



NORTHPOINT VILLAGE

New Berlin Road and Yellow Bluff Road • Jacksonville, FL



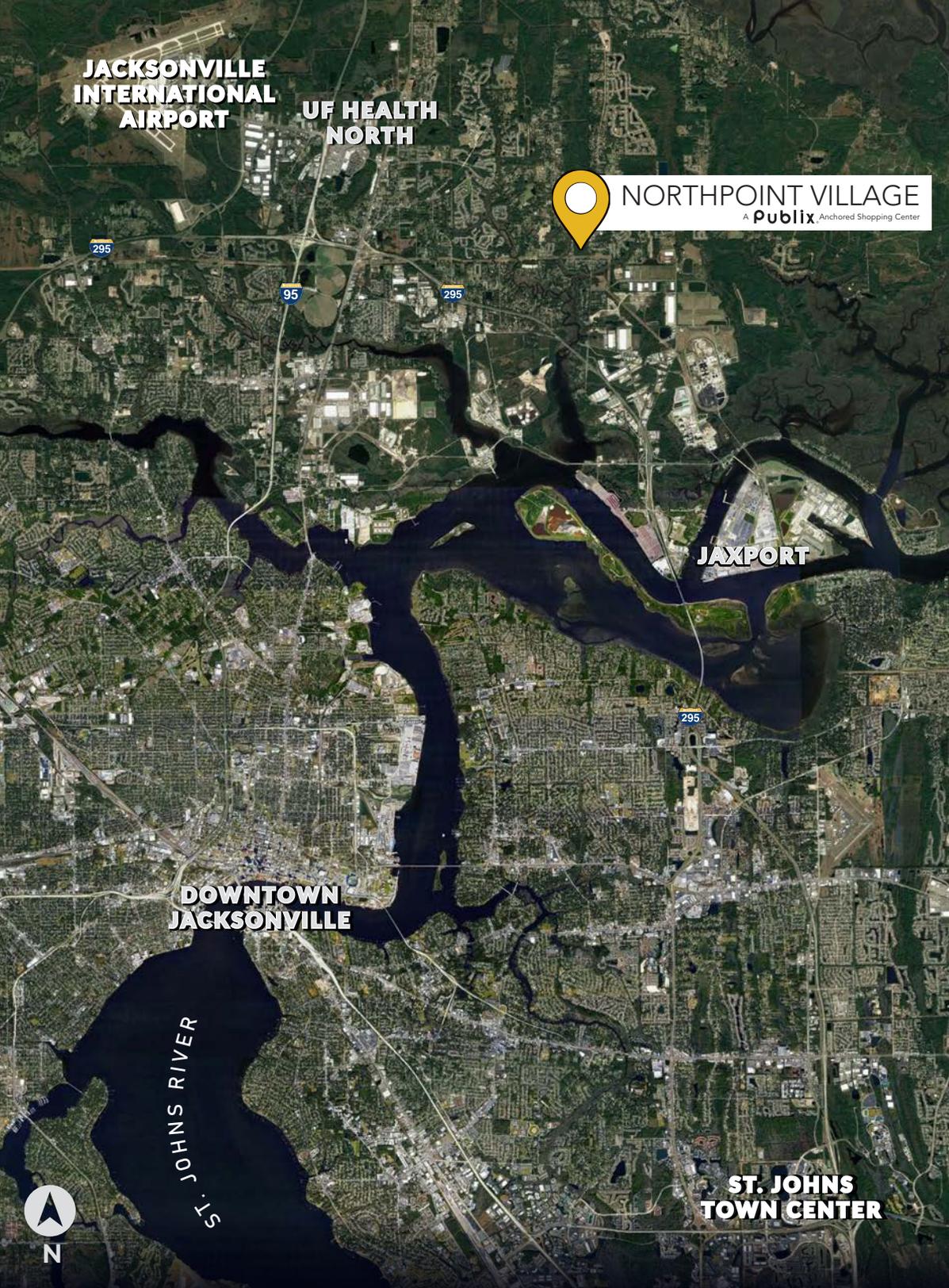
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THE LOCATION

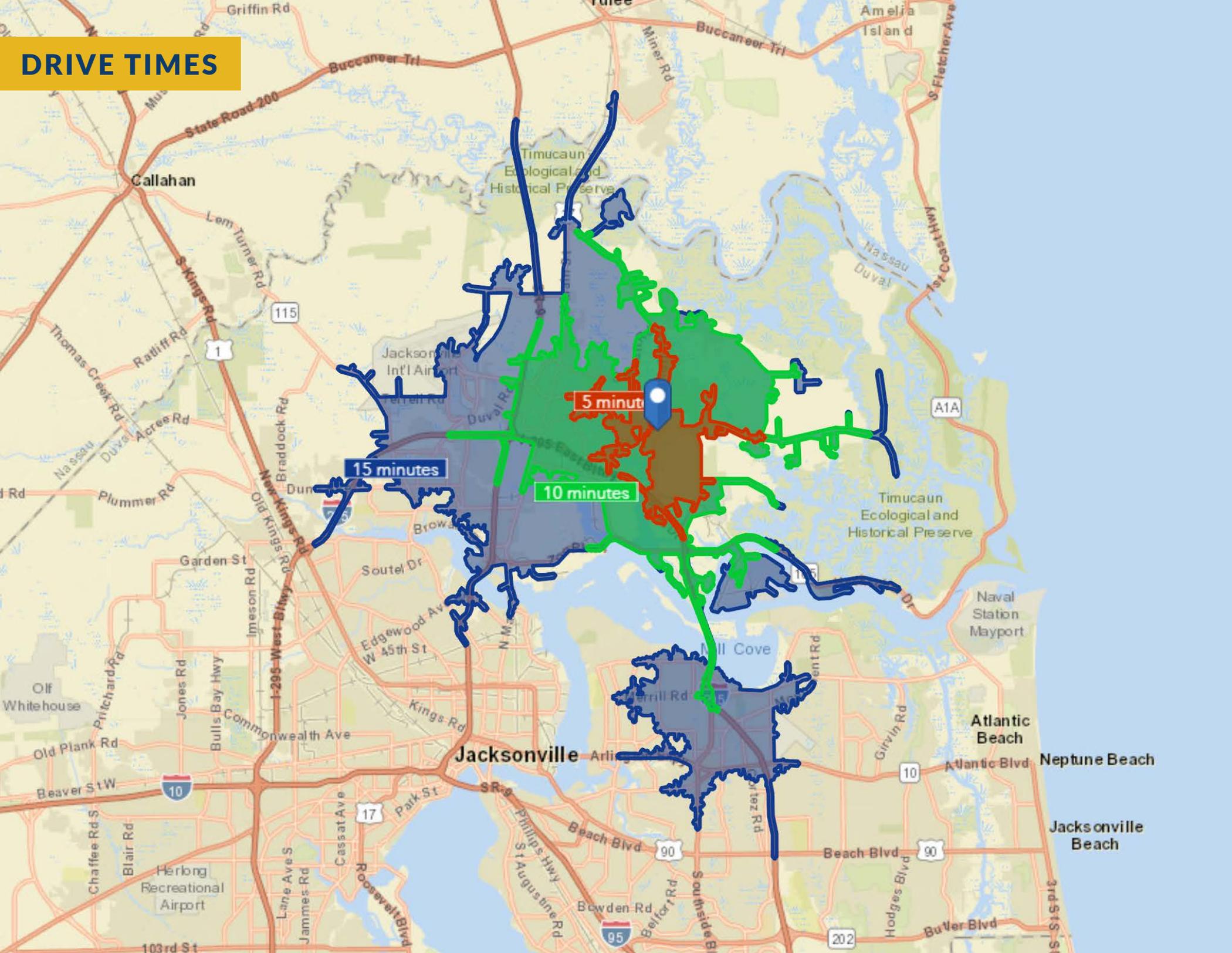
Groceries, pharmacy, services and shopping to Jacksonville's Northside.

Located in an area long under served, the Publix-anchored Northpoint Village brings shoppers what they've been missing. Zoned PUD with close proximity to I-295, I-95 and U.S. 17, Northpoint Village offers convenience and selection in close proximity to a dense residential market.

The center provides direct visibility to more than 12,000 cars daily. It offers shopping and specialty services for more than 100,000 local residents and 50,000 workplace employees within a 15-minute drive time.



DRIVE TIMES





YELLOW BLUFF RD.

NEW BERLIN RD.

10,000 AADT

12,000 AADT

The site plan diagram shows a commercial development layout. It includes several store footprints: a McDonald's (top left), a Publix (top right), a Heartland (middle left), a Zaxby's (middle right), a Gate (bottom left), and a Community First (bottom right). There are also several parking lots and a central area with a blue square, possibly representing a pond or a specific site feature. The layout is situated at the intersection of Yellow Bluff Rd. and New Berlin Rd.

Publix

FOOD & PHARMACY

12541

ENTRY

Publix

PHARMACY
DRIVE-THRU
←

SIGN MONUMENT

YELLOW BLUFF ROAD



12553
YELLOW
BLUFF RD.
+6,400 SF



12529 YELLOW
BLUFF RD.
±11,380 SF

ZAXBY'S



NEW BERLIN ROAD

MONUMENT SIGN
EXISTING DRIVEWAY

8' HT. FENCE

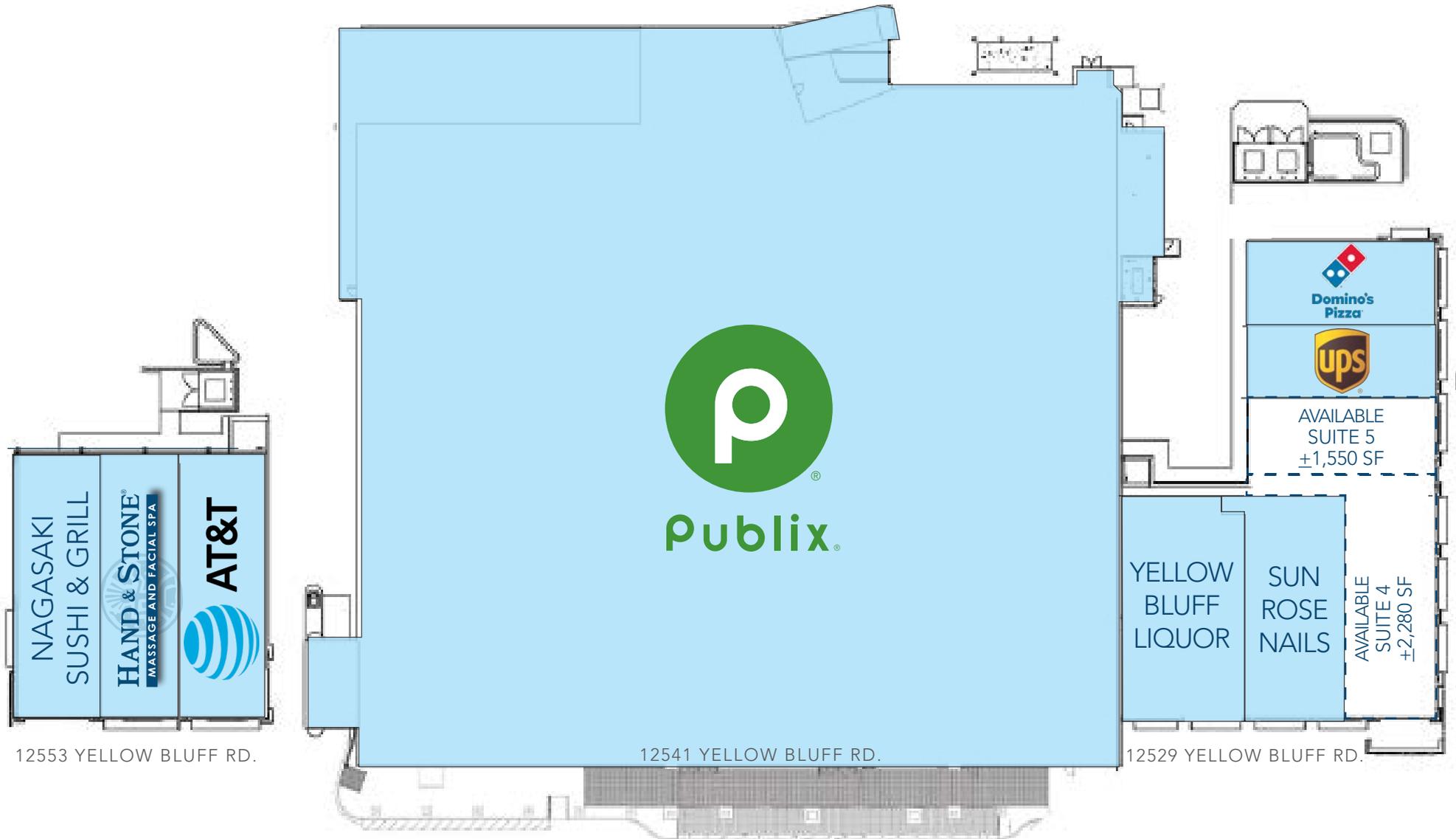
REAR PARKING
62 SPACES

VILLAGE GREEN

BANK



FLOORPLAN





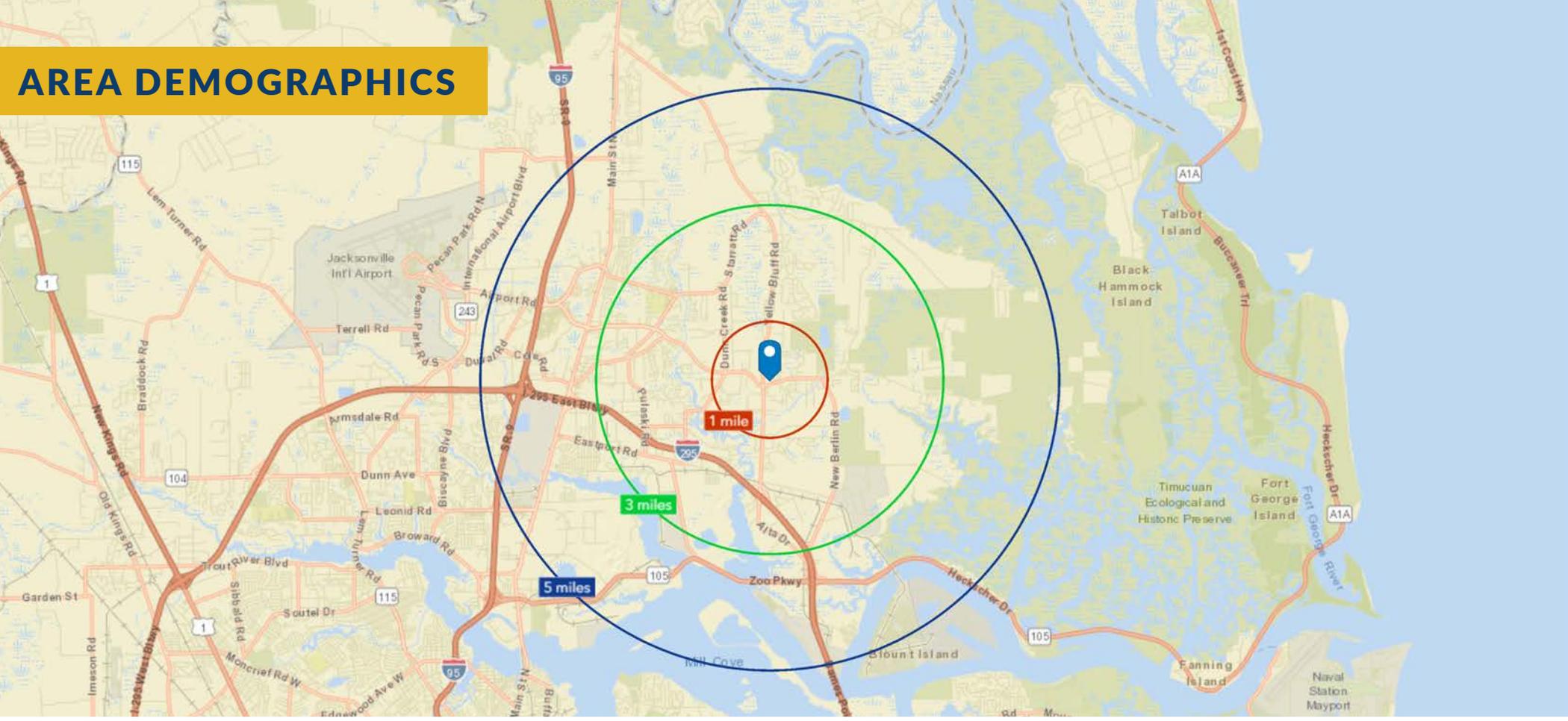
MARKET OVERVIEW

Northpoint Village is positioned in a growing, affluent suburban trade area with strong household incomes, rising home values, and stable employment. The surrounding population is largely made up of working families and professionals, driving consistent demand for convenient retail, dining, and services.

Key Market Indicators

- Median household incomes near \$100,000+
- Growing population and household base
- High homeownership and workforce stability
- Reliable weekday and weekend traffic
- Strong consumer spending on dining, groceries, entertainment, and everyday services

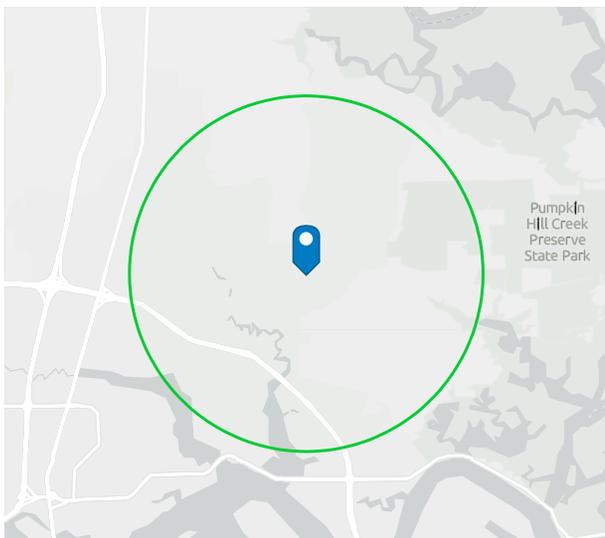
AREA DEMOGRAPHICS



	1-MILE	3-MILE	5-MILE
POPULATION			
2026	4,169	30,636	51,076
2030 (projected)	4,312	33,254	55,904
HOUSEHOLD INCOME			
2026 MEDIAN HH INCOME	\$99,814	\$99,480	\$91,458
2026 AVERAGE HH INCOME	\$111,321	\$117,626	\$111,993
MEDIAN AGE			
AGE	36.4	37.8	37.9
DAYTIME POPULATION			
2026 DAYTIME EMPLOYEES	907	7,406	22,059

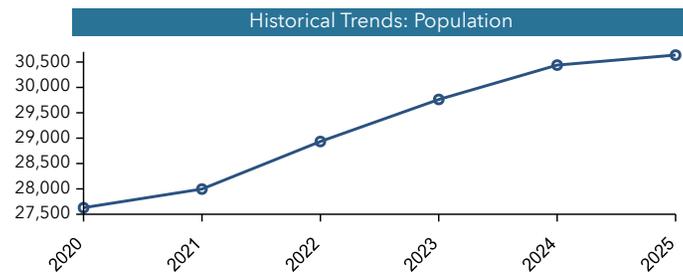
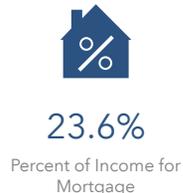
Population Trends and Key Indicators

12529 Yellow Bluff Rd, Jacksonville, Florida, 32226
Ring: 3 mile radius

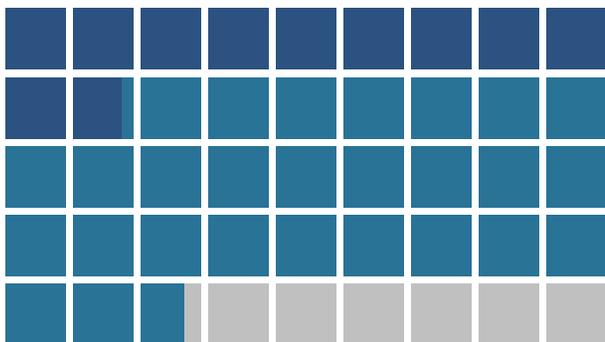


30,636	11,120	2.74	37.8	\$99,480	\$374,561	100	99	68
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

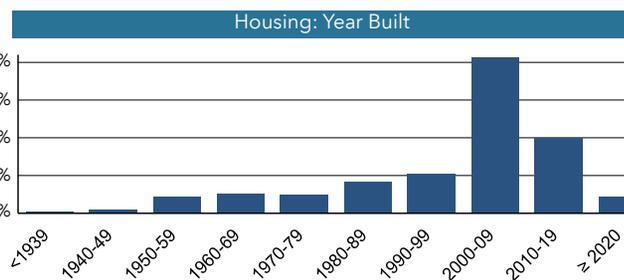
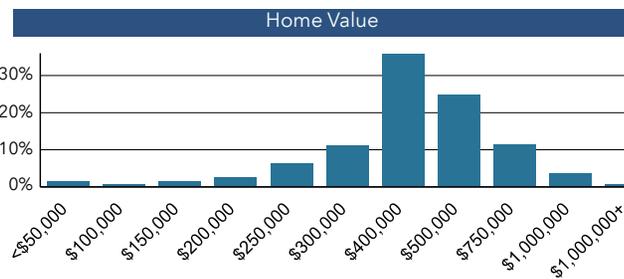
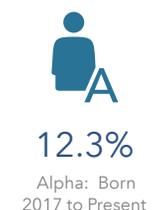
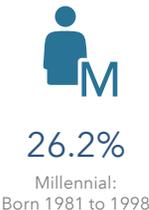


POPULATION BY AGE



■ Under 18 (24.0%) ■ Ages 18 to 64 (62.0%)
■ Aged 65+ (13.9%)

POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri



A **Publix** Anchored Shopping Center

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