

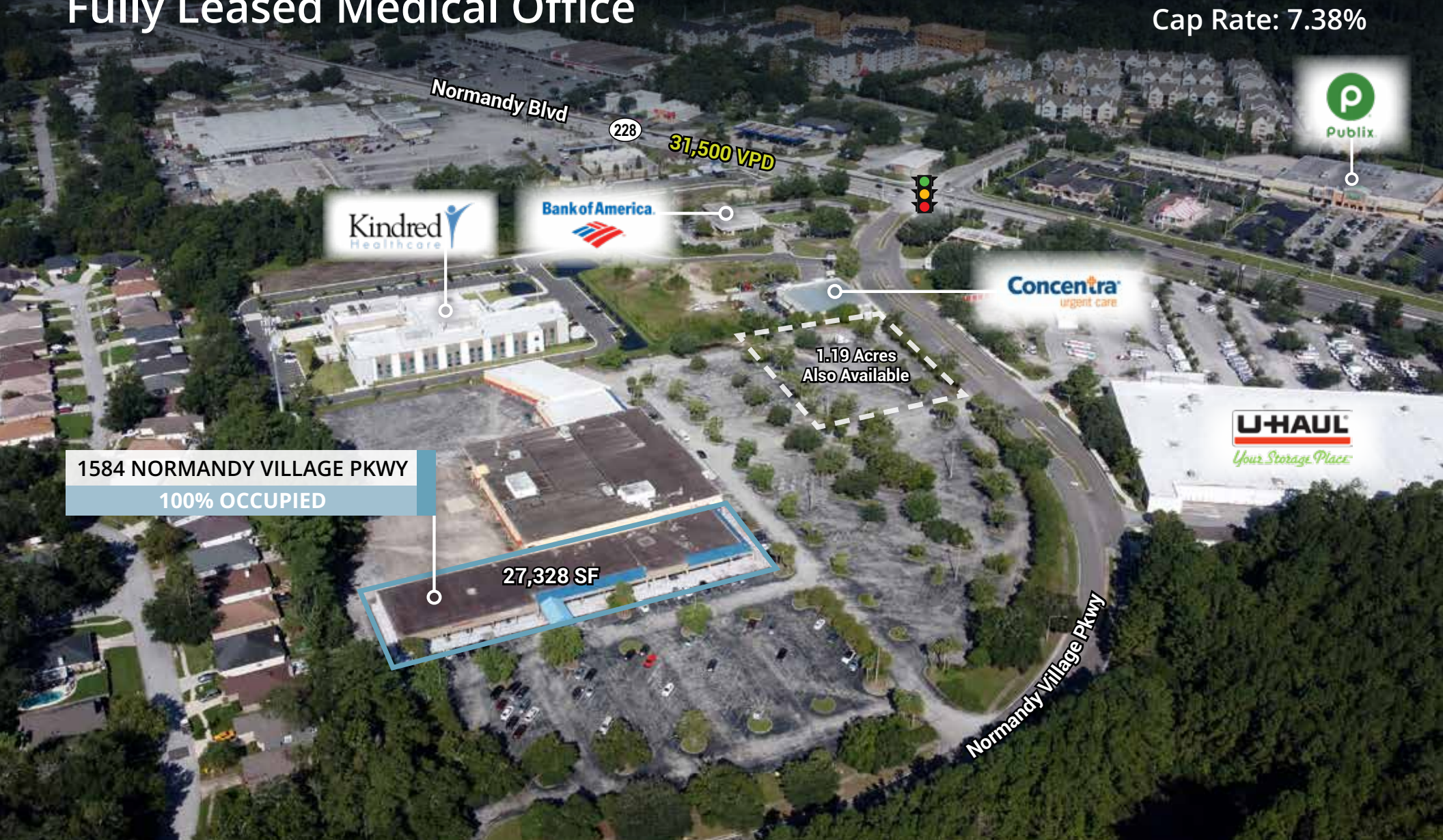
1584 Normandy Village Pkwy

Fully Leased Medical Office

FOR SALE

Asking Price: \$4,650,000

Cap Rate: 7.38%



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PROPERTY OVERVIEW

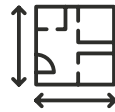


Introduction

Franklin Street is exclusively offering the rare opportunity to acquire **1584 Normandy Village Parkway**, a prime asset totaling 27,328 square feet in a high-growth Jacksonville submarket. This offering includes a fully leased 27,328-square-foot medical office building with an annual NOI of \$342,496.44.

Located along busy Normandy Boulevard, the plaza benefits from high traffic, proximity to major retailers, and new residential developments. With easy access to I-295 and a thriving local economy, Normandy Village Plaza is perfectly positioned for both income generation and future growth.

Key Details



Total Building Square Footage:

1584 Normandy Village Pkwy: 27,328 SF (fully leased medical office)



Net Operating Income (NOI):

\$342,496.44 from the leased medical office at 1584 Normandy Village Pkwy.



Zoning:

CCG-1

RENT ROLL & SUITE BREAKDOWN

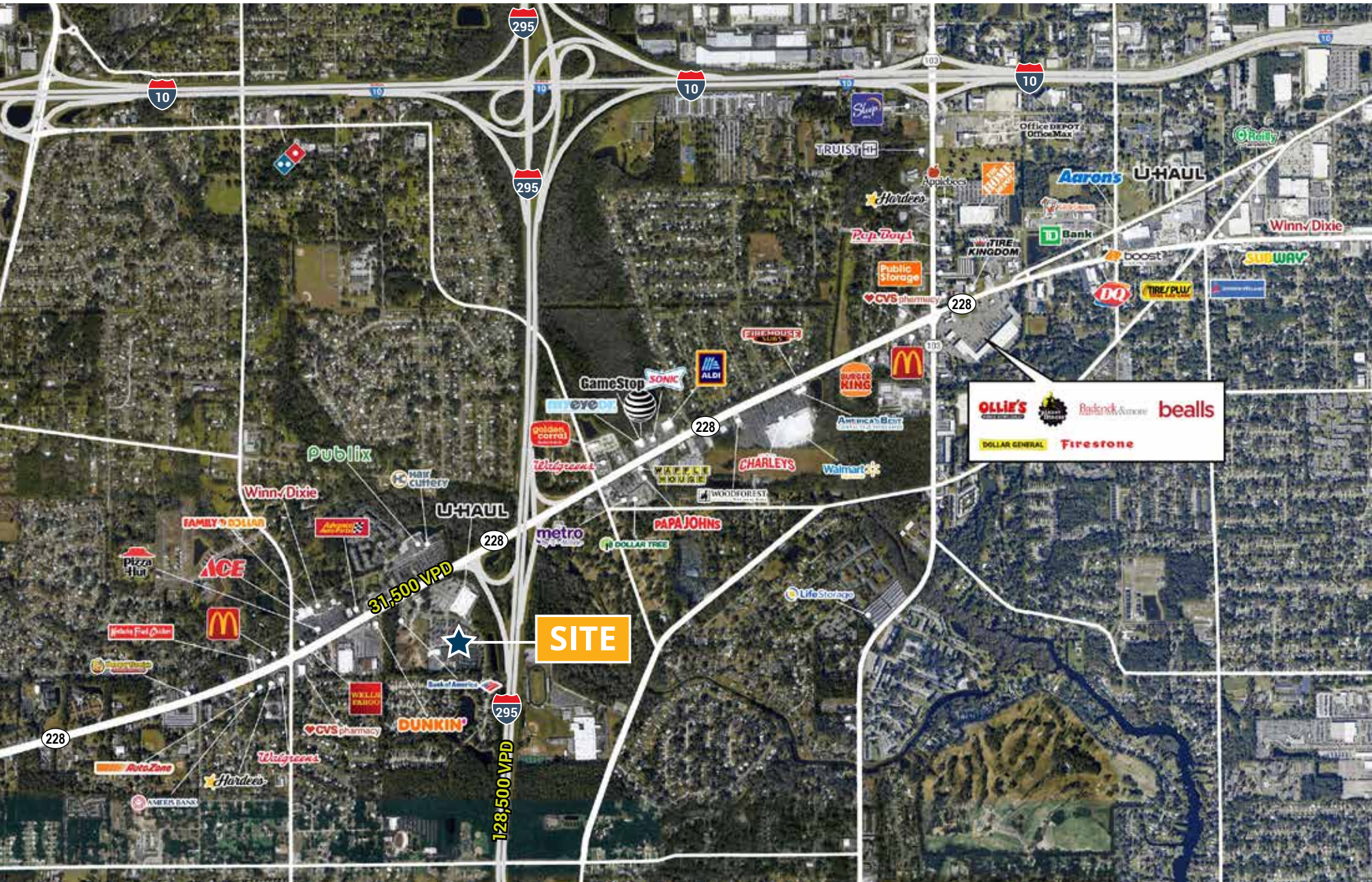
Suite	Tenant	SF	Base Rent	NOI	Gross or Triple Net	Base Rent	Lease Starting Date	Lease Ending Date	Remaining Renewal Options
21, 25	Duval Mycro School	7,305	\$7,396.31	-	NNN	\$12.15	9/1/12	5/31/26	2 @ 3yr
29	American Renal	7,260	\$11,585.75	-	NNN	\$19.15	10/23/08	4/30/29	1 @ 5yr
32	University of Florida Jax Physicians	3,704	\$3,603.15	-	NNN	\$11.67	6/18/21	9/16/28	2 @ 3yr
35	Physicians Group	4,094	\$4,503.40	-	NNN	\$13.20	7/1/11	12/31/26	
36	Florida Psychological Associates LLC	1,450	\$1,523.41	-	NNN	\$12.61	5/1/22	6/30/29	1 @ 3yr
TOTALS		23,813	\$28,612.02	\$343,344.24		\$14.38			



AREA OVERVIEW & KEY HIGHLIGHTS



MACRO AERIAL





1584 NORMANDY VILLAGE PKWY

27,328 SF

5-MILE RADIUS STATS

POPULATION



165,029

Estimated 2024
Population



0.9%

Historical Annual Growth
(2010-2020)



172,756

Projected Population
(2029)

DEMOGRAPHICS



\$89,106

Estimated Average
Household Income (2024)



\$91,341

Projected Average
Household Income (2029)



57.8%

White Collar Employees



36.3

Median Age

JACKSONVILLE - WESTSIDE



1584 Normandy Village Pkwy

Value-Add Opportunity

Asking Price: \$4,650,000

Cap Rate: 7.36%

Presented By:

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1584 NORMANDY VILLAGE PKWY