

LISTING NEWS:

- Publix Planned—Normandy & Chaffee
- 3,000-unit new home community coming soon



Commercial Realty, Inc.

**17001 Normandy Blvd. (FL-228)
@ CR-217
Jacksonville, FL 32234**

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Will Messer



17001 NORMANDY BLVD (FL-228) @ CR-217

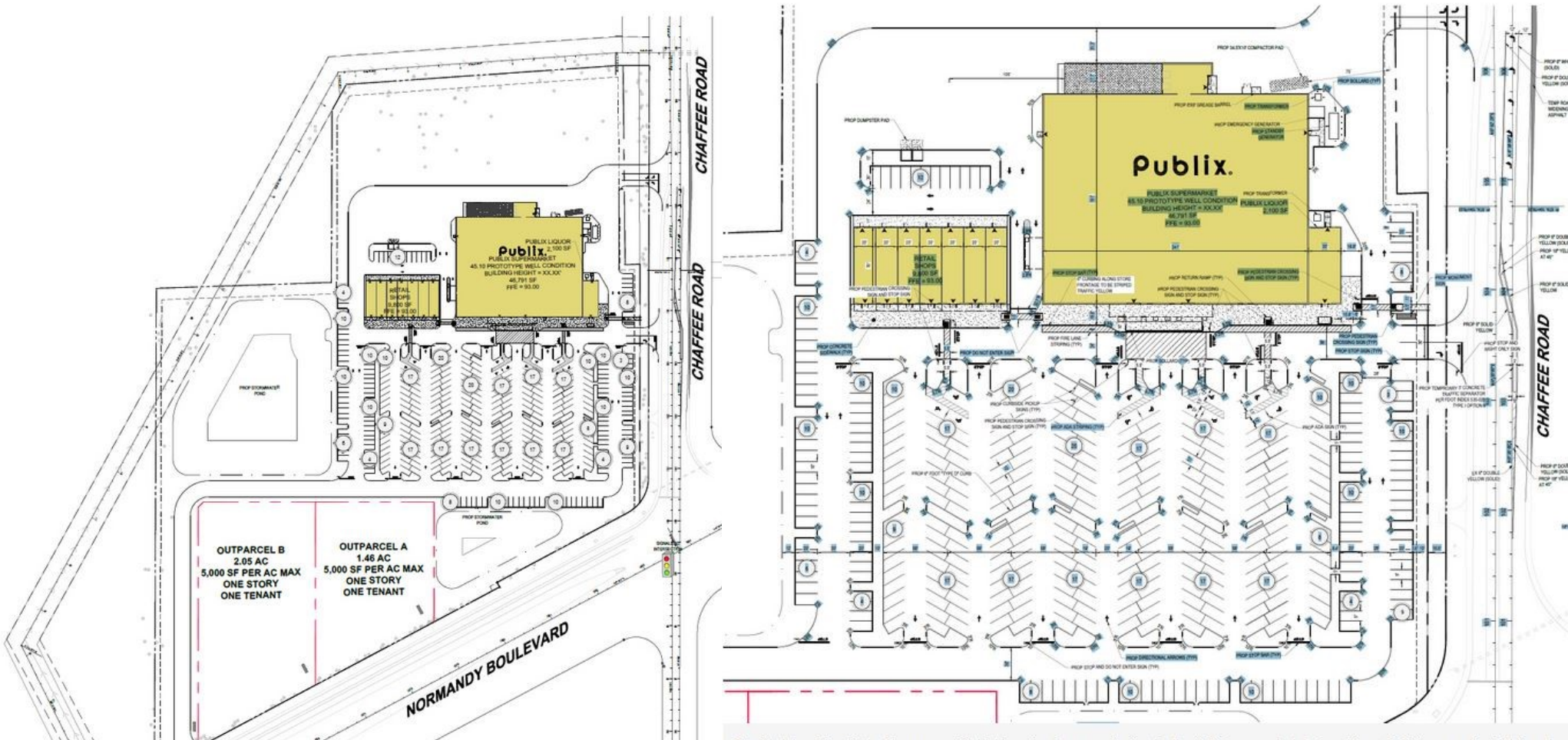
Commercial Realty, Inc.

- Maxville Regional Park + Jax. Public Library-Maxville Branch = 1 Mile / 1 Minute
- Treeline Trails (LGI Homes) — 150 units = 2 Miles / 3 Minutes
- Winchester Ridge (D.R. Horton) — 700 units = 3 Miles / 3 Minutes
- Florida State College of Jacksonville Cecil = 7 Miles / 8 Minutes
- Cecil Commerce Center = 8 Miles / 9 Minutes
- First Coast Expressway / SR-23 = 9 Miles / 9 Minutes
- I-10 = 8 Miles / 10 Minutes
- Proposed Publix (Normandy Blvd. & Chaffee Road) = 10 Miles / 10 Minutes



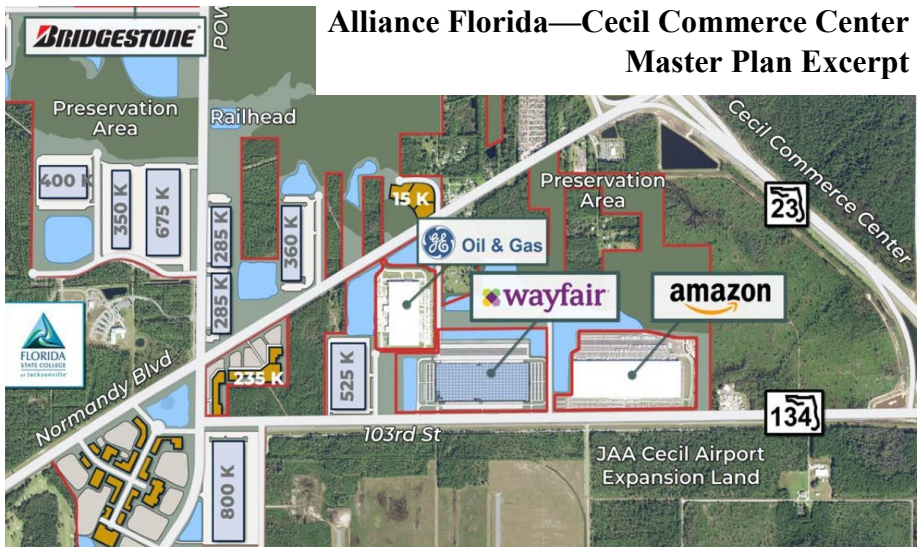
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The shopping center is at northwest Normandy Boulevard and Chaffee Road, near Cecil Commerce Center.

The St. Johns River Water Management District is reviewing an application for the 19.35-acre project designed for a 46,791-square-foot Publix and another 9,800-square-foot building of retail shops.



**Alliance Florida—Cecil Commerce Center
Master Plan Excerpt**

17001 NORMANDY BLVD @ CR-217

Acreage:	17.33		
Sale Price:	\$1,750,000		
Zoning	Planned Unit Development		
Proximity:	1 mile	3 miles	5 miles
Total Population:	1,240	2,444	4,260
Median Age:	32	35	36
Median HH Income:	\$96,874	\$79,122	\$73,799

Florida State College Jacksonville Cecil



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