

# FORMER BUDDY'S HOME FURNISHINGS

5201 Norwood Avenue, Jacksonville, FL 32208



# PROPERTY & AREA HIGHLIGHTS

## Property Features

- **Sale Price \$1,700,000**
- Freestanding showroom on a hard corner
- Major frontage to Norwood Ave.
- Large parking field (17 Spaces)
- Full access from Norwood Ave.
- Pylon Signage
- The subject property has strong visibility, local tenant activity, and strong traffic corridor potential.

## Demographics:

	1 MILE	3 MILES	5 MILES
<b>Population</b> 	11,820	84,834	195,533
<b>Average Household Income</b> 	\$37,989	\$44,086	\$53,629
<b>Daytime Employment</b> 	3,545	52,898	146,218
<b>Households</b> 	4,874	33,346	79,201

## Property Summary

Address:	5201 Norwood Ave. Jacksonville, FL 32208
Building Size:	6,107 SF
Lot Size:	0.63 AC (27,484 SF)
Folio:	030004-0000
Year Built:	2014
Zoning:	CCG-1

## Traffic Count:

Norwood Ave.	±14,800 AADT
I-95	±126,000 AADT
US-1	±29,000 AADT
Main St. N	±17,000 AADT

# NEARBY AMENITIES

5201 NORWOOD AVE., JACKSONVILLE FL

## LAKE FOREST HILLS COMMONS



## GATEWAY TOWN CENTER



## SUBJECT PROPERTY



## BRENTWOOD COMMONS





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