



Colliers

Accelerating success.

3.37± Acres

27± Acres

Normandy Boulevard 20,400± AADT

Land for Sale

Asking Price:

\$2,378,376

\$15/SF

Contact us:

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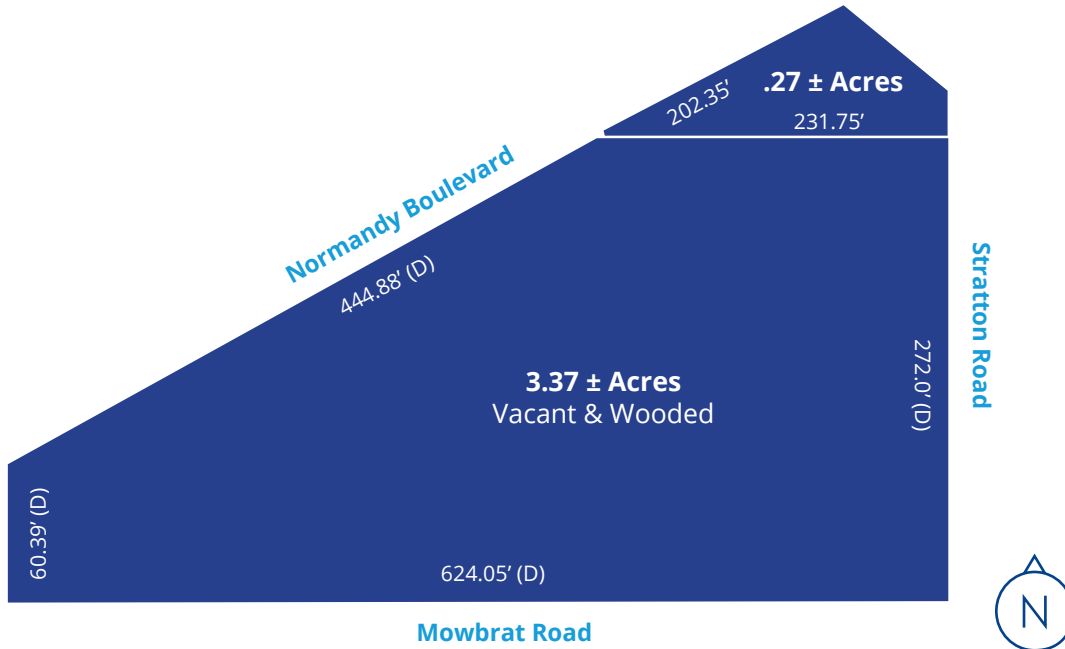
Commercial Land on Normandy

SE Corner Normandy Boulevard and Stratton Road, Jacksonville FL 32221

Property Features

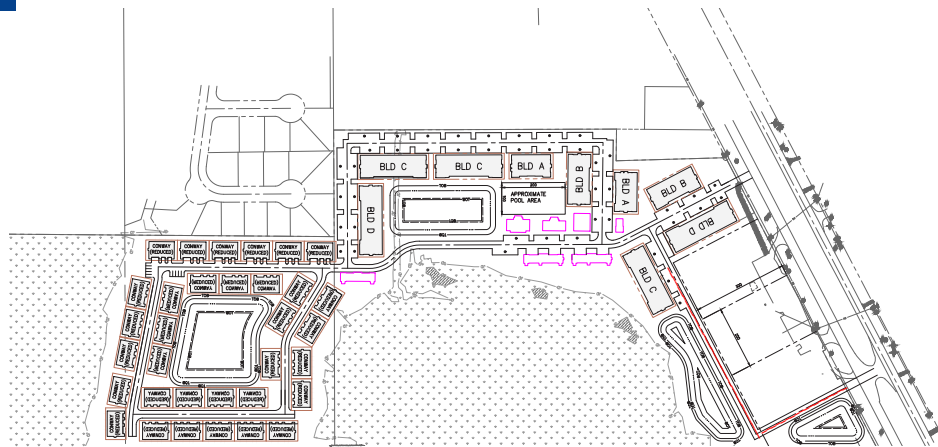
- 3.64± Acres with CCG-1 Zoning, two owners; two parcels
- Corner location with median cut and access at Stratton Road
- On major westside corridor with easy access to I-10, Chaffee Road and the new JTA pink route
- Publix under construction, 1 mile west of parcel. Q3 2024 planned opening
- Adjacent parcel to the west has recently been zoned for 142 town homes and 300 apartments
- Newly constructed Dollar General to the west of the site
- Water and sewer along Normandy Boulevard
- Close to Florida State College of Jacksonville, John J. Snyder High School and in growing residential and job creation area
- Very close to Cecil Commerce Center which has over approximately 4,300 daytime employees including Amazon, Saft, Boeing, Northrop Grumman, FedEx, Bridgestone, GE, U.S. Military and other government entities
- Seller is a licensed real estate broker in the state of Florida

Property Dimensions



Conceptual Plan

Adjacent parcel to the west has recently been zoned for **142 town homes** and **300 apartments**



Demographics



2024 Estimated Population

One Mile: 8,138
Three Miles: 68,064
Five Miles: 168,655



2024 Avg. Est. Household Income

One Mile: \$75,011
Three Miles: \$76,324
Five Miles: \$85,306



2029 Projected Population

One Mile: 8,120
Three Miles: 68,587
Five Miles: 170,564



2029 Proj. Avg. Household Income

One Mile: \$89,570
Three Miles: \$91,629
Five Miles: \$101,686

Location & Access

Travel Distances

I-295	4.6 miles
I-95	11.5 miles
I-10	5.3 miles
Jacksonville Int'l Airport	22.1 miles



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