



FREE STANDING MEDICAL/RETAIL BUILDING | FOR LEASE

7002 Normandy Blvd
Jacksonville, FL 32205

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LEASE DETAILS

PROPERTY OVERVIEW

Cantrell & Morgan is pleased to present this free standing medical/retail building located at 7002 Normandy Blvd in Jacksonville, FL. Normandy Blvd is highly trafficked with over 25,000 vehicles per day. Excellent frontage on Normandy Blvd and neighboring properties such as Walmart, Aldi, Dollar Tree, Panda Express, Sonic, Wendy's, Walgreens and more. Less than a 1-minute drive to I-295 which sees over 123,500 vehicles per day.

7002 Normandy Blvd is undergoing renovations currently, offering the perfect timing for a build to suit opportunity. Currently this property is 9,396 SF with the potential to add an additional 3,730 SF for a total of 13,126 SF. This could be a single tenant or multi-tenant opportunity as there are multiple ways to divide the space.

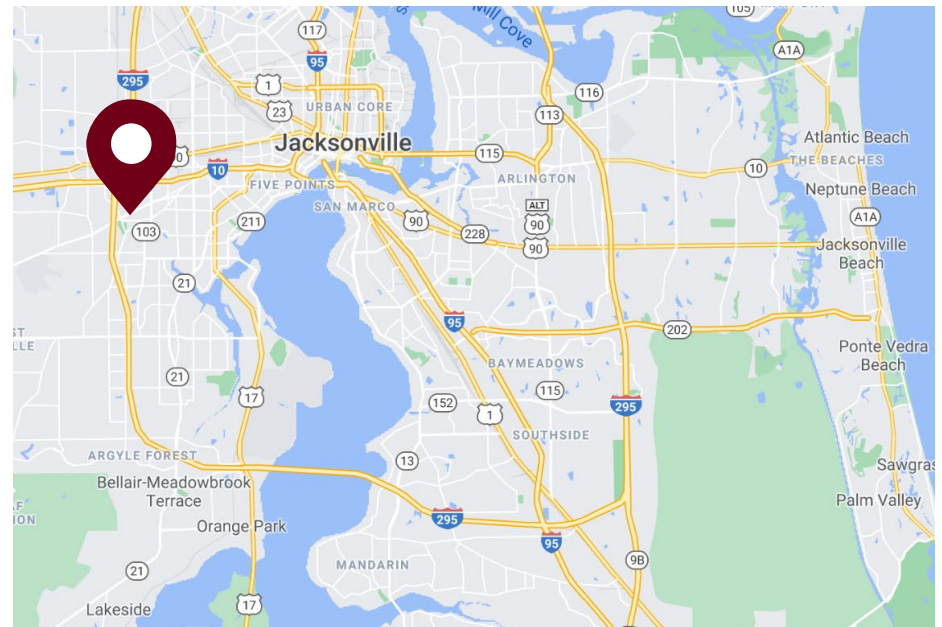
The renovations will include façade improvements and approximately 65 parking spaces behind the building. Directly behind the property, plans have been approved for a massive 390-unit multifamily development breaking.

PROPERTY HIGHLIGHTS

- Build-to-suit opportunity
- Free standing building on Normandy Blvd
- 1,870 SF - 13,126 SF available
- Locate near the intersection of I-295 and Normandy Blvd
- Zoning: CCG-1

LEASE DETAILS

| Suite | Size | Lease Price |
|---------------|-----------|---------------|
| Full Building | 13,126 SF | \$23/SF + NNN |
| Option 2 | 9,396 SF | \$23/SF + NNN |
| Option 3 | 7,526 SF | \$23/SF + NNN |
| Option 4 | 3,730 SF | \$23/SF + NNN |
| Option 5 | 1,870 SF | \$23/SF + NNN |

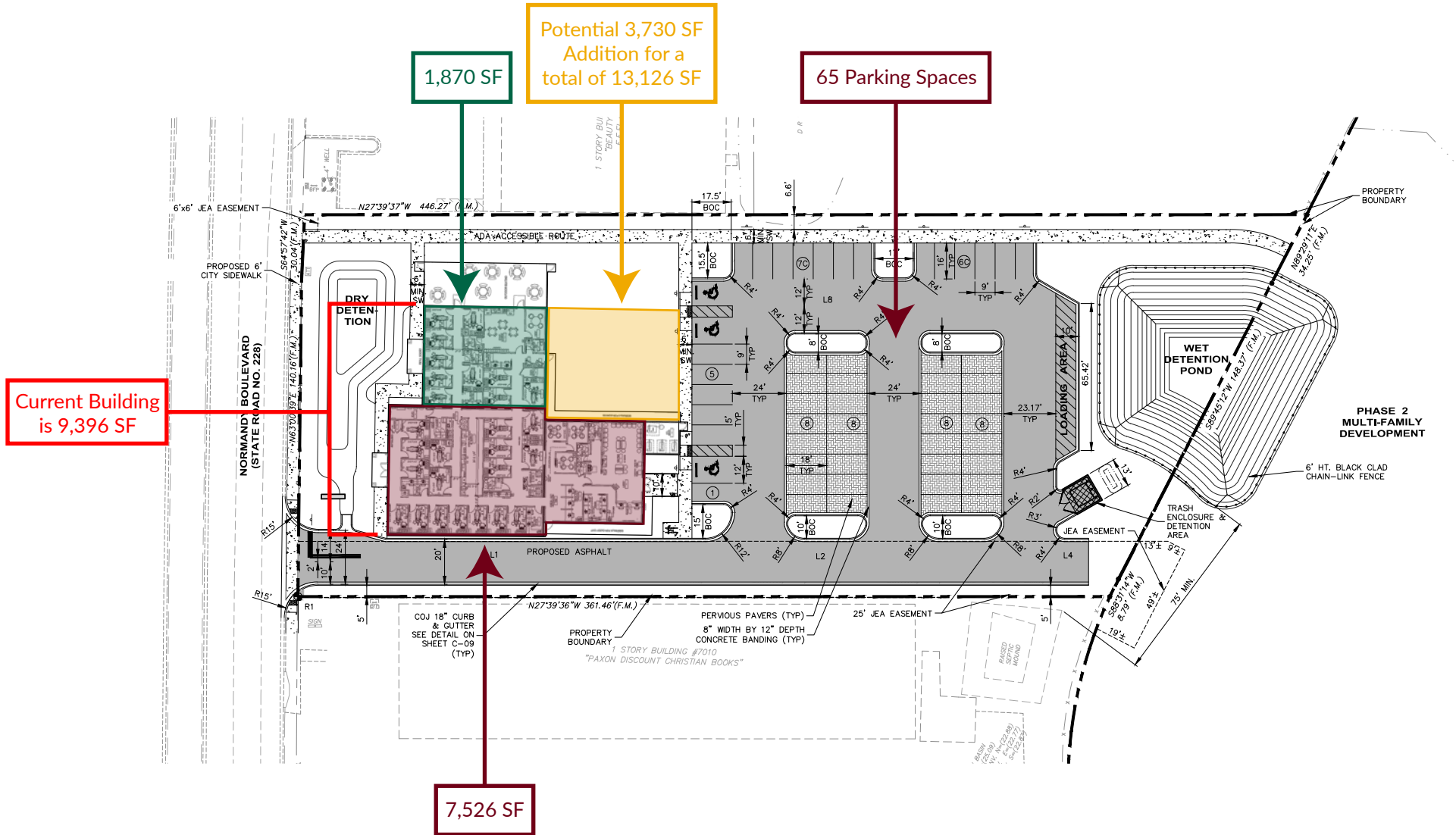


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SITE PLAN

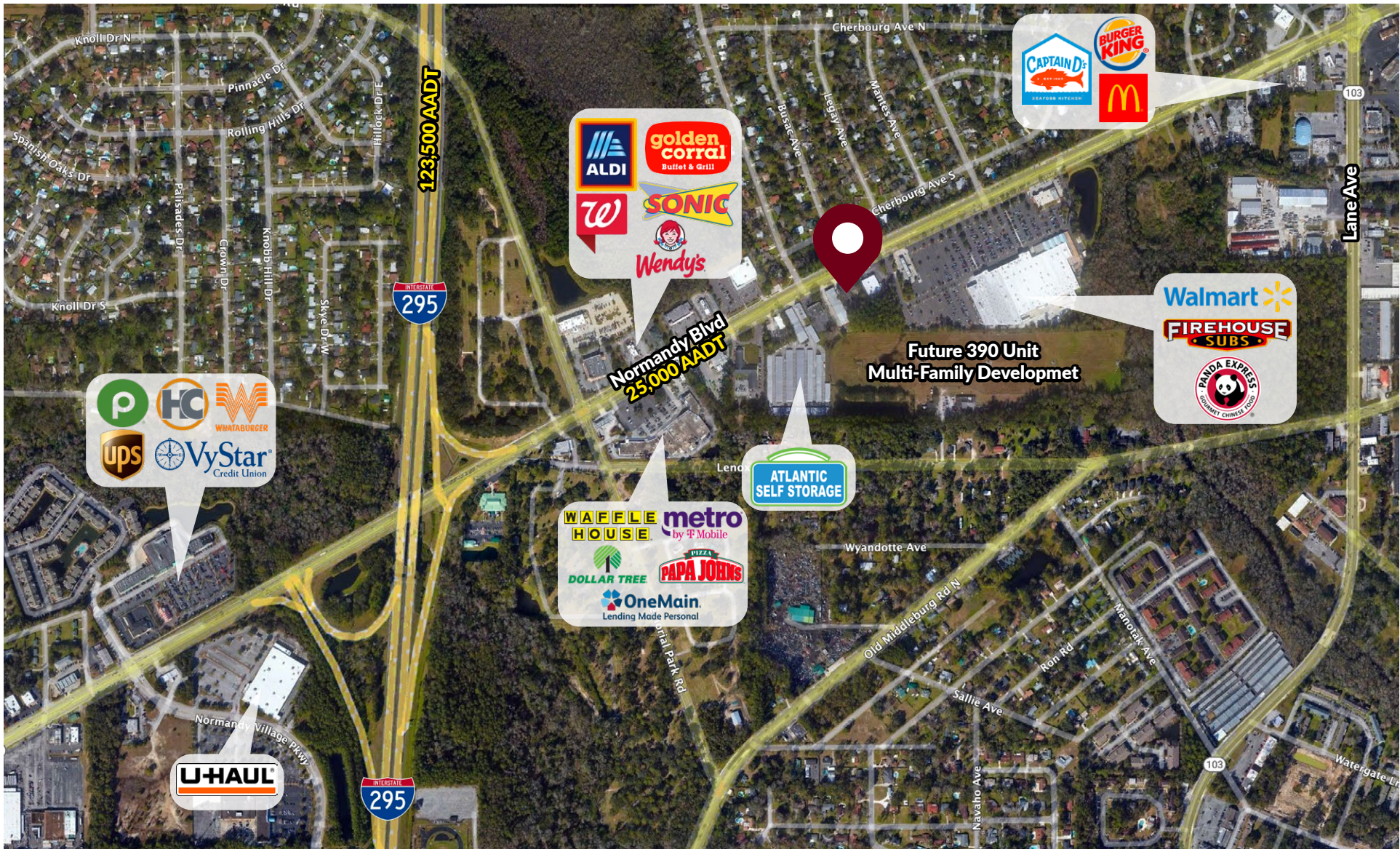


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SUB-MARKET OVERVIEW

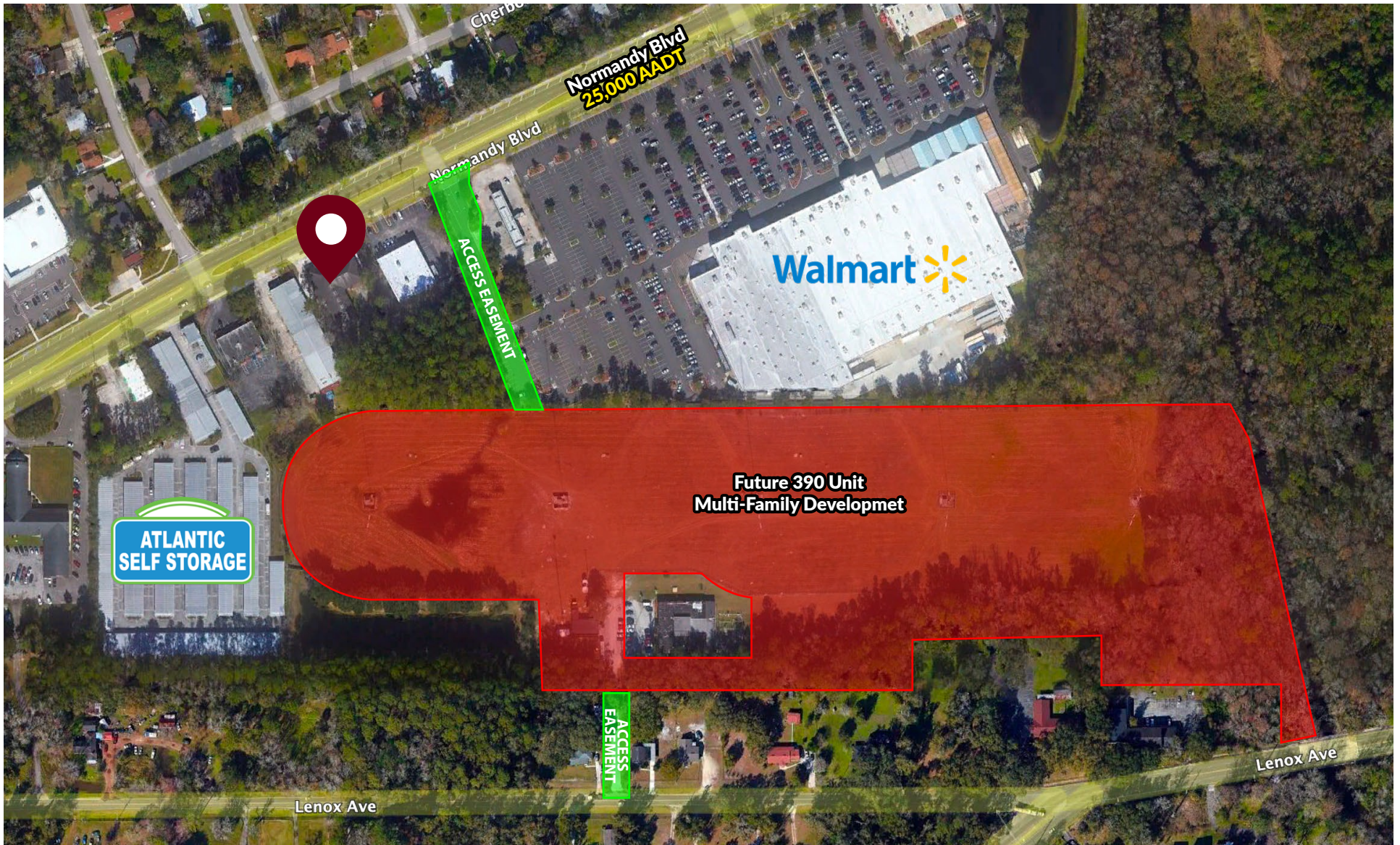


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FUTURE 390 UNIT MULTI-FAMILY DEVELOPMENT



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