



NORTHPOINT VILLAGE

A **Publix** Anchored Shopping Center

New Berlin Road and Yellow Bluff Road • Jacksonville, FL



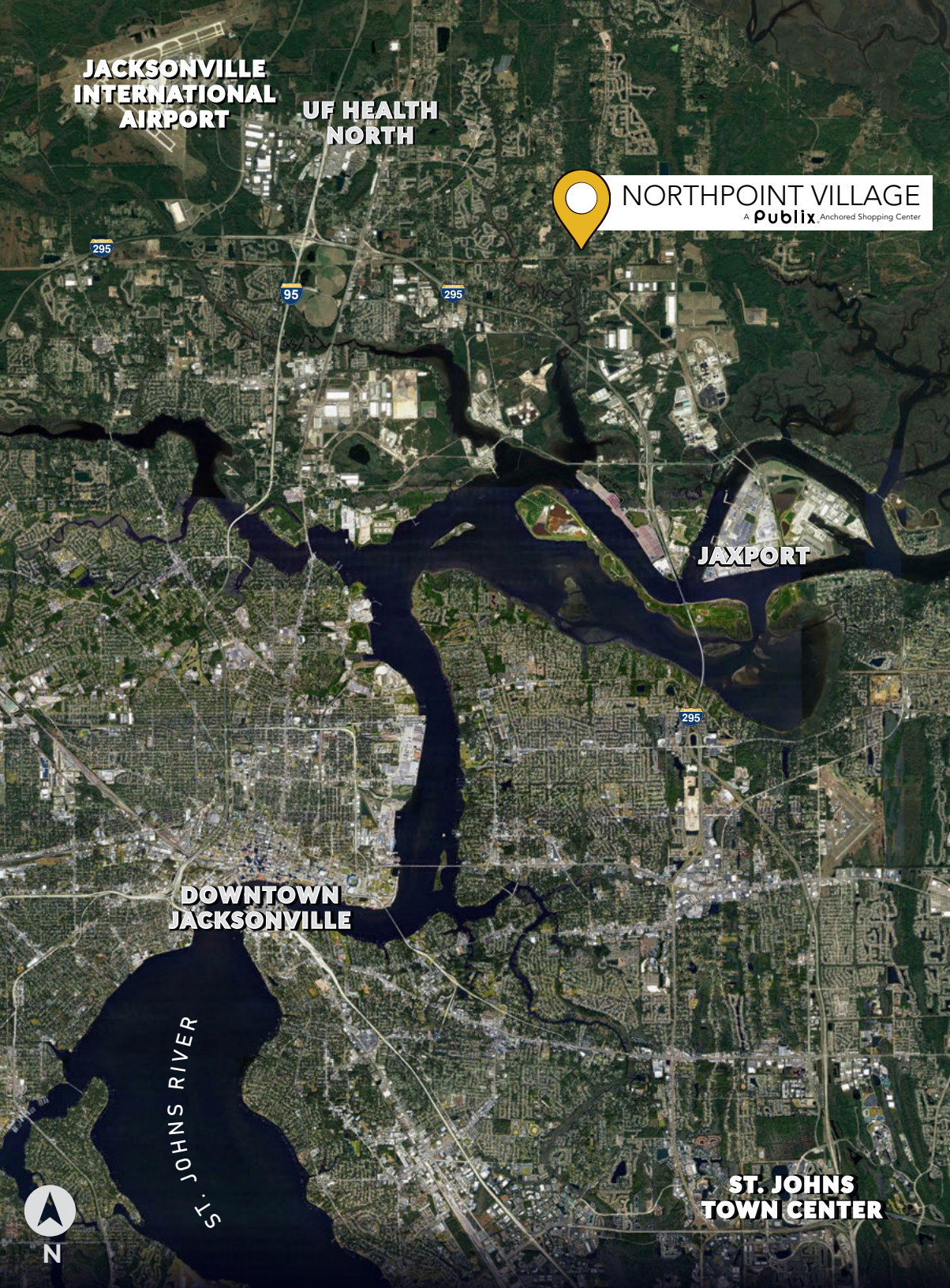
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THE LOCATION

Groceries, pharmacy, services and shopping to Jacksonville's Northside.

Located in an area long under served, the Publix-anchored Northpoint Village brings shoppers what they've been missing. Zoned PUD with close proximity to I-295, I-95 and U.S. 17, Northpoint Village offers convenience and selection in close proximity to a dense residential market.

The center provides direct visibility to more than 12,000 cars daily. It offers shopping and specialty services for more than 100,000 local residents and 50,000 workplace employees within a 15-minute drive time.





YELLOW BLUFF RD.

10,000 AADT

12,000 AADT

NEW BERLIN RD.



FUTURE DEVELOPMENT 230 ACRES
COMMERCIAL BUILDING 8,000 SF
COMMERCIAL BUILDING 10,000 SF
8 FT FENCE
COMMERCIAL BUILDING 4,000 SF
COMMERCIAL BUILDING 4,000 SF
LIFT STATION



Publix

FOOD & PHARMACY

12541

ENTRY

Publix

PHARMACY
DRIVE THRU
←

SITE PLAN



PHASE 2
ZONED PUD
Future retail / office / medical

PHASE 1
ZONED PUD



SIGN MONUMENT

YELLOW BLUFF ROAD



12553 YELLOW BLUFF RD. +6,400 SF



12529 YELLOW BLUFF RD. ±11,380 SF



NEW BERLIN ROAD

MONUMENT SIGN
EXISTING DRIVEWAY

8' HT. FENCE

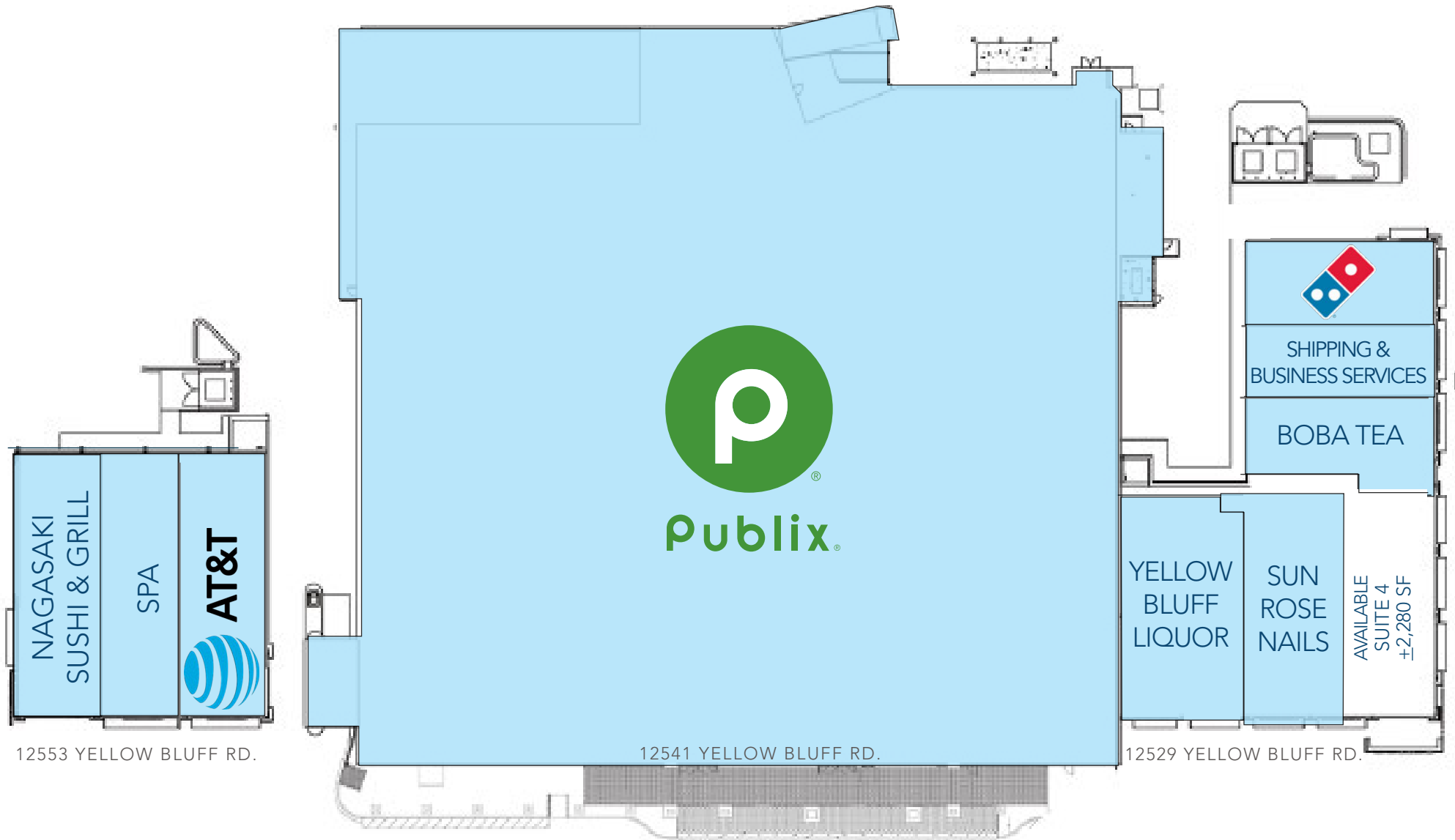
REAR PARKING 62 SPACES

VILLAGE GREEN

BANK



FLOORPLAN





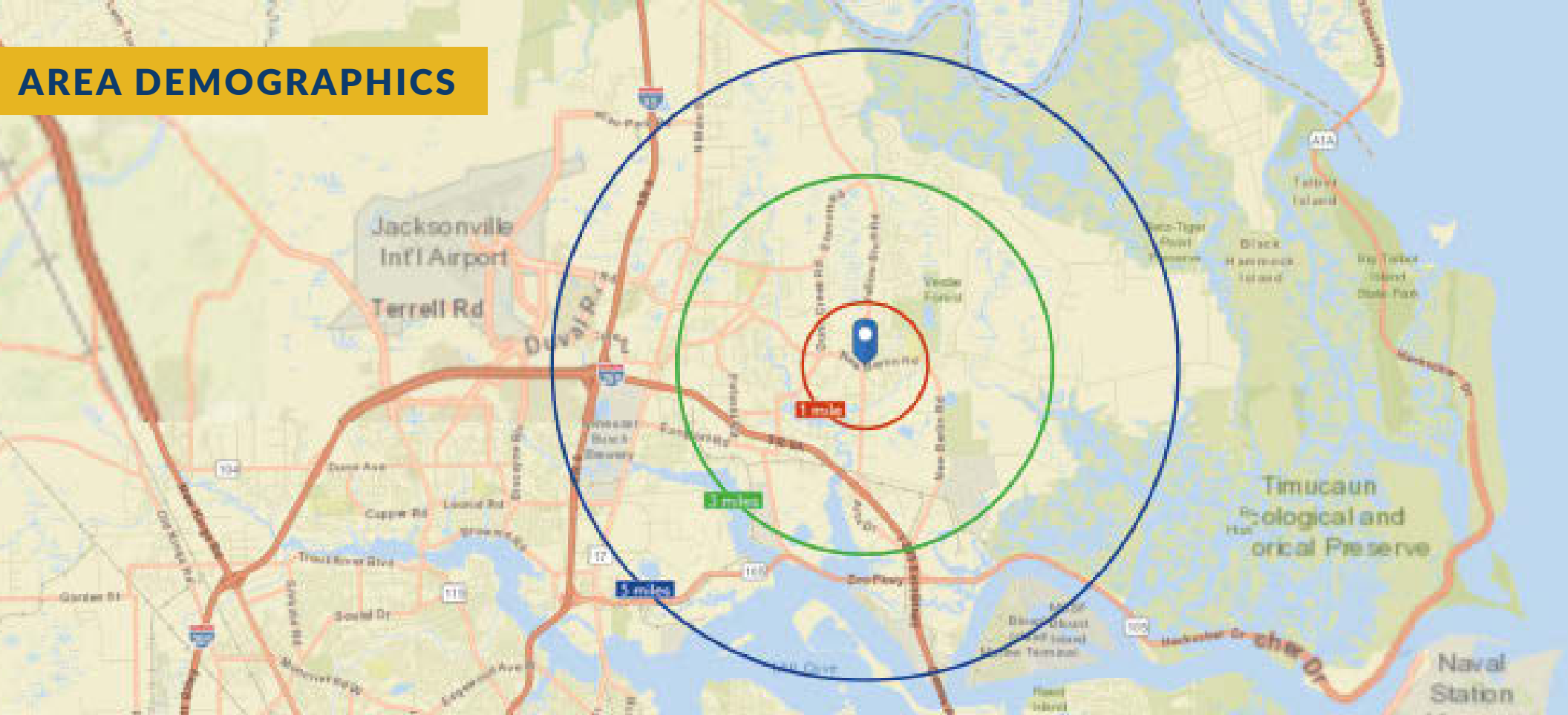
LIFESTYLE SEGMENT

**Family-oriented suburban workers
that embrace the outdoors.**

- Prefer the suburban periphery of metropolitan areas
- Most households are couples with children
- Most households have 2-3 vehicles with a long travel time to work
- Connected, with a host of wireless devices
- High participation in the labor force and low unemployment
- Heavy spend on eating out at health conscious, fast-food and family restaurants



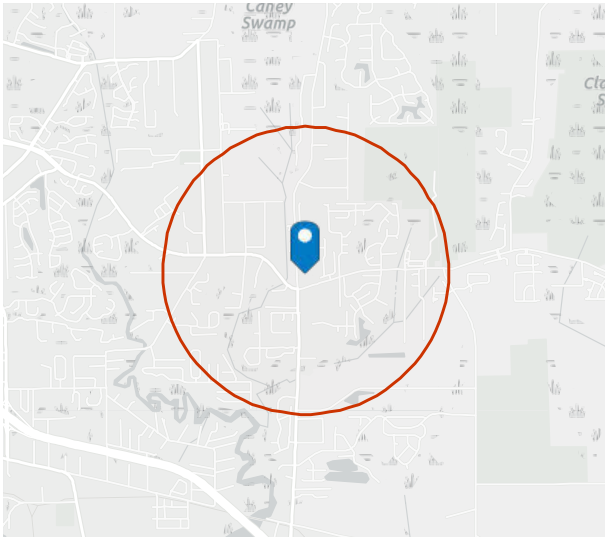
AREA DEMOGRAPHICS



	1-MILE	3-MILE	5-MILE
POPULATION			
2023	4,764	29,273	49,192
2028 (projected)	4,785	30,146	50,799
HOUSEHOLD INCOME			
2023 MEDIAN HH INCOME	\$105,469	\$96,251	\$90,695
2023 AVERAGE HH INCOME	\$123,648	\$119,082	\$113,608
MEDIAN AGE			
AGE	39.9	38.3	38.4
DAYTIME POPULATION			
2023 DAYTIME EMPLOYEES	599	7,279	23,707

POPULATION TRENDS AND KEY INDICATORS

12541 Yellow Bluff Rd
Ring of 1 mile



4,764	1,677	2.83	39.9	\$94,888	\$319,390	91	120	67
Population	Households	Avg Size	Median	Median	Median	Wealth	Housing	Diversity
		Household	Age	Household Income	Home Value	Index	Affordability	Index

MORTGAGE INDICATORS



\$14,320

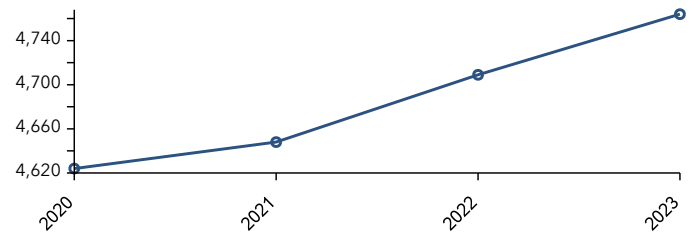
Avg Spent on Mortgage & Basics



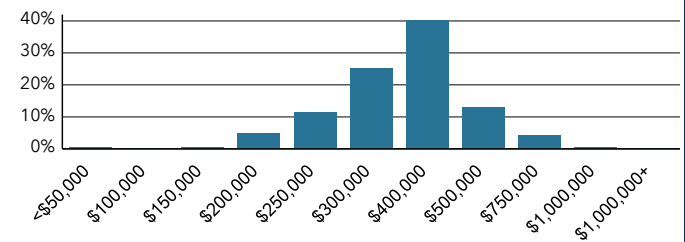
20.2%

Percent of Income for Mortgage

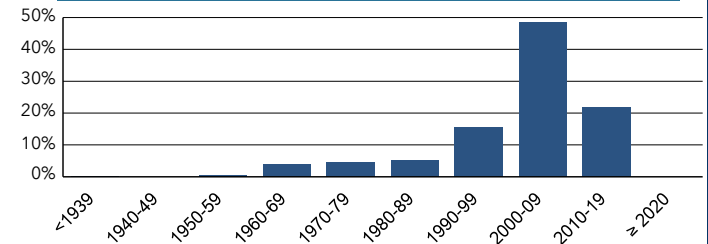
Historical Trends: Population



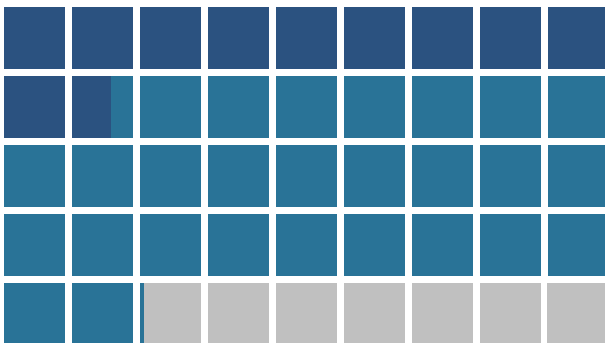
Home Value



Housing: Year Built

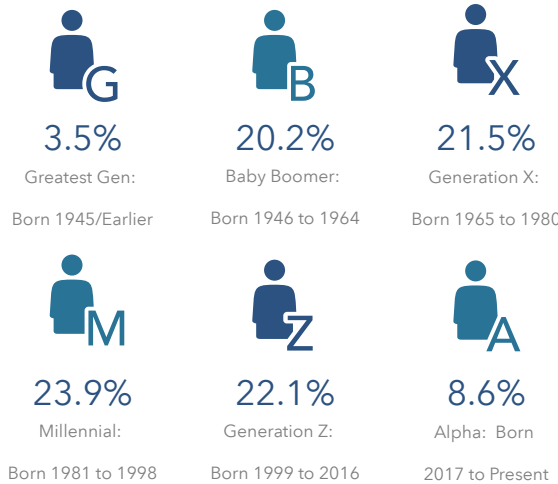


POPULATION BY AGE



■ Under 18 (23.6%) ■ Ages 18 to 64 (61.0%)
■ Aged 65+ (15.4%)

POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri



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