

1.74± Acre Commercial Opportunity

Normandy Blvd. | Jacksonville, FL

Prime Development Site with Excellent Visibility near I-295 & I-10

 FranklinStreet



Access to Full Median Cut
AVAILABLE Separately

 FranklinStreet
LAND ADVISORY GROUP

Franklin Street Real Estate Services, LLC - A Licensed Florida Broker: CQ1032352

PRICING & PROPERTY DETAILS



\$1,200,000

Asking Price

- » Ideal for QSR, retail, or service-oriented users
- » Excellent visibility and access from Normandy Blvd
- » Close proximity to I-295 & I-10
- » Strong residential base driving local retail demand



Normandy Blvd

23,500 VPD

228



LOCATION

0 Normandy Blvd,
Jacksonville, FL 32221



PARCEL ID

009203-0000



LOT SIZE

1.74± acres



ACCESS

Full Normandy Blvd
frontage



SURROUNDING USES

Retail, residential, and
commercial service



UTILITIES

Public water and sewer
available nearby



ZONING

CCG-1 & ROS

CONCEPT SITE PLAN



SITE OVERVIEW



DEMOGRAPHICS

Households

1 Mile	3,138
3 Miles	25,905
5 Miles	62,968

Population

1 Mile	8,373
3 Miles	69,143
5 Miles	161,909

Avg. HH Income

1 Mile	\$86,465
3 Miles	\$85,768
5 Miles	\$88,771

AREA OVERVIEW



1.74± Acre Commercial Opportunity

Normandy Blvd. | Jacksonville, FL

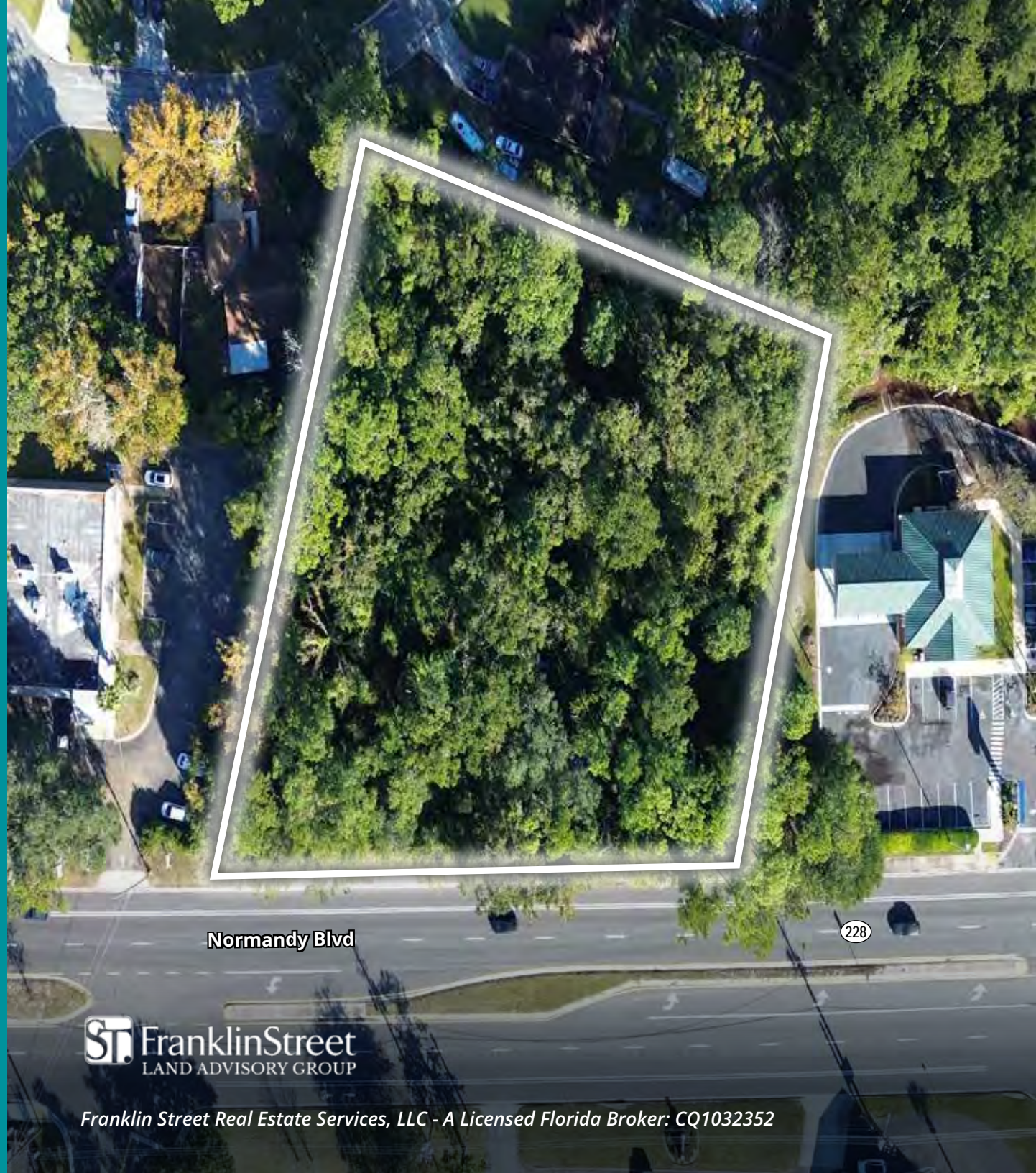
**Prime Development Site with
Excellent Visibility near
I-295 & I-10**

GIOVANNY CASTANO (LEAD)
Senior Associate
904.364.2091
giovanny.castano@franklinst.com

SHAUN MAYBERRY
Senior Director
904.219.9035
shaun.mayberry@franklinst.com

KEITH WOOD
Senior Associate
904.364.0952
keith.wood@franklinst.com

COOPER FOLDS
Associate
229.947.3436
cooper.folds@franklinst.com



Normandy Blvd

FranklinStreet
LAND ADVISORY GROUP

Franklin Street Real Estate Services, LLC - A Licensed Florida Broker: CQ1032352