

For Sale | 2.14± AC Commercial Site

0 Normandy Blvd | Jacksonville, FL 32234

Lease rate: \$2,750/AC/month



This 2.14± acre parcel is located on Normandy Boulevard between Solomon Road and Yellow Water Road in west Jacksonville, an area experiencing measurable growth driven by large-scale residential development and improving infrastructure. Normandy Boulevard (SR 228) carries approximately 18,000–24,000 vehicles per day, providing strong visibility and access. The property is also in close proximity to I-10, offering connectivity across the Jacksonville MSA.

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PROPERTY Overview



2.14± AC



CCG-1

Description

The site is fully cleared, graded and level, allowing for immediate use without additional site work. Zoning is CCG-1, which supports a wide range of commercial uses, including retail, service-oriented businesses and outdoor storage components.

The surrounding area is in transition. The nearby Terra Pines at Normandy community, a multi-phase residential development planned for thousands of homes, is underway and will include a Crystal Lagoon amenity, similar to those found at Beachwalk and other high-growth Florida markets. In addition, nearby communities such as Normandy Pines and other westward residential expansions are adding significant population density to the corridor.

As these developments come online, the need for neighborhood-serving retail, service providers and complementary commercial uses is expected to follow. This site is well positioned to capture that demand while also accommodating users that require outdoor storage or flexible yard space.



Zoning:	CCG-1
Parcel Size:	2.14± AC
Parcel ID:	002276-0020
Frontage:	435' of frontage on Normandy Blvd
Location:	Positioned to serve increasing residential density in west Jacksonville

PROPERTY Location



Click to view location



Location

Distances

US 23

5.8 miles

Cecil Airport

6.2 miles

I-10

12.7 miles

I-295

11.4 miles

CSX Intermodal

20.9 miles

I-95

22.4 miles

Talleyrand Marine Terminal

26.5 miles

JIA

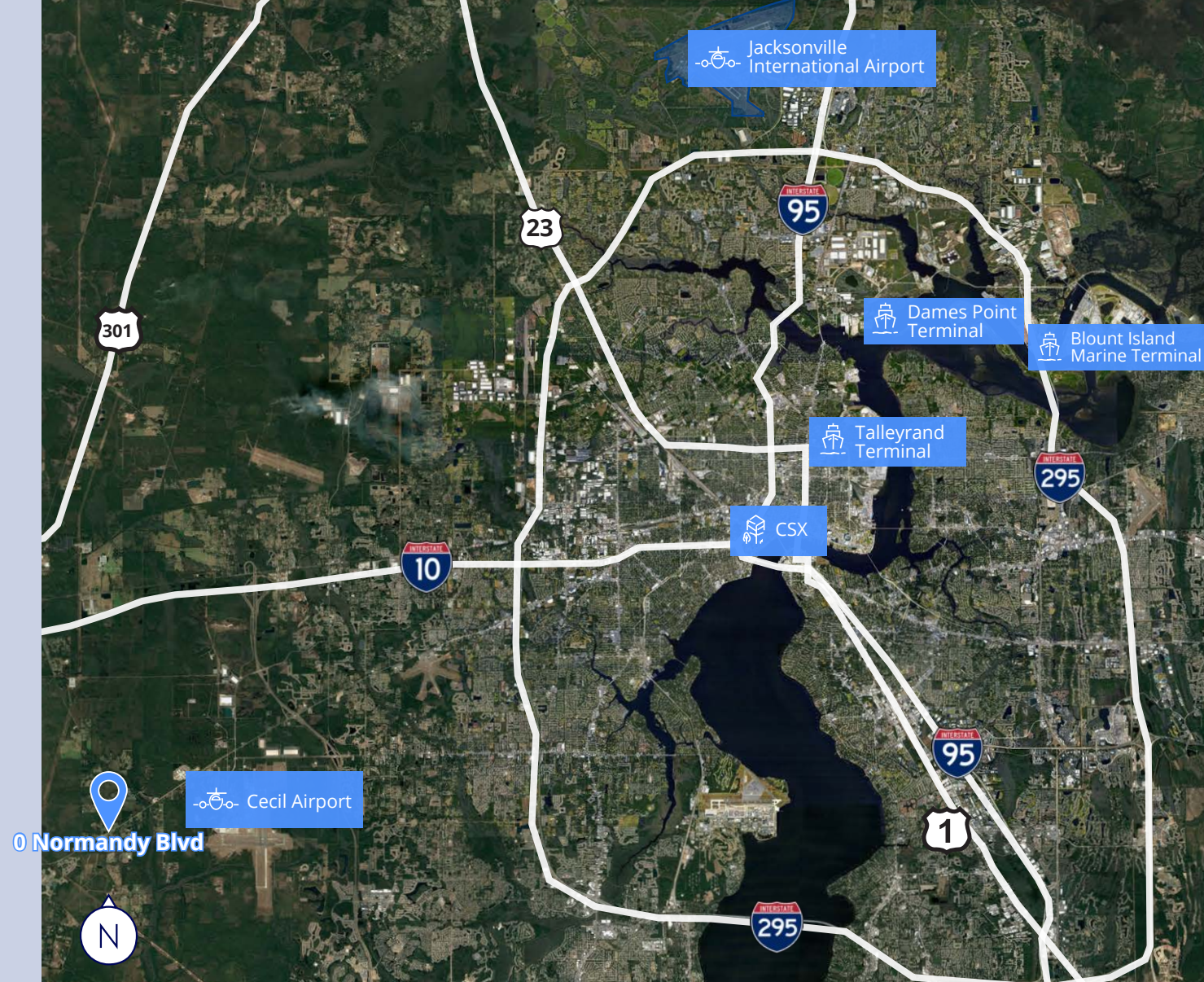
31.9 miles

Dames Point Marine Terminal

33.2 miles

Blount Island Marine Terminal

35.3 miles



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