



Patel Plaza 2

5913 Normandy Blvd Jacksonville, FL 32205

Property Highlights

- Recent major capital improvements include parking lot seal & stripe, roof, modern facade, gutters, firewall between units, electrical for channel letter signage.
- Tenant mix includes retail, medical and office users
- Located in the Riverside submarket 1 mile east of Interstate-295 and 1/2 mile south of Interstate-10
- Traffic counts of 25,500 vehicles per day on Normandy and 22,000 on Lane Avenue

Demographics 1 Mile 3 Miles 5 Miles

Total Households	3,411	30,150	69,954
Total Population	8,608	72,215	172,820
Average HH Income	\$58,055	\$74,698	\$74,808

Offering Summary

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	1,285 SF
Parking:	60 spaces or 3.77/1,000 SF
Traffic Count:	25,000 AADT Normandy Blvd 22,000 AADT Lane Avenue

Spaces	Lease Rate	Space Size
4	\$16.00 SF/yr	1,285 SF

For More Information

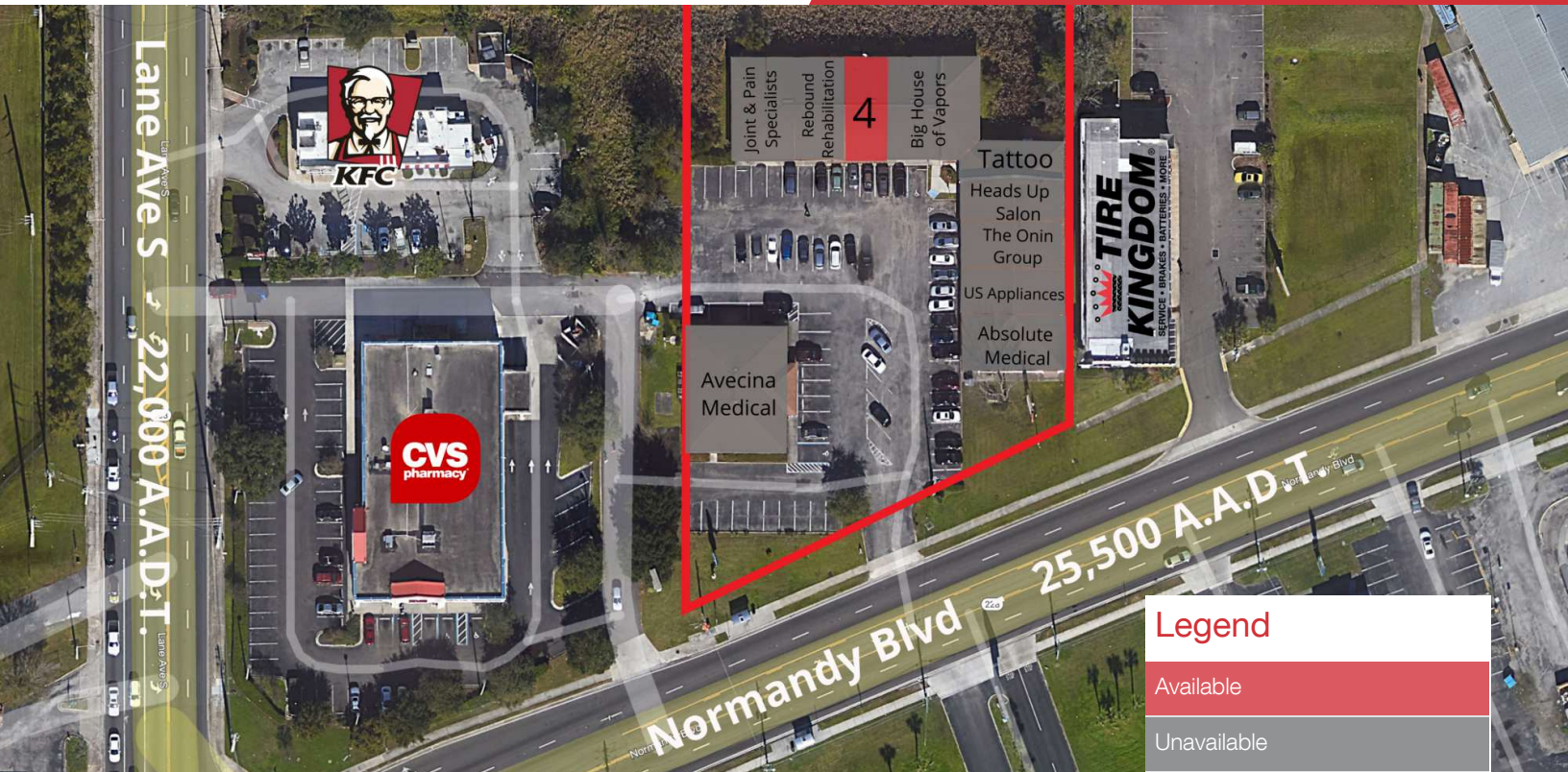


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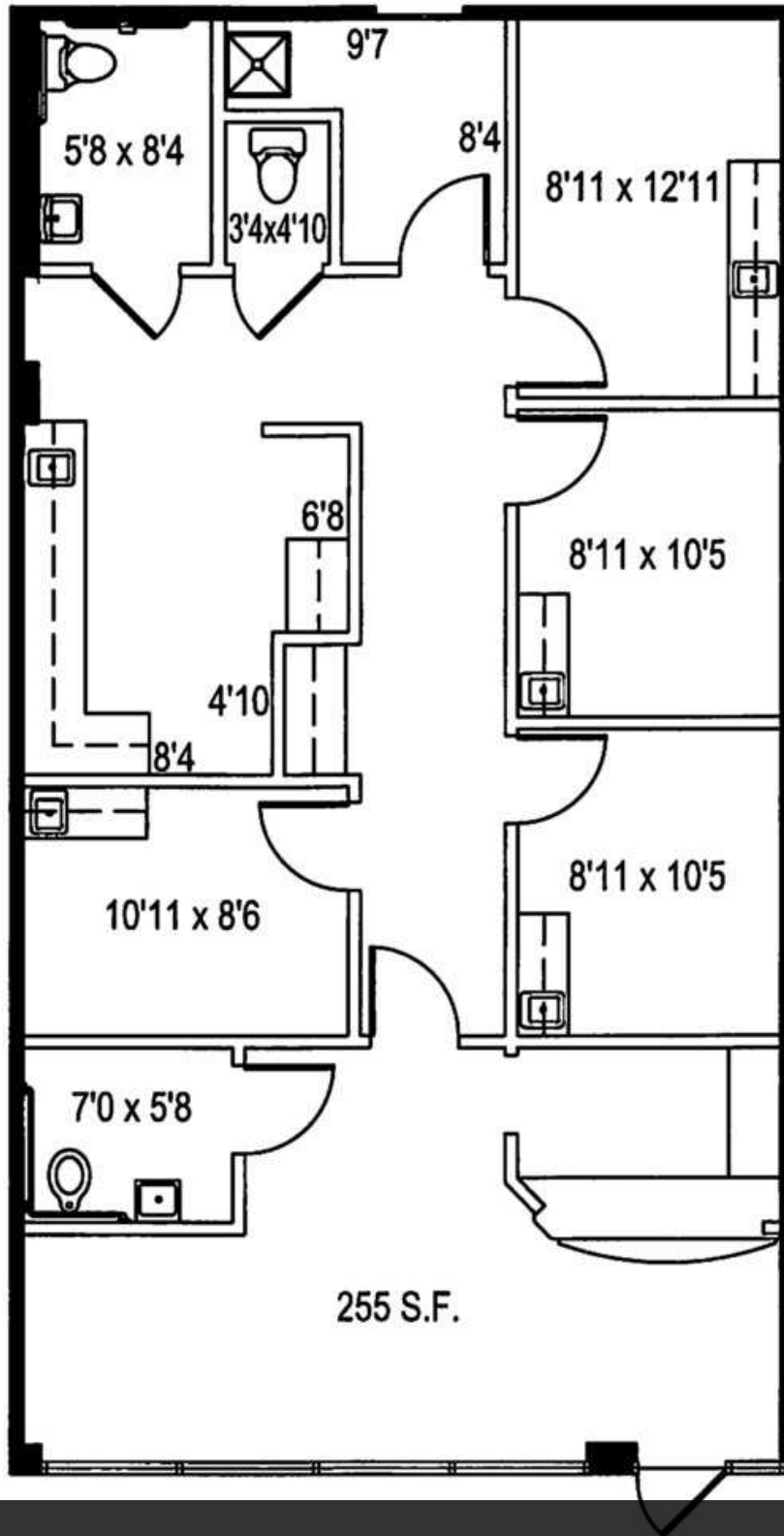


Legend

- Available
- Unavailable

Available Spaces

Suite	Tenant	Size	Type	Rate
1-2	Joint and Pain Specialists	1,468 SF	NNN	-
3	Rebound Rehabilitation	1,471 SF	NNN	-
4	Available	1,285 SF	NNN	\$16.00 SF/yr
5-7	Big House of Vapors	2,721 SF	NNN	-
8	Synthia Roy Tattoo & Body Piercing	977 SF	NNN	-
9	Heads Up Salon	800 SF	NNN	-
10	The Onin Group	1,150 SF	NNN	-
11	US Appliances	1,124 SF	NNN	-
12-13	Absolute Medical	2,220 SF	NNN	-
5915	Avecina Medical	3,400 SF	NNN	-



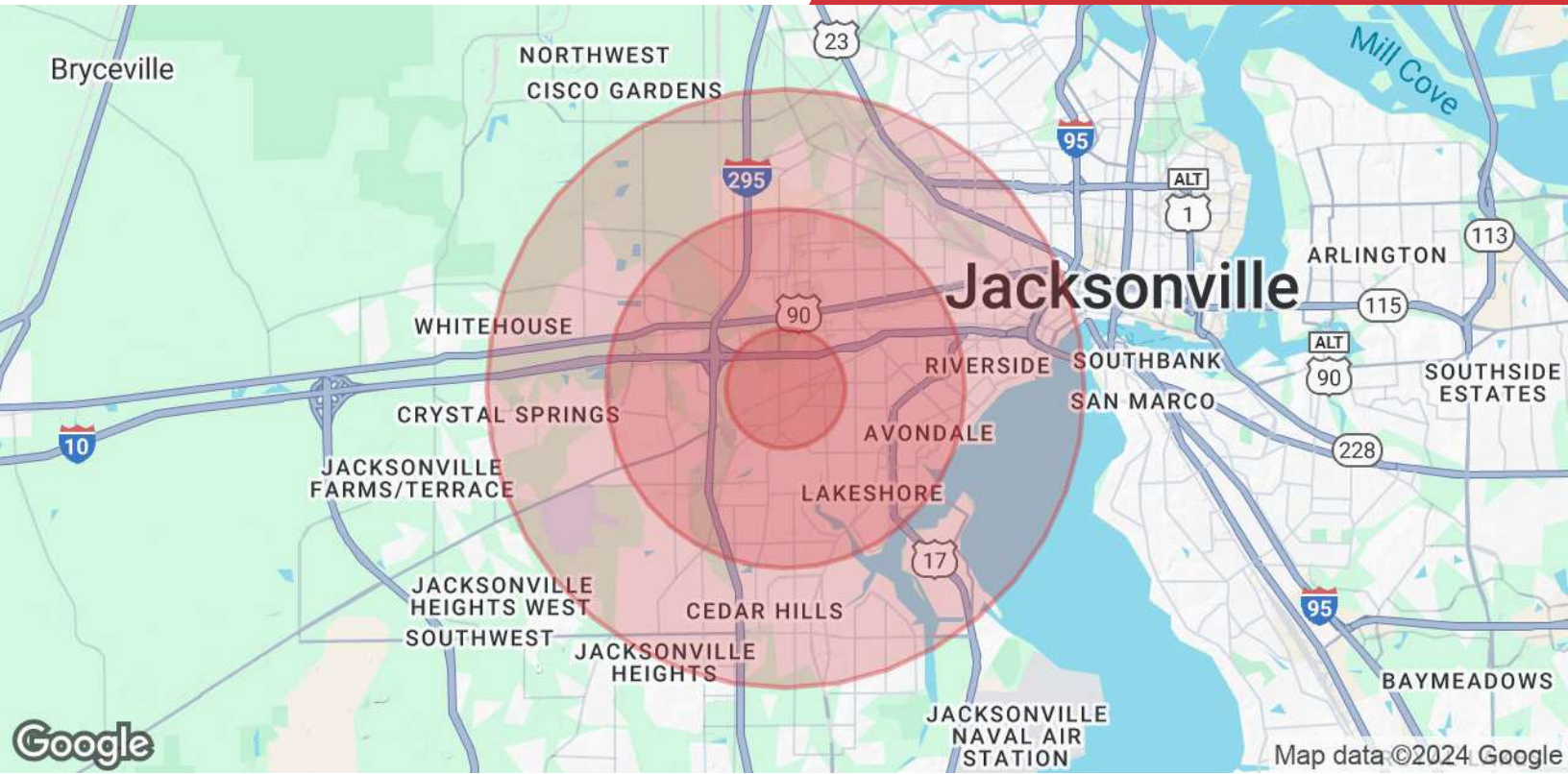
Unit 4 - 1,285 SF



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Population	1 Mile	3 Miles	5 Miles
Total Population	8,608	72,215	172,820
Average Age	36	40	40
Average Age (Male)	35	39	38
Average Age (Female)	37	41	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,411	30,150	69,954
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$58,055	\$74,698	\$74,808
Average House Value	\$190,032	\$272,962	\$263,431

* Demographic data derived from 2020 ACS - US Census