

Normandy Plaza

FOR LEASE

FOR LEASE

5065 Normandy Blvd
Jacksonville, FL 32205

Luke Feldman, CCIM
Three Lions Real Estate
(904) 701-7951
lfeldman@threelionsre.com

Price Pickett
(904) 233-3550
price@threelionsre.com



HIGHLIGHTS

- Densely populated, dynamic trade area
- Adjacent to historic Murray Hill neighborhood
- Next to Wawa
- Ample parking
- Great signage with pylon on Normandy Blvd
- Traffic count: (AADT: 15,300)

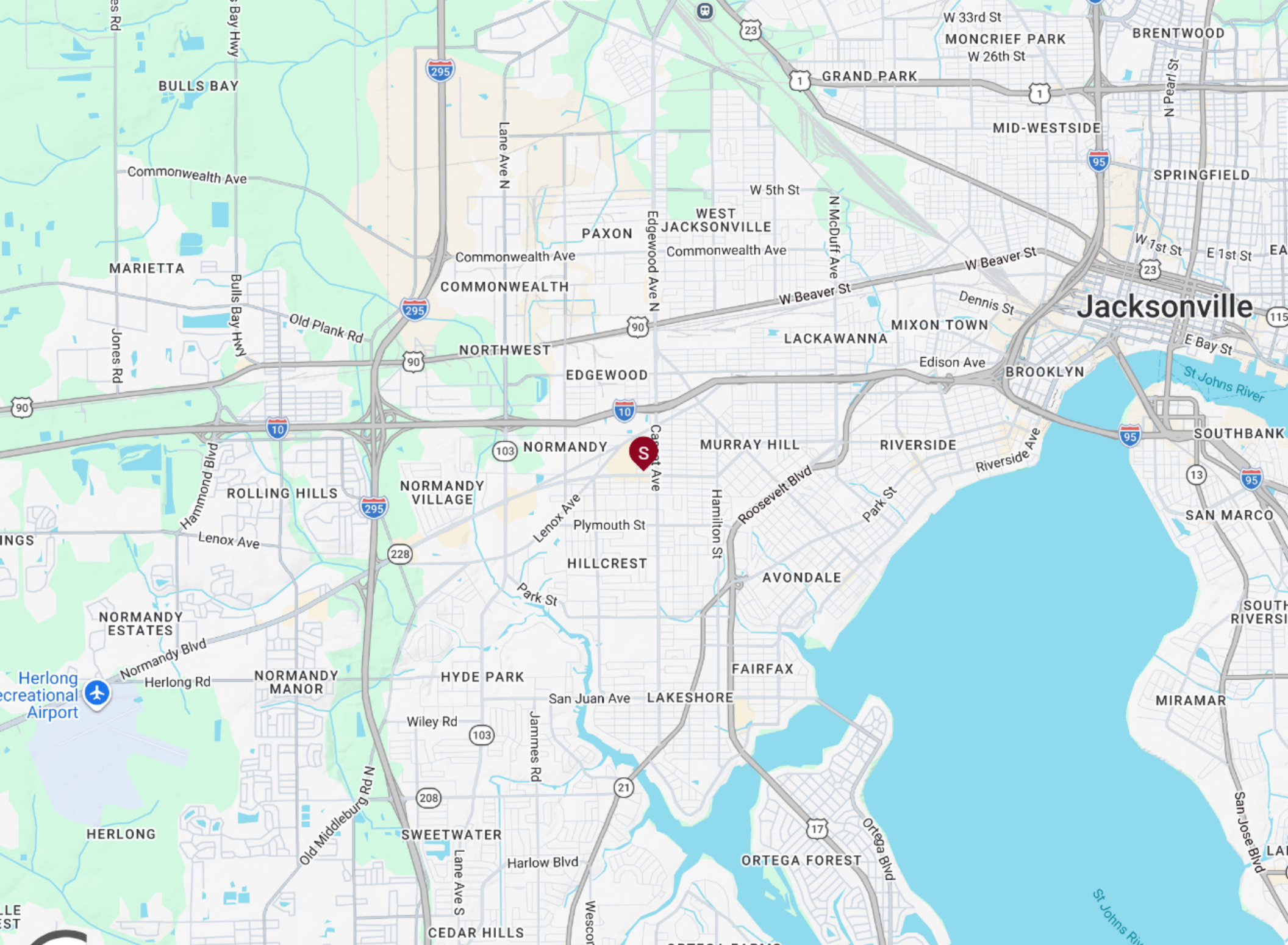
POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
10,132	72,340	179,688

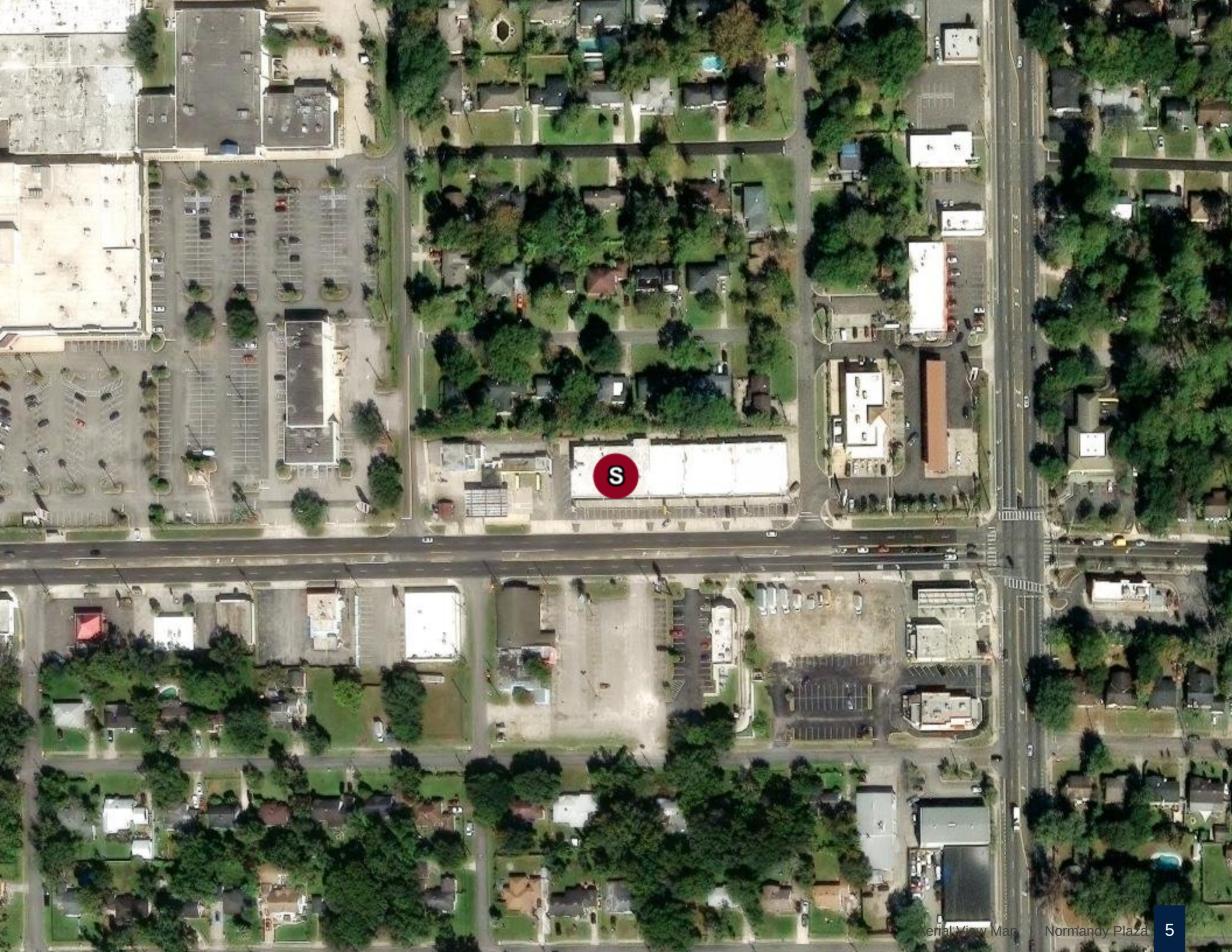
AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$79,344	\$94,420	\$88,968

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
4,523	32,275	76,624

Suite	Space	Size	Rent Per SF (Annual)	Lease Type
5047 & 5049	Available	3,150 SF	\$15.00 PSF (Yearly) - NNN=\$3.00 PSF	NNN
5051	Available	1,750 SF	\$15.00 PSF (Yearly) - NNN=\$3.00 PSF	NNN

PROPERTY FEATURES	
YEAR BUILT	1956
ZONING TYPE	CCG-2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	36 +/-
CORNER LOCATION	Yes







Exterior Front



Exterior Front



Exterior Front



Exterior Rear



Exterior 5047 & 5049



Exterior 5047 & 5049



Interior 5047 & 5049



Interior 5047 & 5049



Exterior 5051



Interior 5051