

1.74± Acre Commercial Opportunity

Normandy Blvd. | Jacksonville, FL

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

Access to Full Median Cut
AVAILABLE Separately

 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



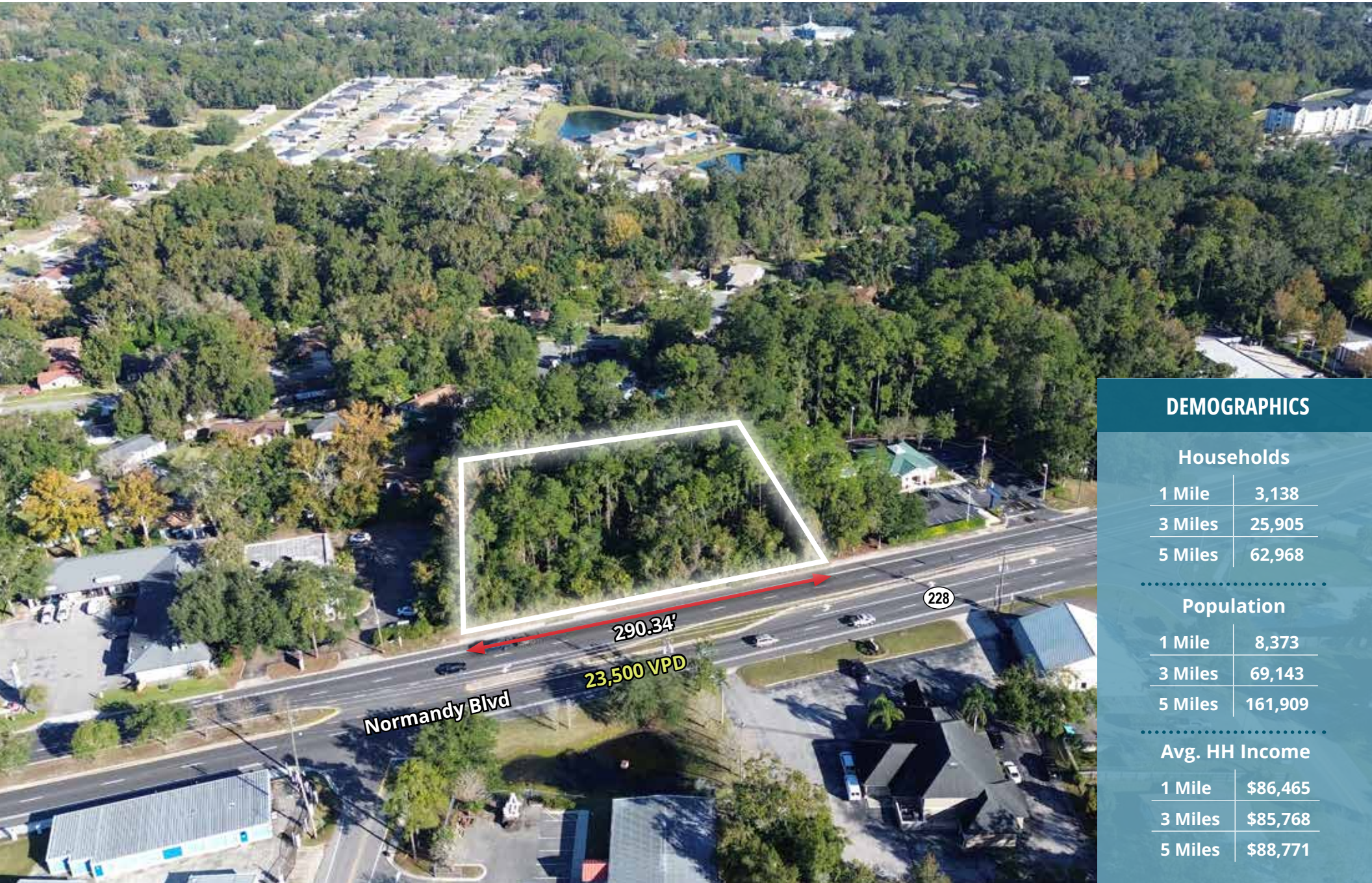
ZONING

CCG-1 & ROS

CONCEPT SITE PLAN



SITE OVERVIEW



DEMOGRAPHICS

Households

1 Mile	3,138
3 Miles	25,905
5 Miles	62,968

Population

1 Mile	8,373
3 Miles	69,143
5 Miles	161,909

Avg. HH Income

1 Mile	\$86,465
3 Miles	\$85,768
5 Miles	\$88,771

AREA OVERVIEW



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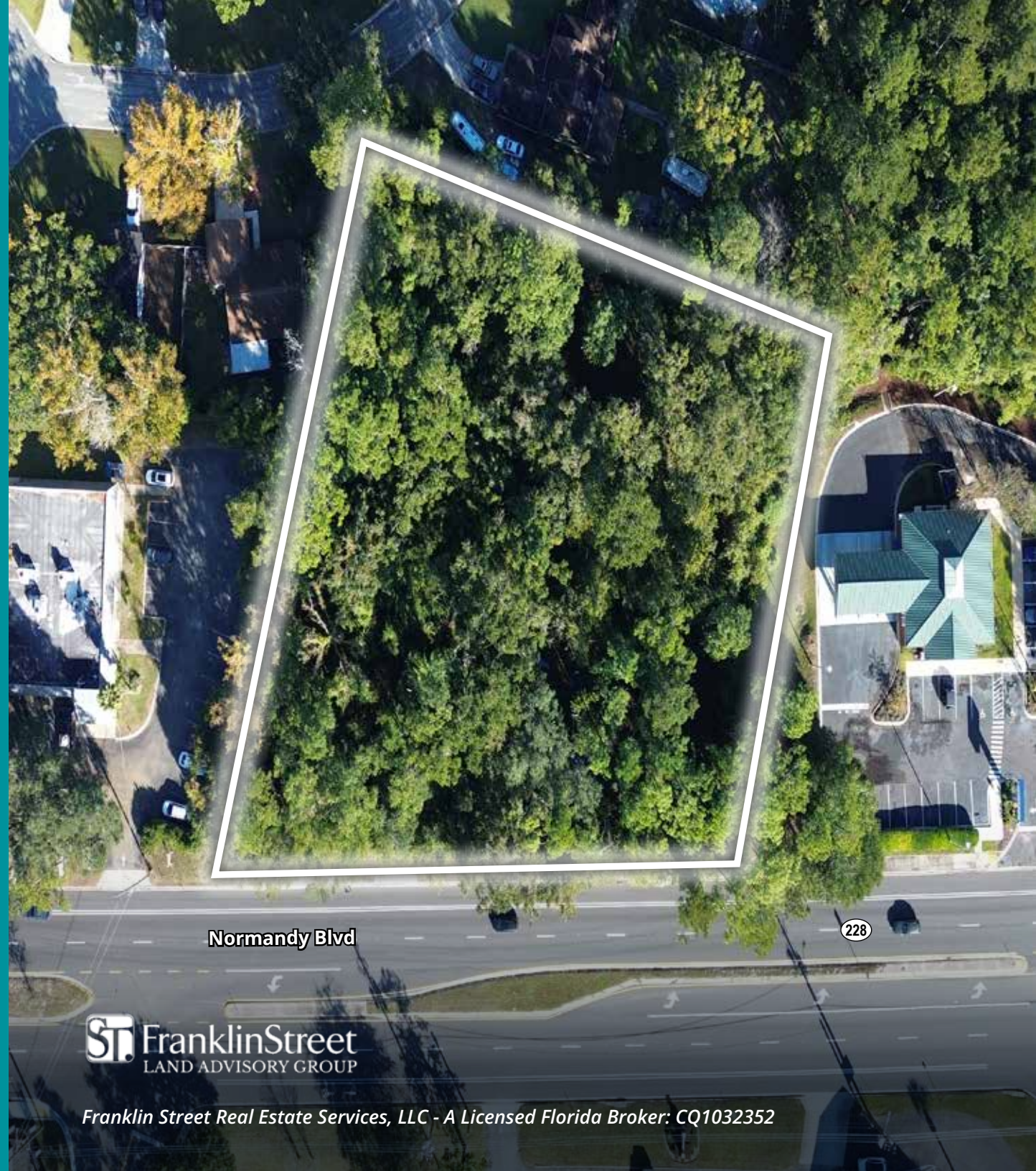
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