

**Own a High-Exposure Property
on Normandy Blvd**

Flexible Zoning, Strong Visibility

5413 Normandy Blvd, Jacksonville, FL 32205



FOR SALE
MATT DEMIR

BROKER

(904) 200-1835

MATT@XERARE.COM

\$ 799,000.00

Own a High-Exposure Property on Normandy Blvd Flexible Zoning, Strong Visibility HIGHLIGHTS & OVERVIEW

Freestanding Commercial Building —
±5,220 SF single-tenant structure on
±0.44 acres with 69' of direct frontage
along Normandy Blvd (SR-228).

Prime Visibility & Traffic — Positioned on a
high-exposure corridor with approximately
28,000 vehicles per day, offering excellent
signage and brand presence.

Flexible Zoning (CCG-2) — Permits a wide
range of uses including retail, showroom,
automotive, restaurant, or service
operations.

Owner-User or Investment Potential —
Ideal for owner-occupants, investors, or
value-add buyers seeking repositioning,
lease-up, or redevelopment opportunities.

Strategic West Jacksonville Location —
Surrounded by established retail, service,
and industrial users with easy access to
Cassat Ave, Lane Ave, and I-10.



\$799,000.00



EASY ACCES

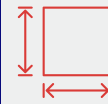


PARKING LOT
AVAILABLE



5,220 SF

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5,220 SF



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DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households:

3,977

31,540

71,922

Total Population:

9,498

74,303

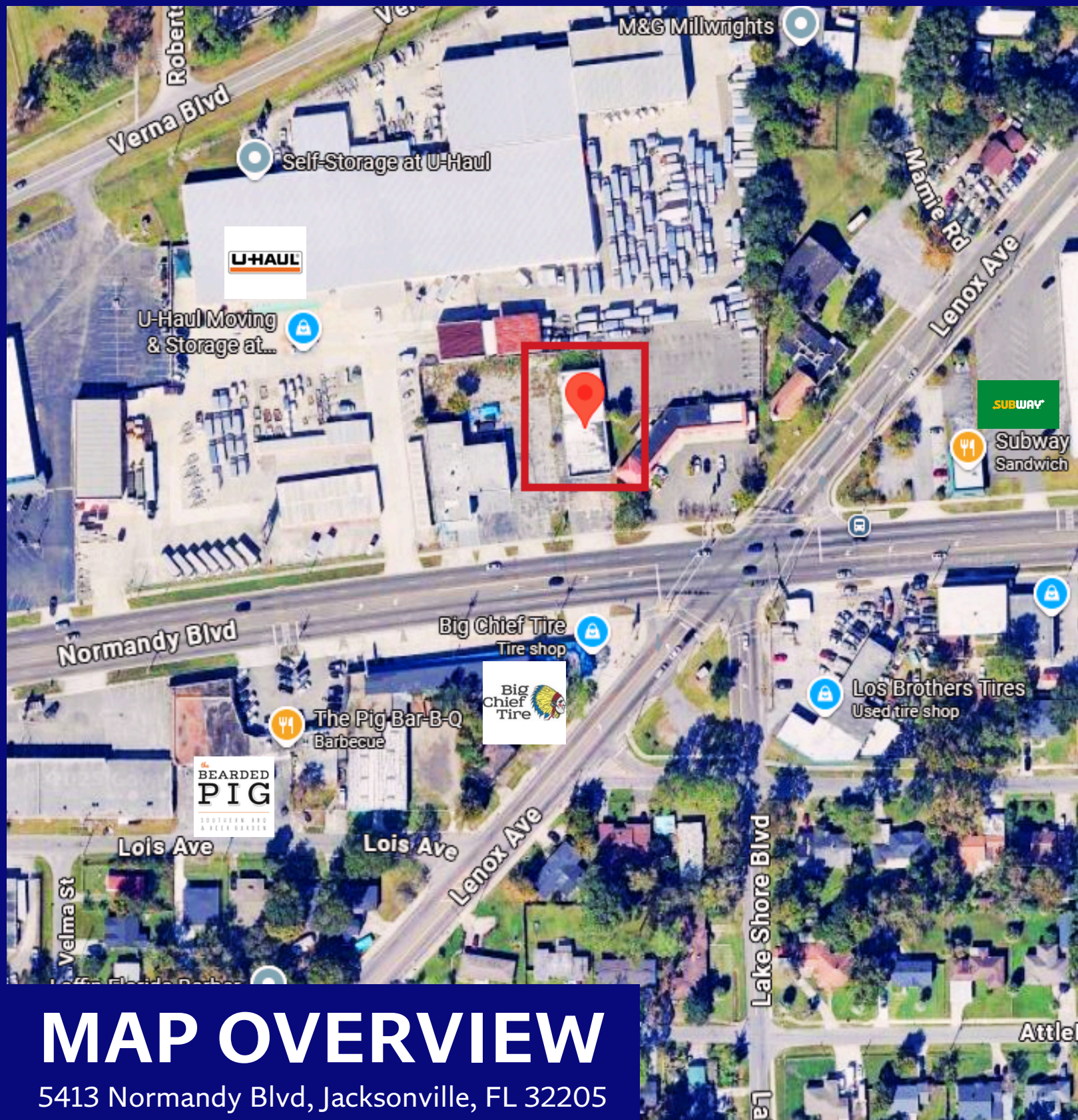
175,274

Average HH Income:

\$55,965

\$68,280

\$66,485



MAP OVERVIEW

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