



SUITES 1-2
3,815 SF

SHEAR PERFECTION
FULL SERVICE SALON

RETAIL SPACE AVAILABLE | FOR LEASE

7200 Normandy Blvd
Jacksonville, FL 32205

KAYLA DEGUZMAN
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PROPERTY HIGHLIGHTS

Presenting ATM outparcel opportunity and end-cap space available for lease at 7200 Normandy Blvd, located at the busy signalized intersection of Normandy Boulevard and Memorial Park Road. Join neighboring tenants such as City Rescue Mission, Papa Johns, Metro PCS & Dollar Tree at this neighborhood shopping center. Current lease availability includes a 3,815 SF suite. The suite is a 2nd generation salon space and is completely move-in-ready. All appliances, equipment, and furnishings can be purchased separate from the lease.

Normandy Station Shopping Center offers quick access to I-295 (94,763 VPD) and I-10 (84,854 VPD), 703' of frontage on Normandy Blvd (28,922 VPD), tall pylon monument signage, and almost 300 parking spaces. Centered between many national brands like Wal-Mart, Publix, Walgreens, Aldi, and Winn-Dixie, you won't want to miss out on this opportunity to be part of this major west Jacksonville retail corridor!



PROPERTY DETAILS

Building Size:	70,780 SF
Zoning:	CCG-2
Frontage:	703'
Property Sub-Type:	Neighborhood Shopping Center
Parking:	300 spaces

LEASE DETAILS

Suite	Size	Lease Price
Suite 1-2	3,815 SF	\$19/SF + \$4/SF NNN
Outparcel/ATM	400 SF	\$10,000 / Annually



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NORMANDY STATION AERIAL & AVAILABILITY



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INTERIOR PHOTOS: SUITE 1-2



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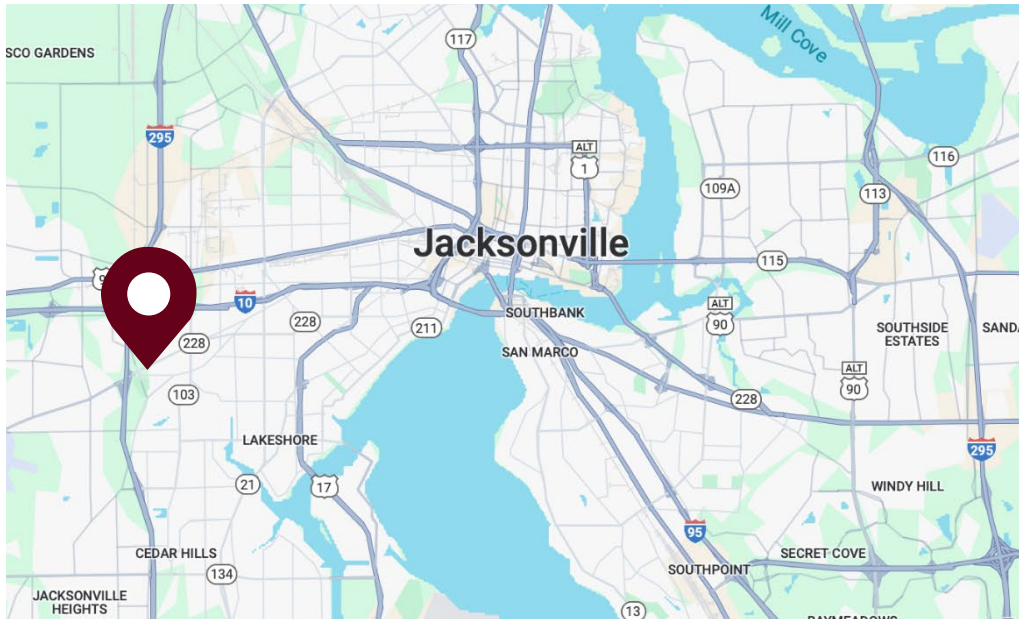
SUB-MARKET OVERVIEW



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TENANT MIX



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