



FranklinStreet

Offering Memorandum



1550 NORMANDY VILLAGE PARKWAY

Jacksonville, FL 32221  
Retail, Medical, Office

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|                  |                    |
|------------------|--------------------|
| Asking Price:    | \$4,600,000.00     |
| Building Size:   | 51,982 square feet |
| Property Size:   | 7.66 acres         |
| Number of Units: | 12                 |



## PROPERTY DETAILS

Franklin Street is pleased to present this 51,982 square foot building lease opportunity located off Normandy Village Parkway in Jacksonville, Florida. This is in a prominent location being across the street from a Publix, as well as right next to I-295 which offers plenty of visibility from the interstate. Directly on the other side of the site is a Kindred Hospital that is set to open 4th quarter of 2024. This building has 9 office suites available for lease and two that are occupied by tenants. Each suite has a roof height of 15 to 20 feet.

- Located in Duval County
- Site is already fully paved
- Clean phase 1 report
- 912 feet of frontage on Normandy Blvd
- Zoned CCG-1
- Positioned next to a Kindred Hospital opening Q4 '24
- Visibility from I-295
- Across the street from Publix

# AERIAL MAP



# ANCHOR SPACE **AVAILABLE**

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# EXTERIOR PHOTOS



# 1550 NORMANDY VILLAGE PARKWAY

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Presented By:

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