



PROPERTY DESCRIPTION

Excellent opportunity to acquire prime CCG-1 zoned commercial land offering exceptional visibility along a high-traffic corridor in west Jacksonville. Ideally situated just minutes from FL-23, this site provides convenient access to major highways and surrounding residential and commercial developments. Perfect for retail, office, or service-oriented uses, the property's flexible zoning allows a wide range of commercial possibilities with strong growth potential in a rapidly expanding trade area.

PROPERTY HIGHLIGHTS

- Zoning: Commercial Community/General-1 (CCG-1) District
- Direct connectivity to State Road 23!
- High-visibility site within a growing trade area!
- Flexible development potential!
- Close to Annual Average Daily Traffic (AADT) of 21,800!

OFFERING SUMMARY

Sale Price:	\$349,999
Lot Size:	1.07 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	52	403	970
Total Population	156	1,197	2,884
Average HH Income	\$82,561	\$82,582	\$86,669

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

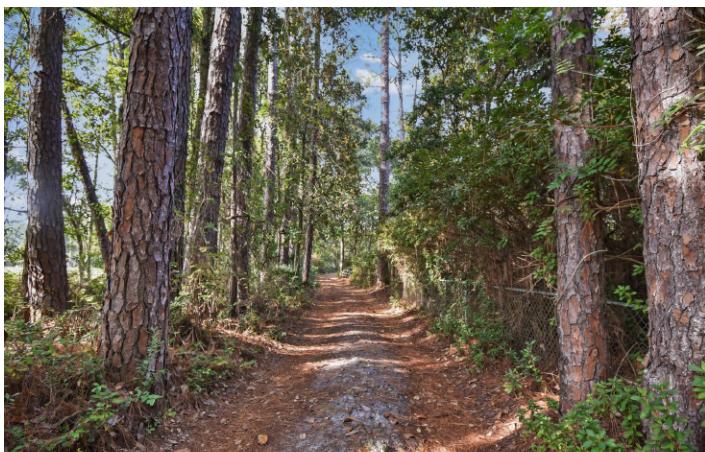


COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

SALE

11595 NORMANDY BOULEVARD

Jacksonville, FL 32221



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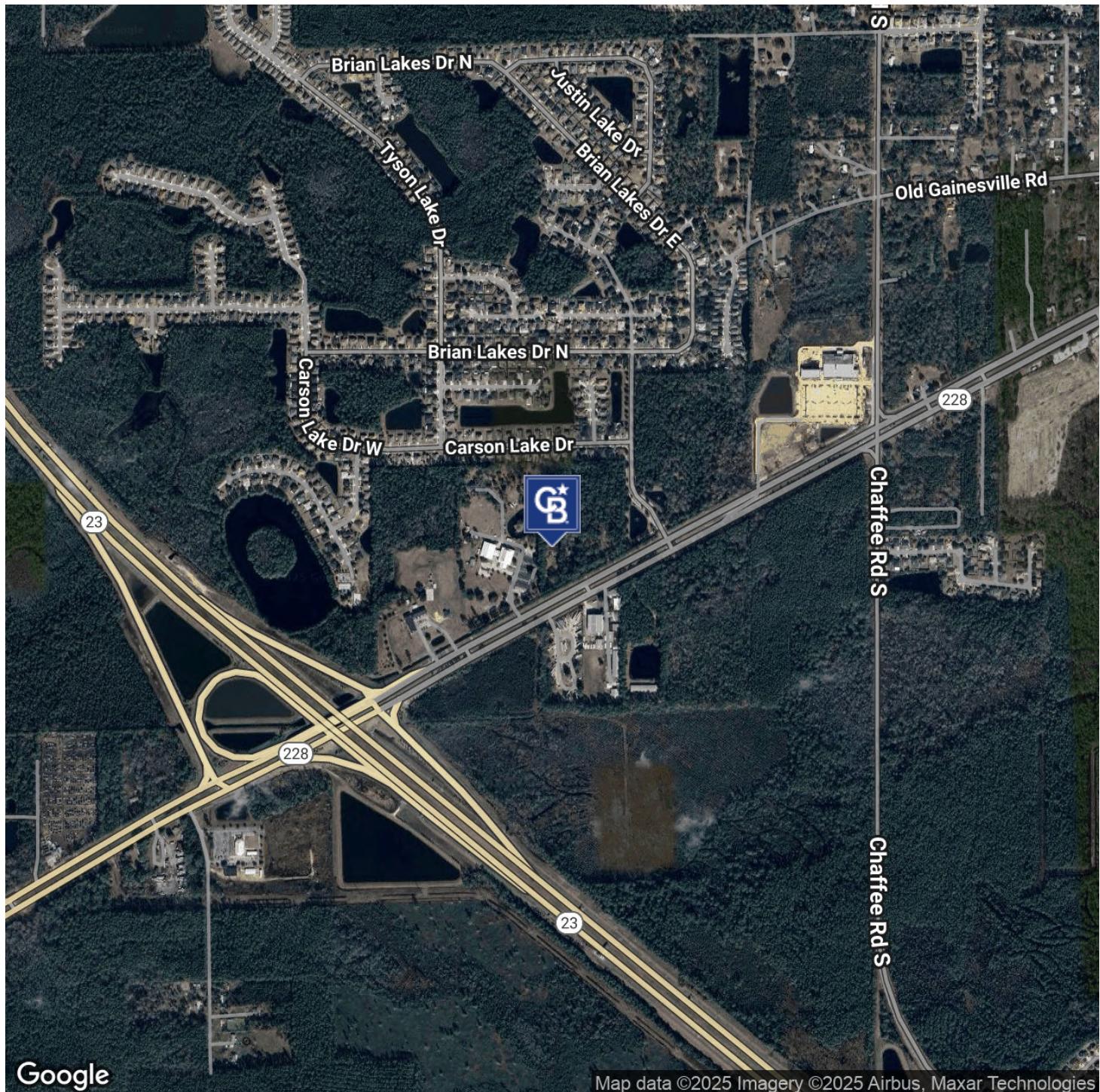


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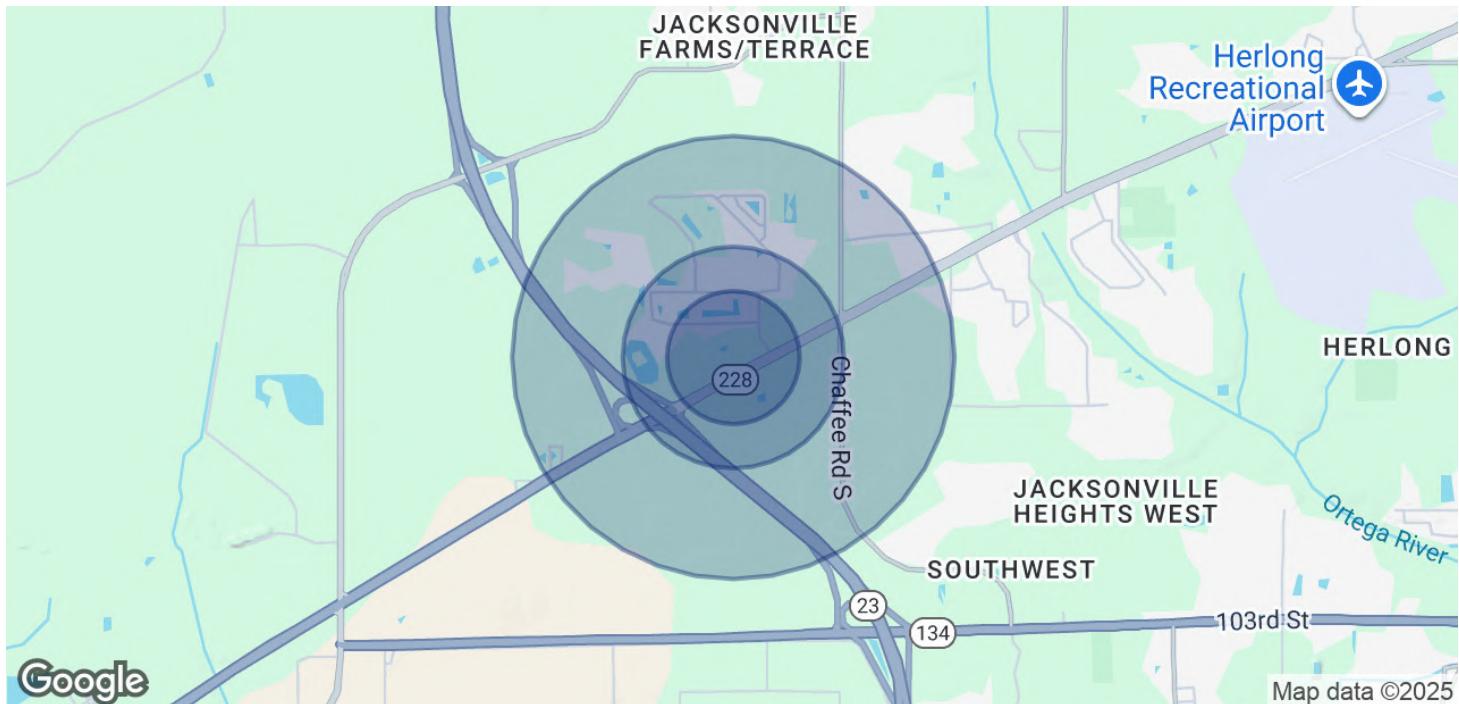


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	156	1,197	2,884
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	52	403	970
# of Persons per HH	3	3	3
Average HH Income	\$82,561	\$82,582	\$86,669
Average House Value	\$271,689	\$271,733	\$279,637

Demographics data derived from AlphaMap

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