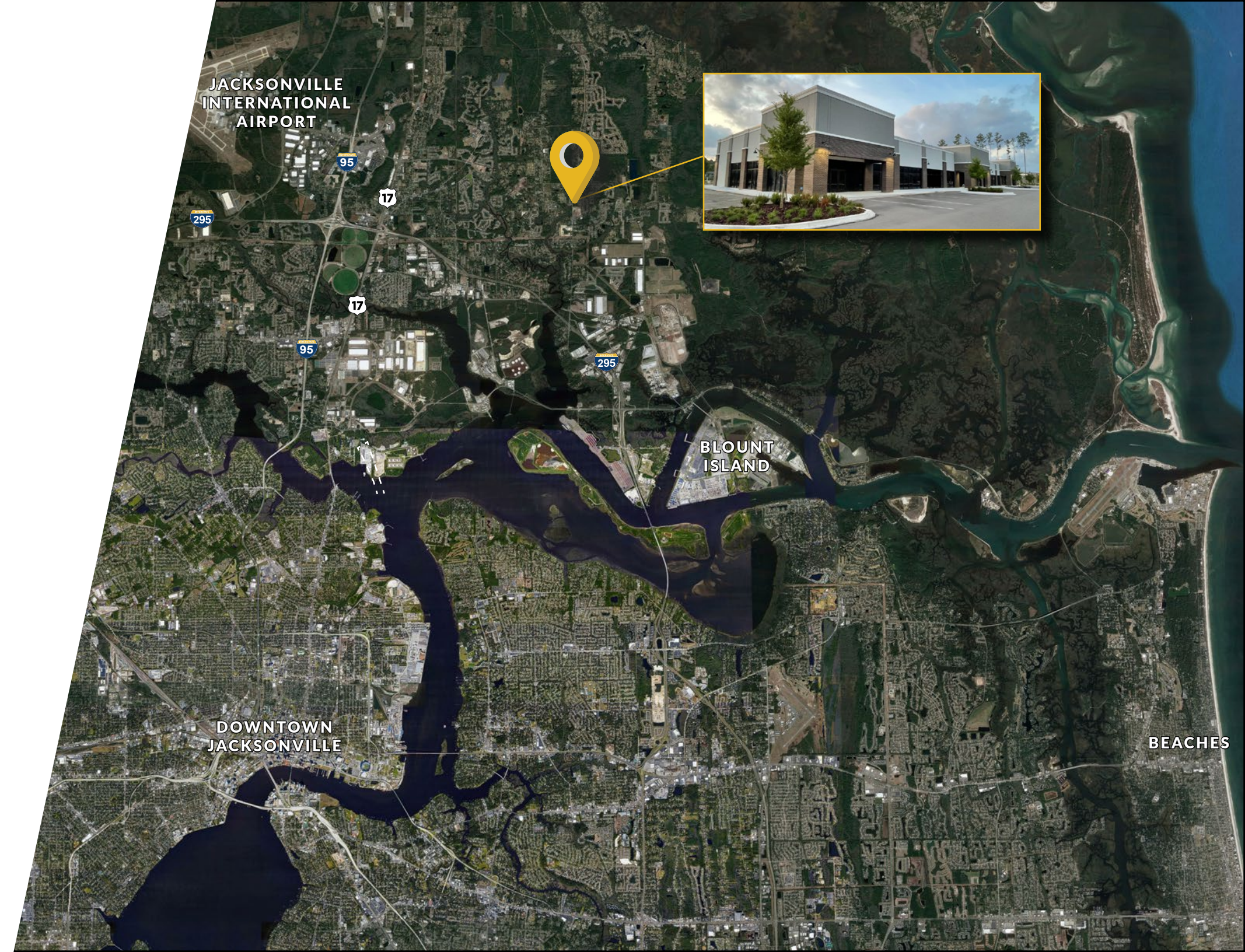
12741 YELLOW BLUFF ROAD • JACKSONVILLE, FLORIDA 32226



- + 18,800 SF retail/office building
- Retail, office or medical space from ±1,265 SF up
- ~12,000 AADT on Yellow Bluff Road per day
- The site is located in vibrant and growing area
- Conveniently located near major highways and thoroughfares with quick access to I-295 & I-95

## PROPERTY HIGHLIGHTS

- Located in close proximity to a dense residential market
- More than 100,000 local residents and 50,000 workplace employees within a 15-minute drive time





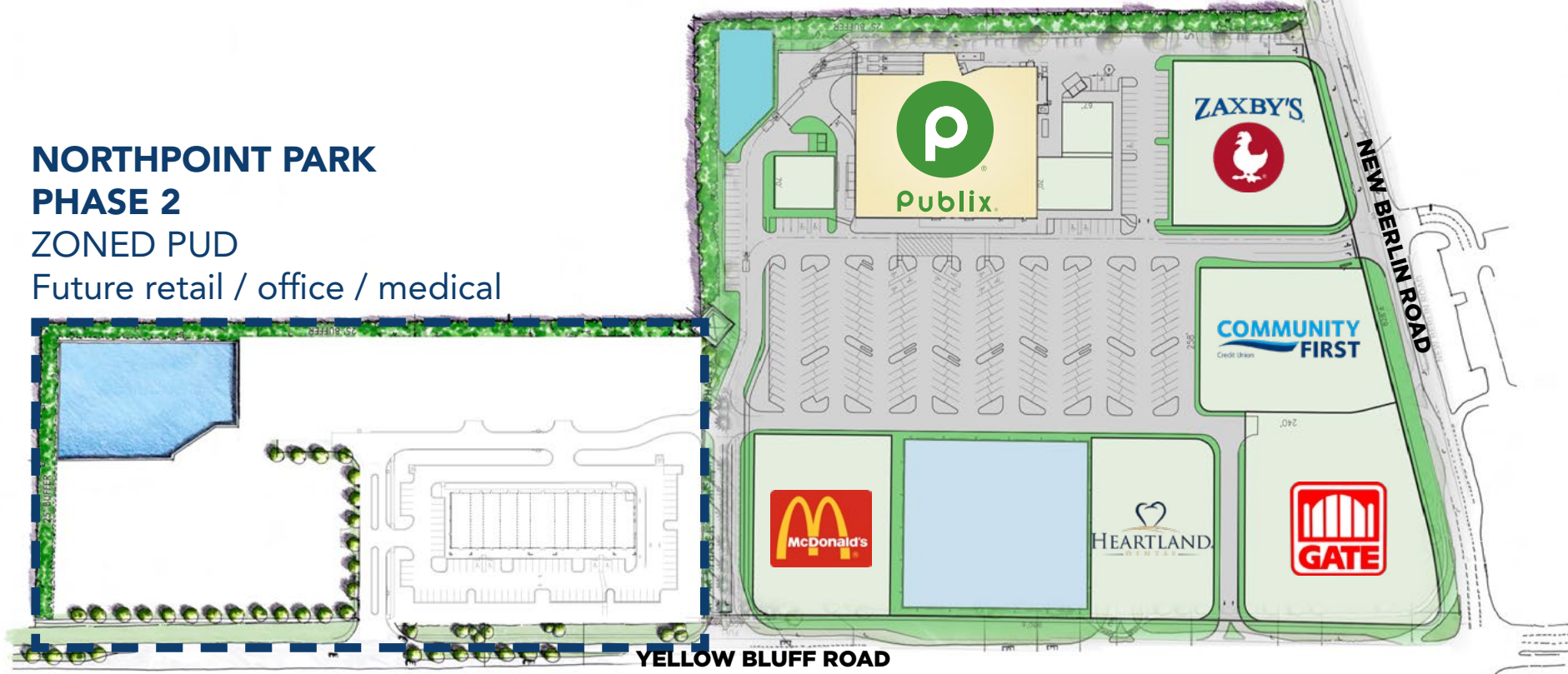




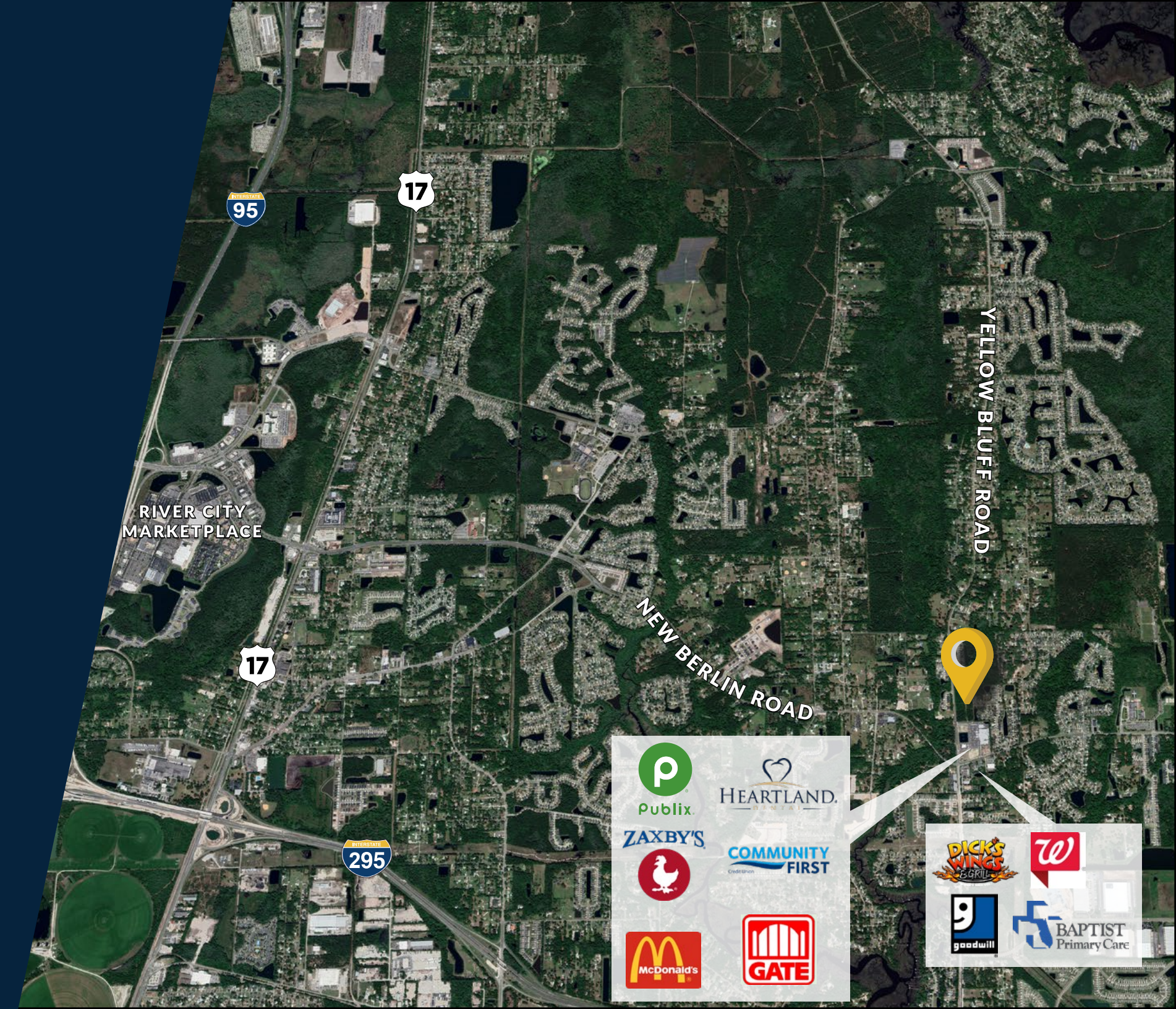
# NORTHPOINT SITE PLAN

## NORTHPOINT VILLAGE PHASE 1 ZONED PUD

## NORTHPOINT PARK PHASE 2 ZONED PUD Future retail / office / medical



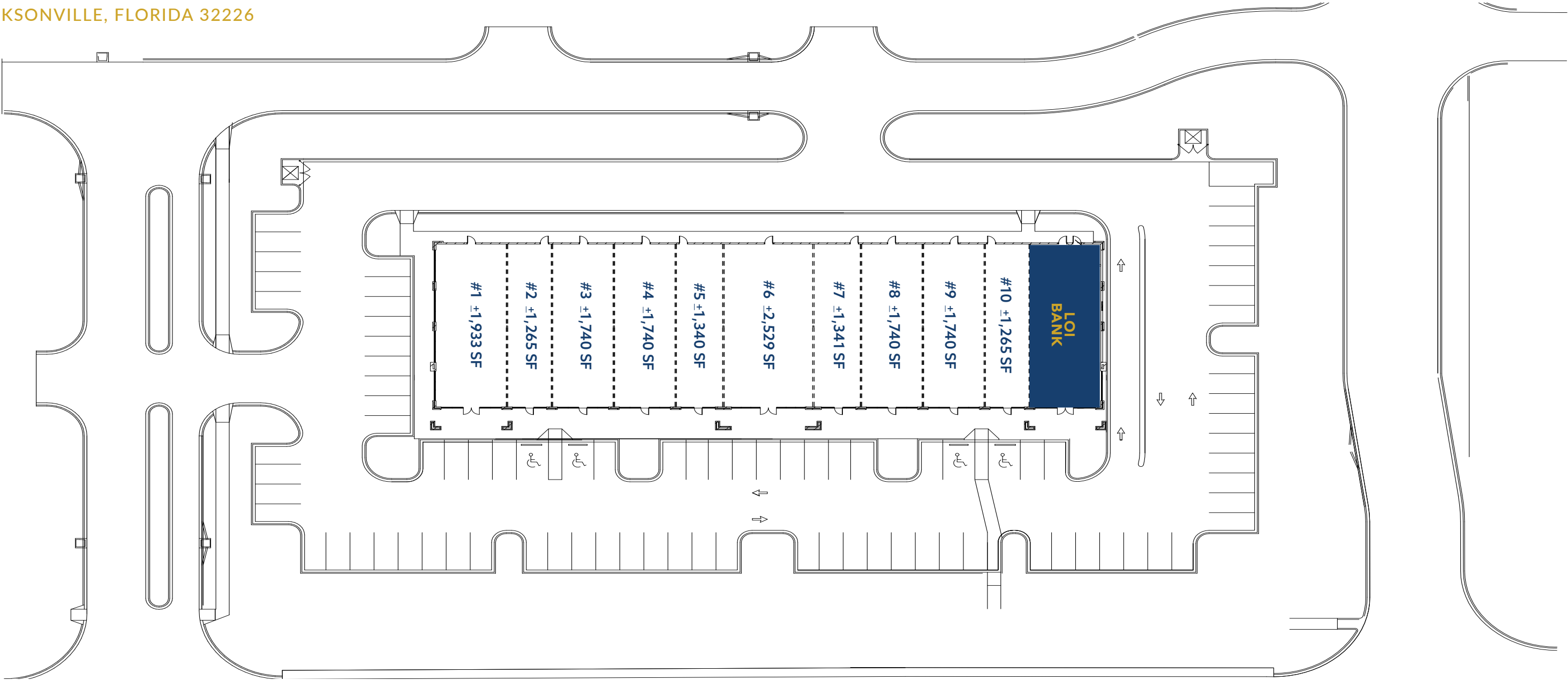
Northpoint Park is an office/retail project complementing Northpoint Village, the adjacent Publix anchored shopping center. The combination of the two projects will create an attractive commercial environment for the surrounding community, while increasing foot traffic to both phases and providing convenient services and dining options for nearby employees.





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YELLOW BLUFF ROAD



# NORTHPOINT PARK

## FEATURES

### SITE SIZE

8 acres

### FUTURE DEVELOPMENT

Retail, medical & office space

### ZONING

PUD

## DEMOGRAPHICS

### 2 MILES

### 5 MILES

### 10 MILES

### POPULATION

16,032

41,054

266,797

### HOUSEHOLDS

5,702

14,982

102,345

### MEDIAN HH INCOME

\$77,218

\$70,603

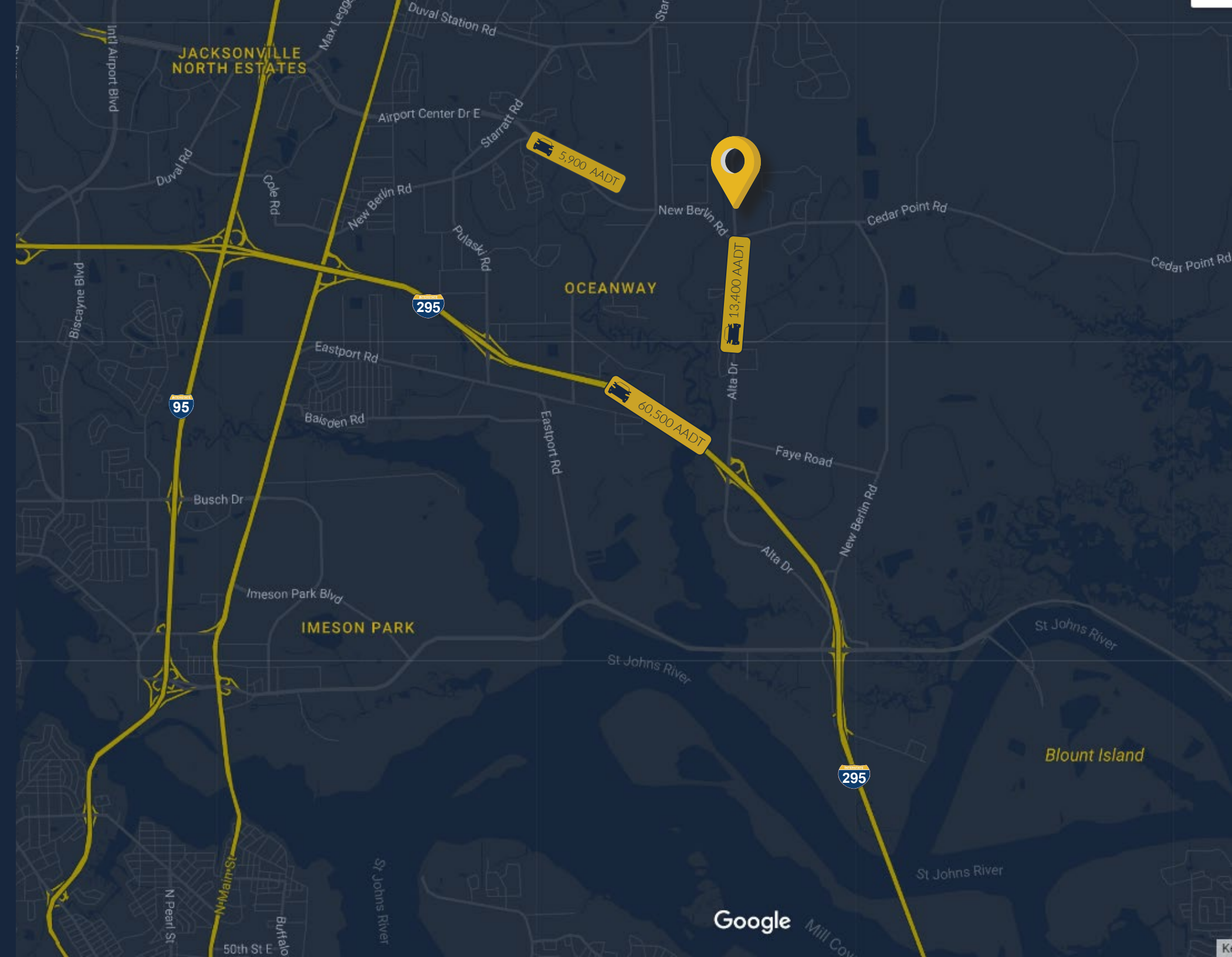
\$51,468

### AVERAGE HH INCOME

\$93,708

\$85,398

\$68,718





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