



## 0 Normandy Village Pkwy | Jacksonville, FL 32221

Located in Jacksonville's bustling Westside, this 1.2-acre fully paved parcel at 0 Normandy Village Parkway is zoned CCG-1, making it ideal for various commercial uses such as retail, hospitality, or medical facilities. Positioned near the new \$31 million Kindred Rehabilitation Hospital, this property is poised to benefit from the area's growing value.



### POPULATION

1 MILE	7,745
3 MILE	154,507
5 MILE	433,200



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$55,146
3 MILE	\$60,813
5 MILE	\$59,020



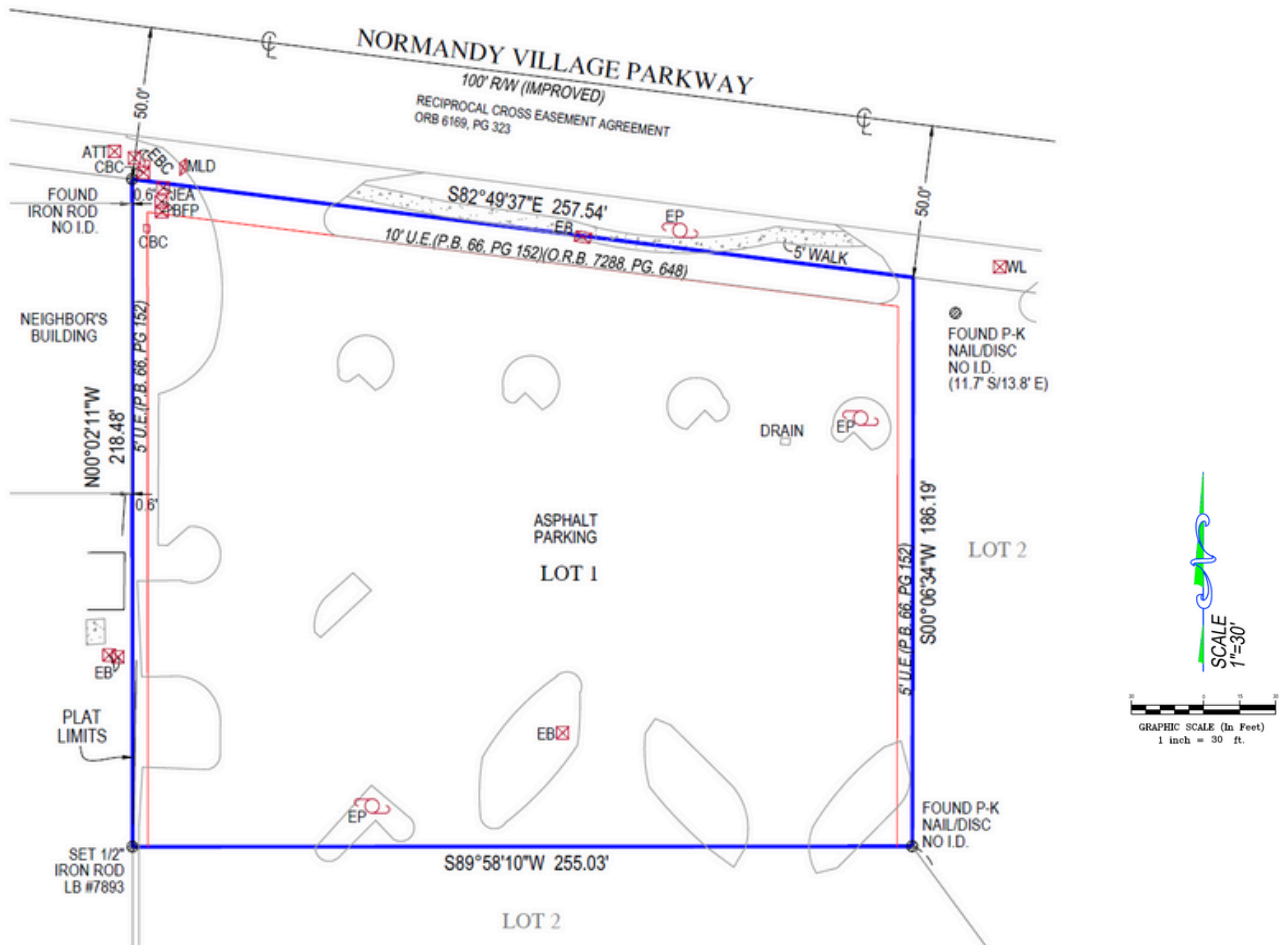
### AVERAGE AGE

1 MILE	37.8
3 MILE	37.6
5 MILE	37.5



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## LAND INFORMATION

Address:	0 Normandy Village Pkwy , Jacksonville, FL 32221
Legal Description:	66-151 26-2S-25E 1.19 New Normandy Center Lot 1
Lot Size:	±1.2 AC (51,836.00 sf)
Zoning:	CCG-1 (Commercial Community/General)
Traffic Count:	Normandy Blvd AADT: 32,500

## Property Highlight

- 1.2 AC fully paved parcel with CCG-1 zoning.
- Close Proximity to Interstate 295
- Adjacent to the new \$31 million Kindred Rehabilitation Hospital
- Ideal Uses for hospitality, or medical facilities

# LOCATION MAP



- **Prime Location:** Directly accessible from Interstate 295, this property is ideally situated in Jacksonville's Westside. It is surrounded by major retailers which are known for drawing significant consumer traffic.
- **Proximity to Major Retail and Dining:** The property is close to key shopping destinations including Normandy Crossing Shopping Center and nearby eateries, enhancing its appeal for retail and service-oriented businesses.
- **Proximity to Medical Facilities:** Located near the new \$31 million Kindred Rehabilitation Hospital and other healthcare facilities like Concentra Urgent Care and UF Health Family Medicine – Normandy, this property is ideal for businesses that cater to the healthcare industry or benefit from being near medical services
- **High Visibility:** Its position on a major thoroughfare ensures that any business here will benefit from high visibility and easy accessibility, enhancing customer footfall.
- **Flexible Leasing Terms:** Offering competitive and flexible lease terms tailored to meet the needs of its tenants, this property is perfect for both established businesses looking to expand and startups seeking a dynamic retail environment
- **Strong Demographic Support:** Located in a densely populated area with a robust economy, the property benefits from strong demographic support, making it suitable for a wide range of commercial uses



GROUND LEASE/ BUILT TO SUIT

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1.2± AC

**For more information about this opportunity, please don't hesitate to contact us.**

**CONTACT**



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