



# 1.74± Acre Commercial Opportunity

Normandy Blvd. | Jacksonville, FL

Prime Development Site with  
Excellent Visibility near I-295 & I-10



**ST** FranklinStreet  
LAND ADVISORY GROUP

Franklin Street Real Estate Services, LLC - A Licensed Florida Broker: CQ1032352

## PRICING & PROPERTY DETAILS



**\$1,250,000**

Asking Price

- » Ideal for QSR, retail, or service-oriented users
- » Excellent visibility and access from Normandy Blvd

- » Close proximity to I-295 & I-10
- » Strong residential base driving local retail demand



**LOCATION**  
0 Normandy Blvd,  
Jacksonville, FL 32221



**PARCEL ID**  
009203-0000



**LOT SIZE**  
1.74± acres



**ACCESS**  
Full Normandy Blvd  
frontage



**SURROUNDING USES**  
Retail, residential, and  
commercial service



**UTILITIES**  
Public water and sewer  
available nearby

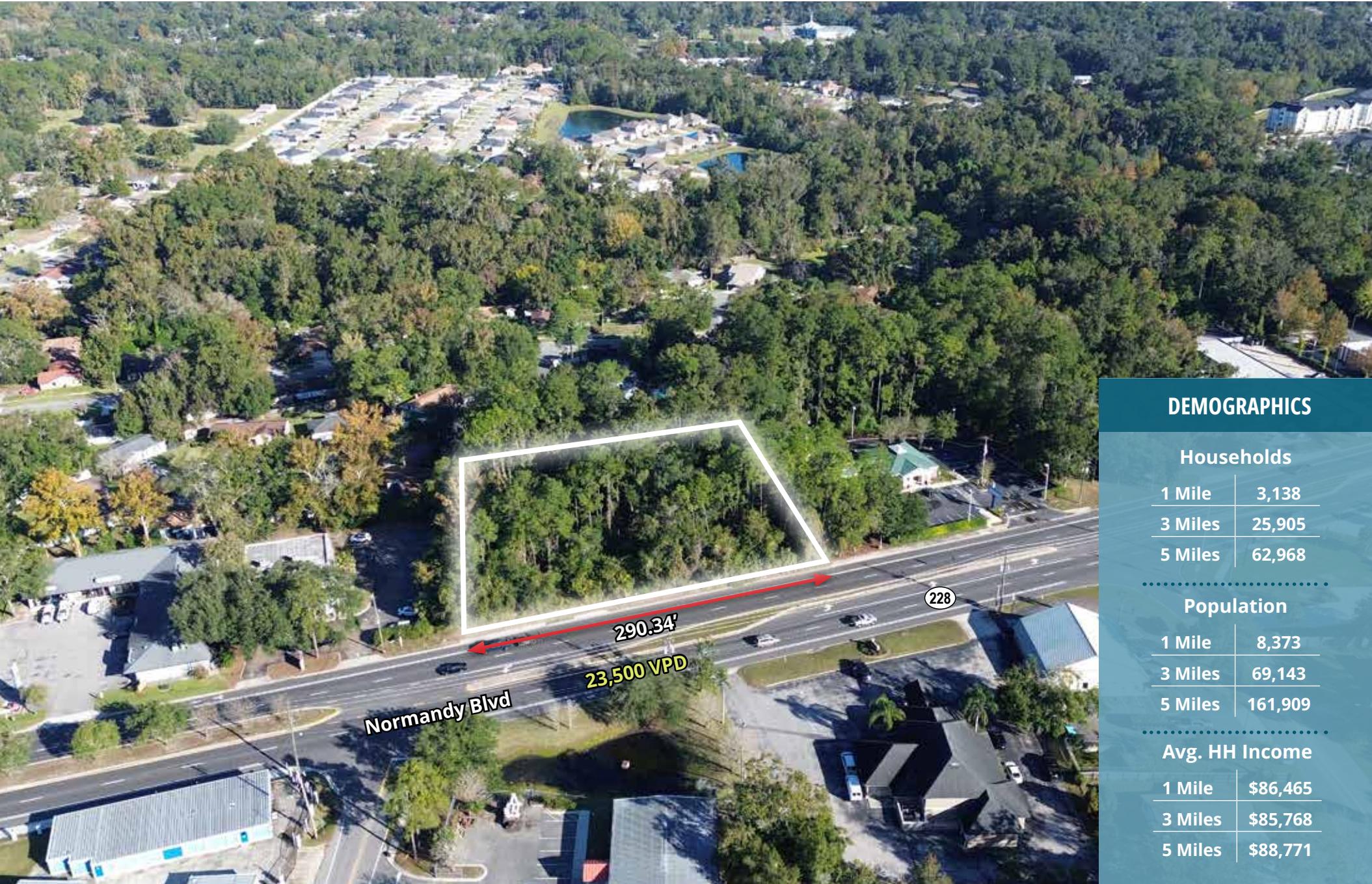


**ZONING**  
CCG-1 & ROS

# CONCEPT SITE PLAN



# SITE OVERVIEW



# AREA OVERVIEW



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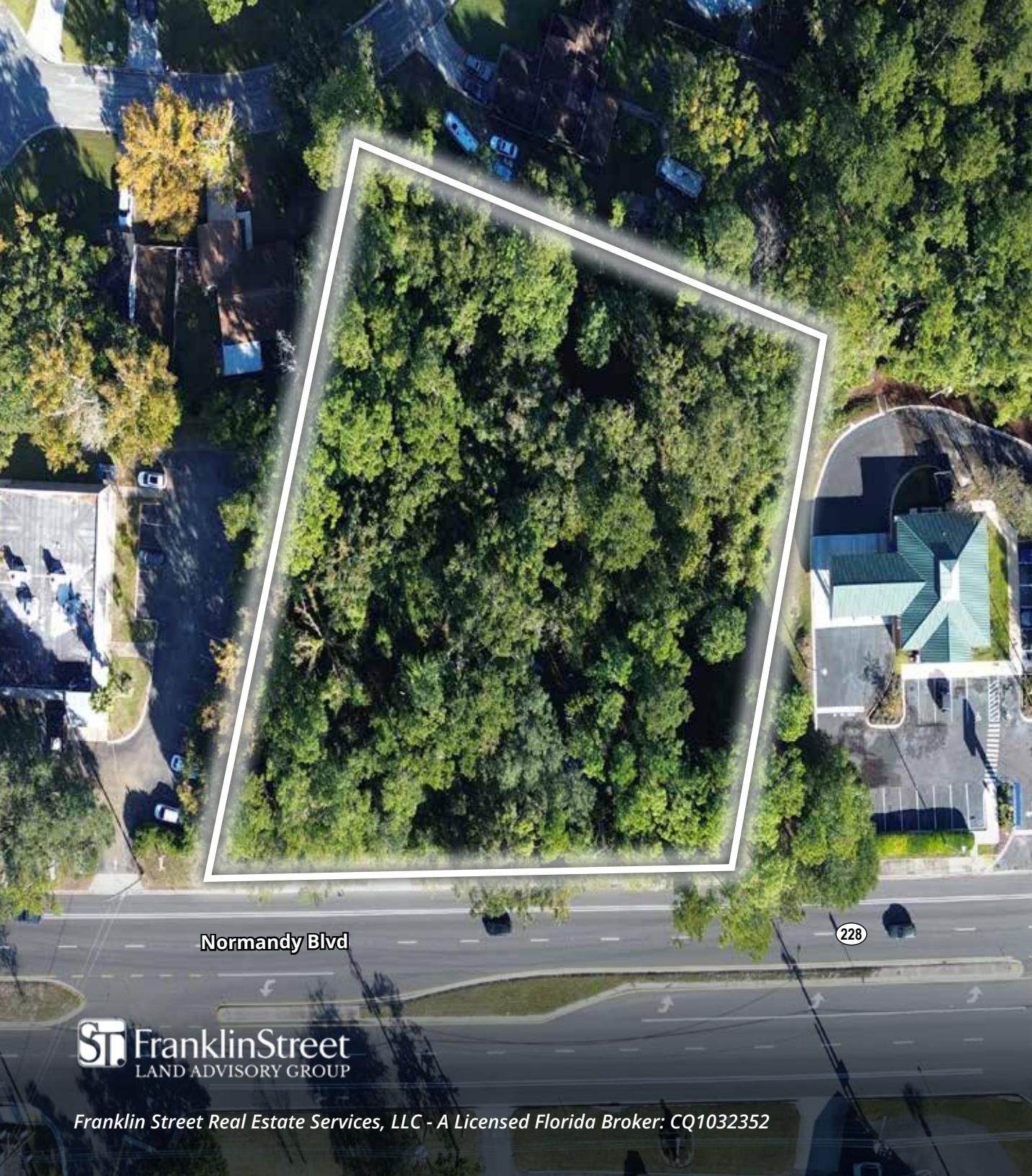
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