

MATHIS REPORT



JAX DAILY RECORD

FRIDAY, SEP. 24, 2021 08:20 AM EST

Publix shown as anchor for Westside shopping center

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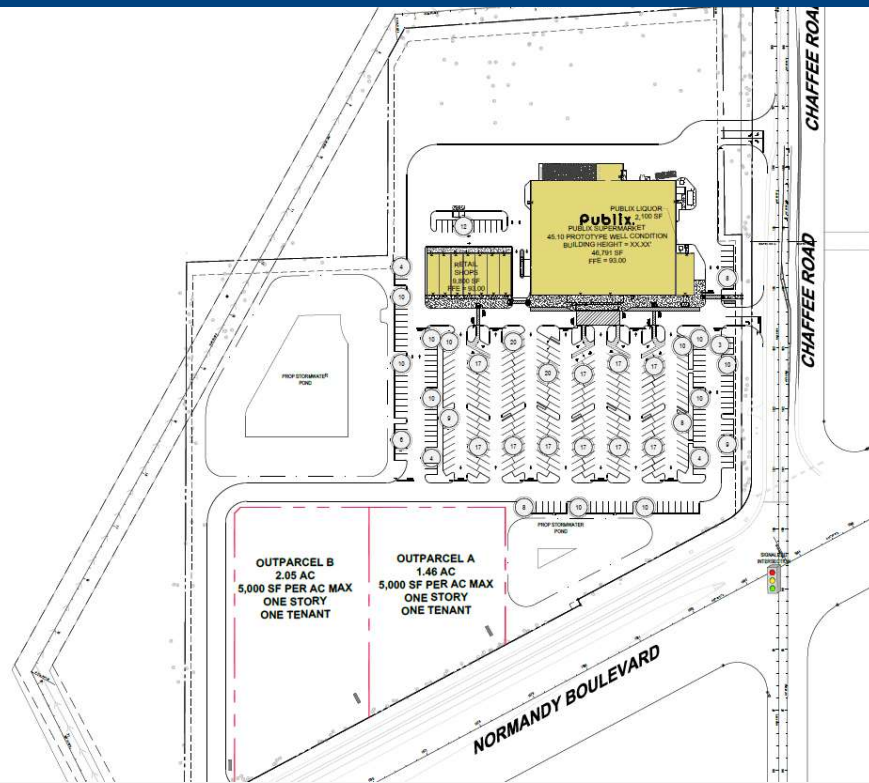
The supermarket chain would be the lead tenant on a 19-acre site at Normandy Boulevard and Chaffee Road.

by: [Karen Brune Mathis](#) | Editor

Publix Super Markets Inc. could anchor a new Westside shopping center planned at northwest Normandy Boulevard and Chaffee Road, near Cecil Commerce Center.

The St. Johns River Water Management District is reviewing an application for the 19.35-acre project designed for a 46,791-square-foot Publix and another 9,800-square-foot building of retail shops.

Plans also show two outparcels of 1.46 and 2.05 acres for up to 5,000-square-foot single-tenant buildings on each.



The shopping center is at northwest Normandy Boulevard and Chaffee Road, near Cecil Commerce Center.

Wagner Property Group LLC of Tampa is shown as the developer. Bohler Engineering of Boca Raton is the civil engineer.

Publix Community Relations Manager Chris Norberg said Sept. 23 by email that the company could not comment because the lease has not been fully executed.

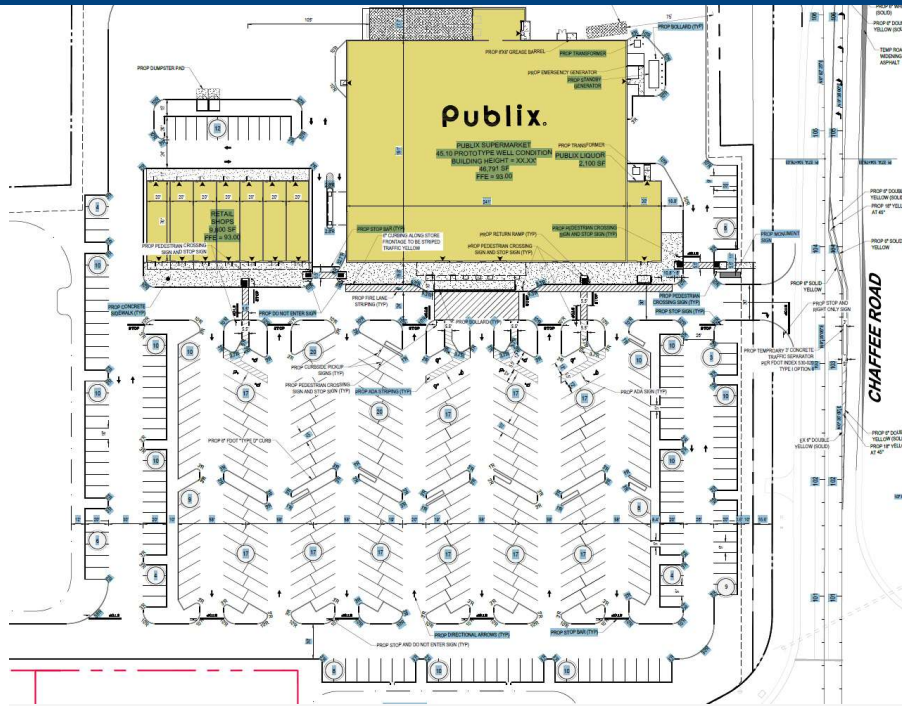
Marketmasters of the Southeast Inc. of Orange Park is listing the property. It shows three parcels totaling about 19 acres, east of the First Coast Expressway.

Marketmasters President Phillip Parsons said Sept. 23 the property has been under contract for more than a year and should close in the next month or two.

Marketmasters represents property owners Huntley Jiffy Trust and W.T. and L.L. Investments. The Normandy and Chaffee property was a former site for a potential Huntley Jiffy convenience food store that was not developed.

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Parsons said the property is under contract for \$4.9 million. He said he has been working ownership principal Ward Huntley.

The developers are awaiting some permits. After those are granted, development “will move quickly,” he said.

Wagner Property has not returned an email for comment.

Parsons said Marketmasters would work with the buyers to sell the outparcels and to help lease the retail shops.

He said the site is near commercial, multifamily and single-family development.

“It’s a good location,” Parsons said.

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