

For Sale | 1.41± AC

10571 Normandy Blvd. | Jacksonville, FL 32221

Call for Pricing

Colliers



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PROPERTY Overview



1.41± AC



Commercial/Other (CO)

Description

The Bumgarner Industrial Team proudly presents this 1.41± acre commercial property offers prime visibility with 300 feet of frontage on a high-traffic corridor near Cecil Commerce Center. Zoned for commercial use and accessible via three roads, the site is ideal for a gas station or convenience store, with proximity to I-10, I-295, and I-95. Nearby logistics hubs include Jacksonville International Airport, Talleyrand Terminal, and Blount Island Marine Terminal, making it a strategic investment opportunity.

Property Address:	10571 Normandy Blvd Jacksonville, FL 32221
Parcel ID:	012774-0010, 012774-0020
Zoning:	Commercial/Other (Land)
Lot Size:	1.41± AC
Submarket:	Westside
Traffic Counts:	17,400± AADT on Normandy Blvd
Frontage:	300' of frontage on Normandy Blvd
Access:	Corner lot with 3 access roads

Area Demographic (5 mile radius)

Source: Esri, U.S. Census



**Population
(2025)**

5 Miles 107,124
10 Miles 343,482
20 Miles 1,085,716



**Projected
Population
(2030)**

111,950
358,113
1,133,992



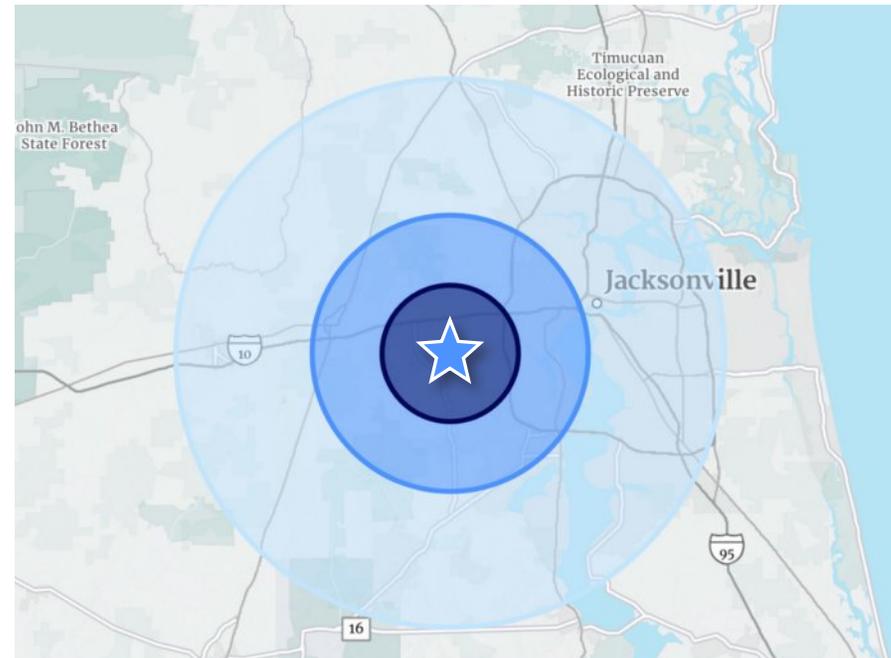
**Average
Household
Income
(2025)**

\$88,374
\$92,157
\$96,895



**Projected
Household
Income
(2030)**

\$100,923
\$103,656
\$108,882



PROPERTY Location



Click to view location



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FedEx
O'NEAL STEEL
THE METALS COMPANY
AN OX COMPANY

Michaels
MAKE CREATIVITY HAPPEN

amazon
Jinko Solar
FedEx
BRIDGESTONE

SOUTHERN GLAZERS
WINE & SPIRITS
CEMEX
ATD
AMERICAN TIRE DISTRIBUTORS
xpedient LOGISTICS
Airgas

amazon
wayfair
+stellarenergy
Expect More™

DOLLAR GENERAL
FAMILY DOLLAR

The Plaza at Normandy
McDonald's
P
at&t
ups
hair.cuttery

17,400± AADT

Cecil Airport



Location

Distances

US 23 | 1.7 miles

I-10 | 2 miles

I-295 | 4.5 miles

I-95 | 5 miles

Cecil Airport | 5.9 miles

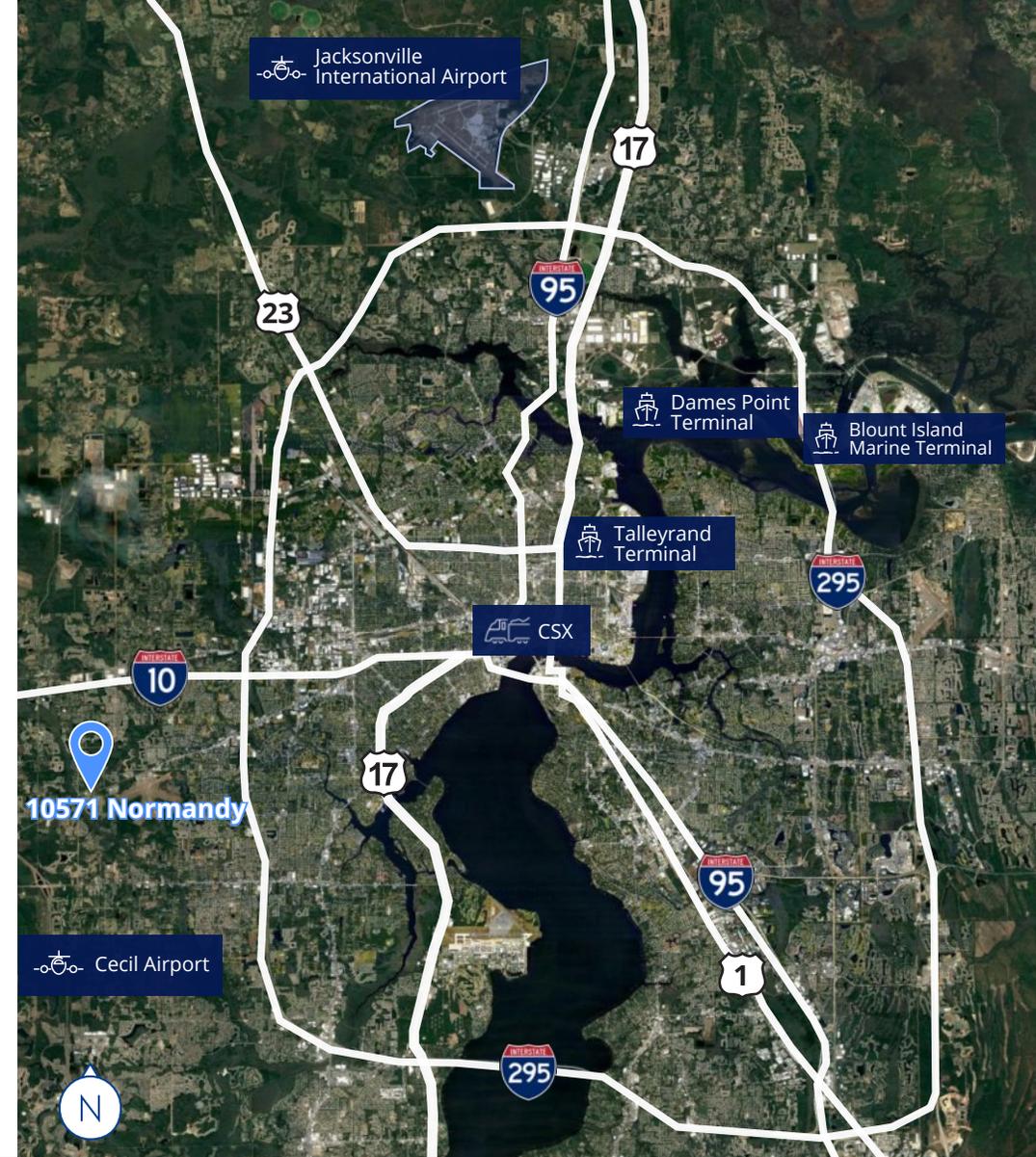
CSX Intermodal - Moncrief Terminal | 11.6 miles

JAXPORT Talleyrand Terminal | 16.9 miles

JIA | 22.4 miles

JAXPORT Dames Point Terminal | 24.5 miles

JAXPORT Blount Island Terminal | 26 miles



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