



For Lease

1,285 - 1,468 SF | Negotiable  
Retail/Medical/Office Space



## Patel Plaza 2

5913 Normandy Blvd Jacksonville, FL 32205

### Property Highlights

- Recent major capital improvements include parking lot seal & stripe, roof, modern facade, gutters, firewall between units, electrical for channel letter signage.
- Tenant mix includes retail, medical and office users
- Located in the Riverside submarket 1 mile east of Interstate-295 and 1/2 mile south of Interstate-10
- Traffic counts of 25,500 vehicles per day on Normandy and 22,000 on Lane Avenue

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,250	30,646	68,274
Total Population	8,231	71,397	164,835
Average HH Income	\$57,937	\$75,928	\$78,712

### Offering Summary

Lease Rate:	Negotiable
Available SF:	1,285 - 1,468 SF
Parking:	60 spaces or 3.77/1,000 SF
Traffic Count:	25,500 AADT Normandy Blvd 23,500 AADT Lane Avenue

Spaces	Lease Rate	Space Size
1-2	Negotiable	1,468 SF
4	Negotiable	1,285 SF

### For More Information



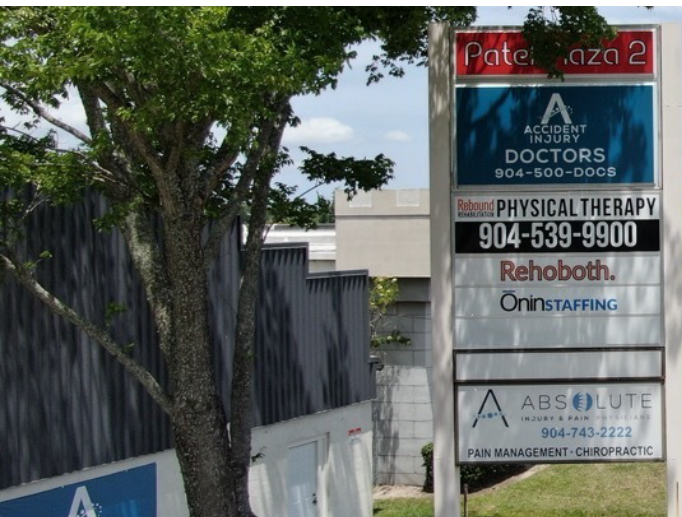
**Austin Kay**

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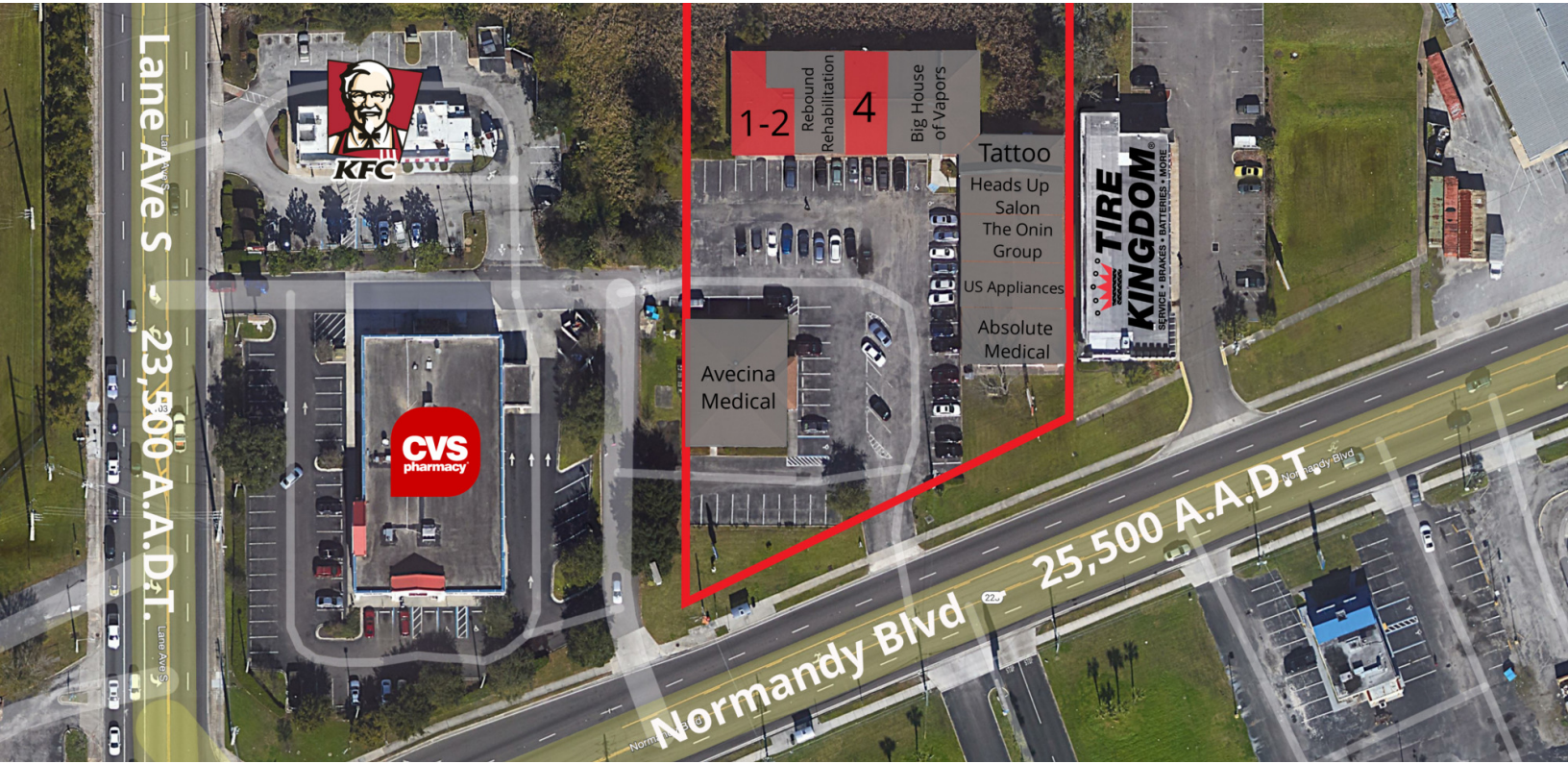
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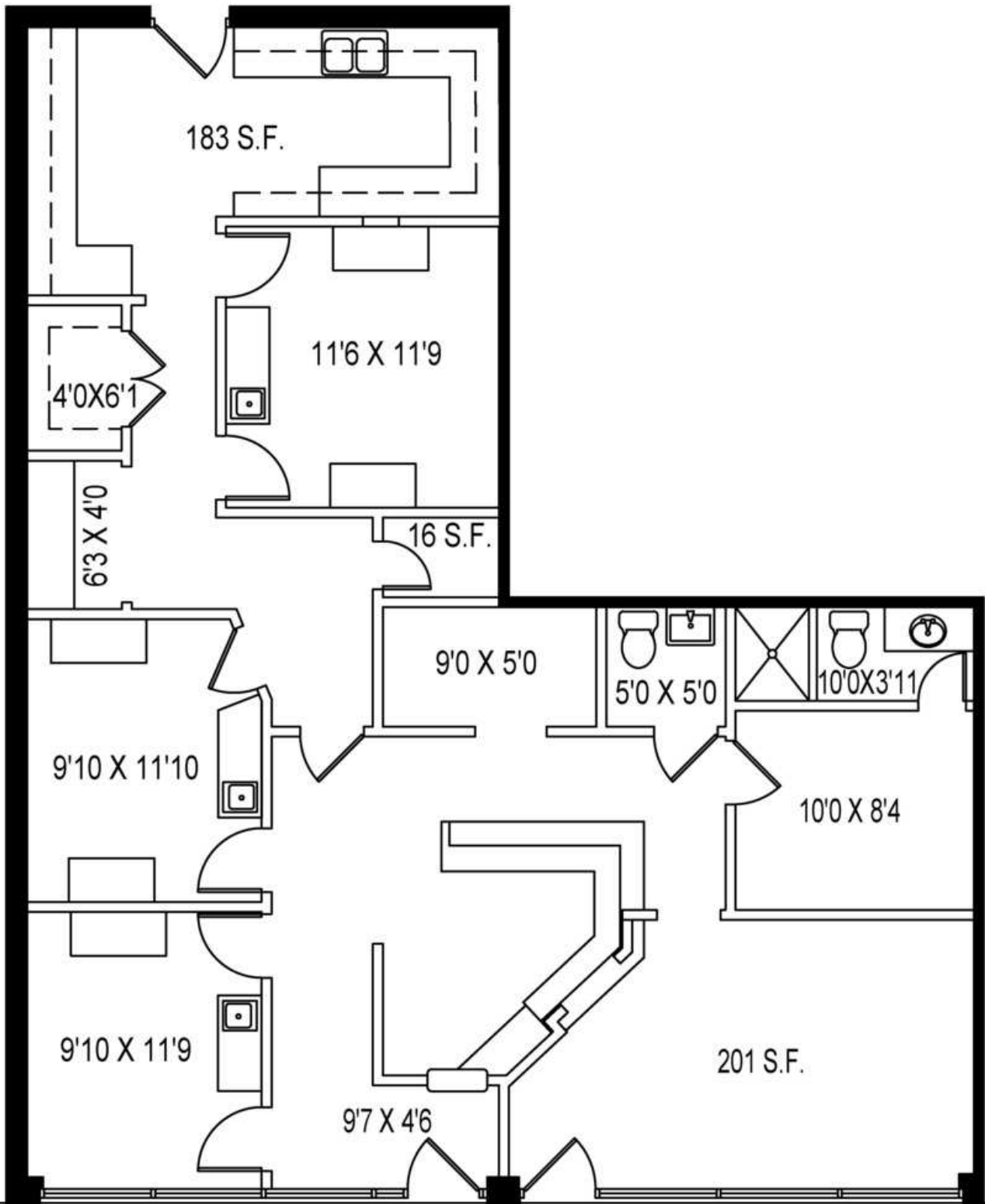
Available Spaces

Suite	Tenant	Size	Type	Rate
1-2	Available	1,468 SF	NNN	Negotiable
3	Rebound Rehabilitation	1,471 SF	NNN	-
4	Available Soon	1,285 SF	NNN	Negotiable
5-7	Big House of Vapors	2,721 SF	NNN	-
8	Synthia Roy Tattoo & Body Piercing	977 SF	NNN	-
9	Heads Up Salon	800 SF	NNN	-
10	The Onin Group	1,150 SF	NNN	-
11	US Appliances	1,124 SF	NNN	-
12-13	Absolute Medical	2,220 SF	NNN	-
5915	Avecina Medical	3,400 SF	NNN	-



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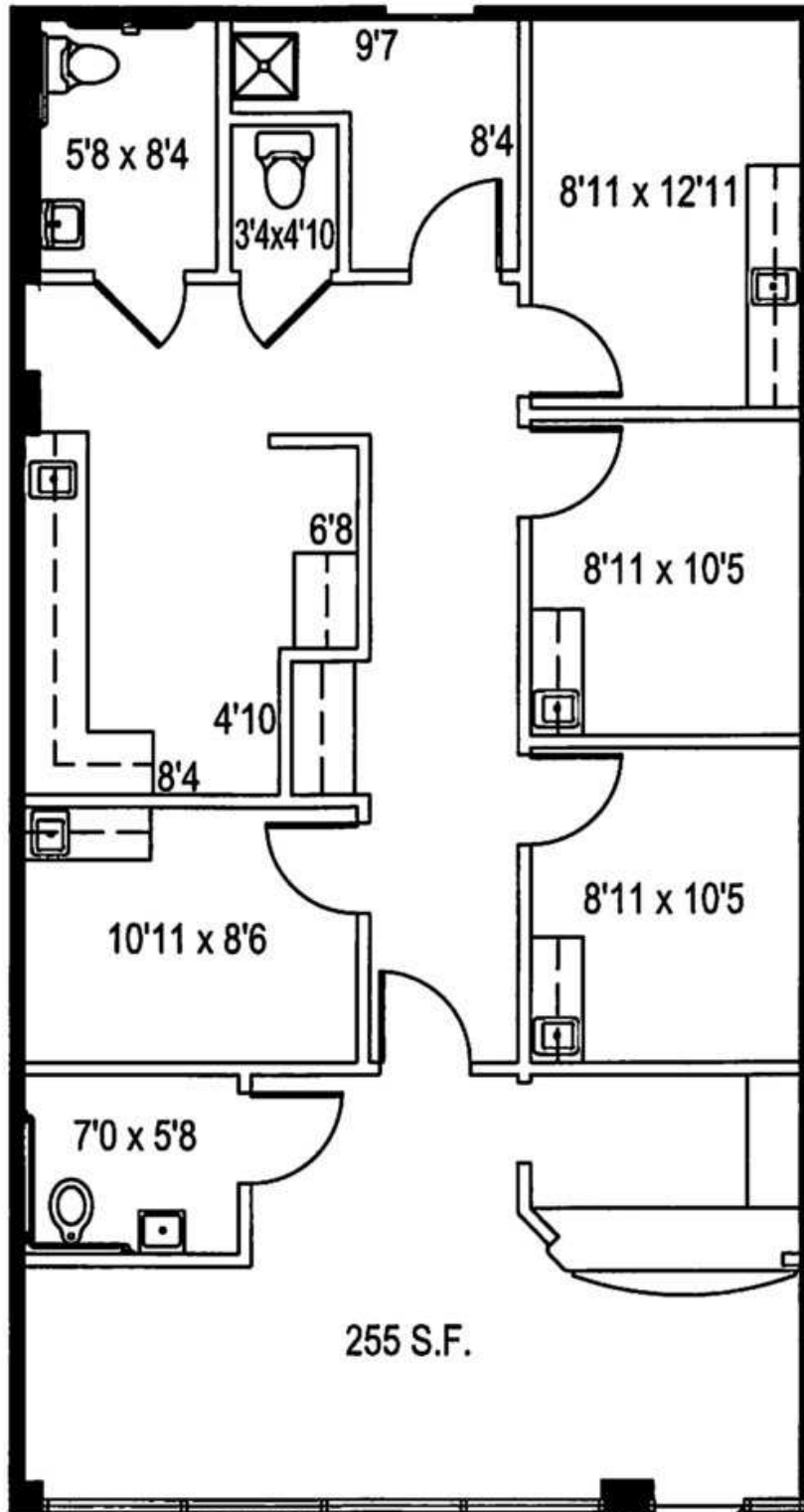
Units 1 & 2 - 1,468 SF

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Unit 4 - 1,285 SF

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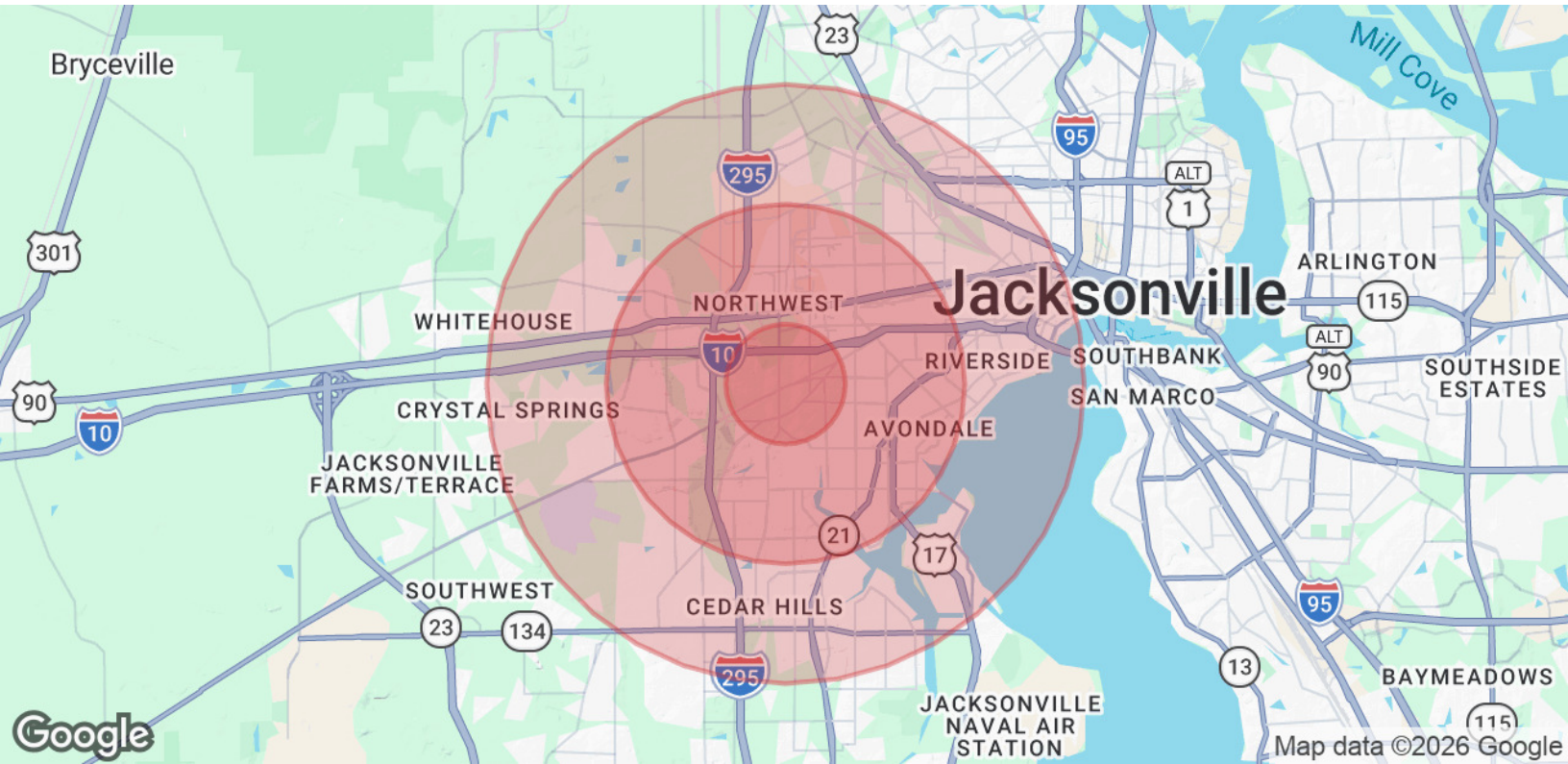
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,231	71,397	164,835
Average Age	32.3	38.3	38.3
Average Age (Male)	34.0	37.4	36.7
Average Age (Female)	32.5	38.9	39.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,250	30,646	68,274
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$57,937	\$75,928	\$78,712
Average House Value	\$174,961	\$214,835	\$248,629

\* Demographic data derived from 2020 ACS - US Census