

FOR LEASE > RETAIL PROPERTY

The Shoppes at Normandy Mall

5229 NORMANDY BOULEVARD, JACKSONVILLE, FL 32205

6,563± SF AVAILABLE

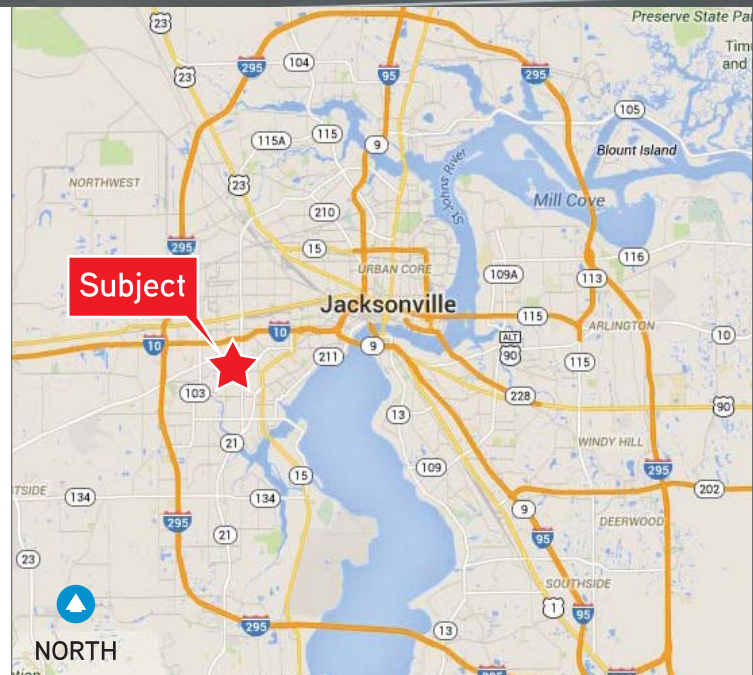


Northeast Florida



Building Amenities

- > Total Size: 44,175± SF
- > Total Available:
 - Unit 5A: 2,319± SF (Raw Condition)
 - Unit 5B: 2,924± SF (Raw Condition)
 - Unit 6: 1,320± SF (Former Hair Salon)
- > Located just south of the new Lowes/Walgreens Development and adjacent to the Winn Dixie
- > Anchor Tenants: Family Dollar and O'Reilly's Auto Parts
- > Operating Expenses/NNN: \$3.10 per SF
- > Lease Rate: ~~\$12.00~~ per SF **Reduced to \$10.00 per SF**

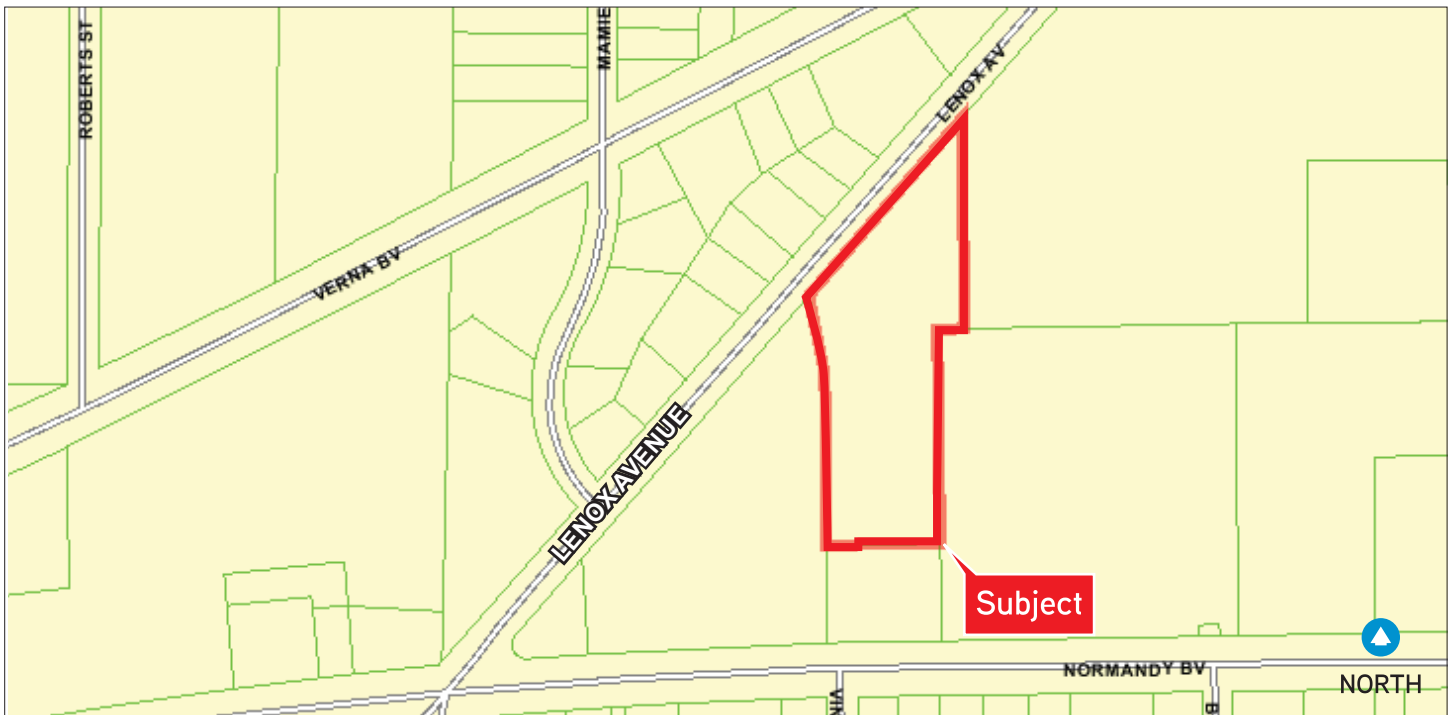
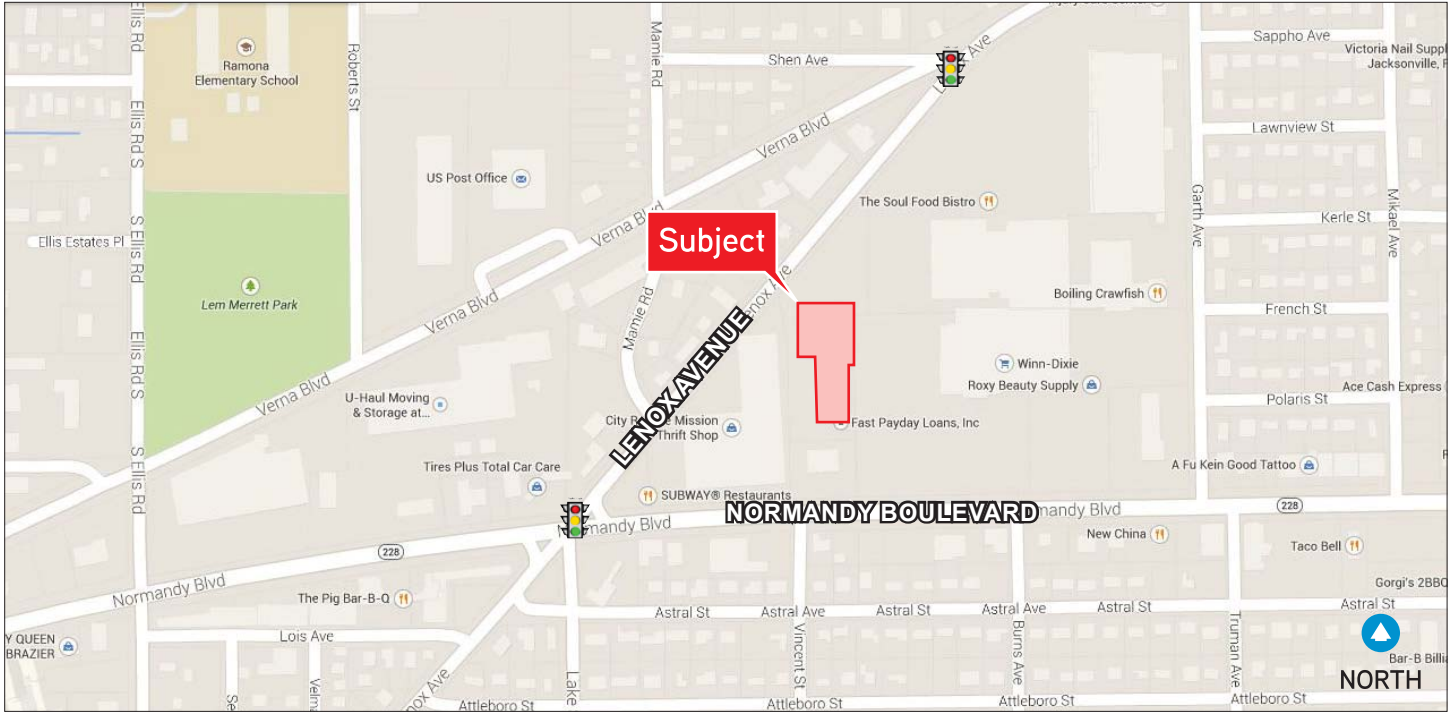


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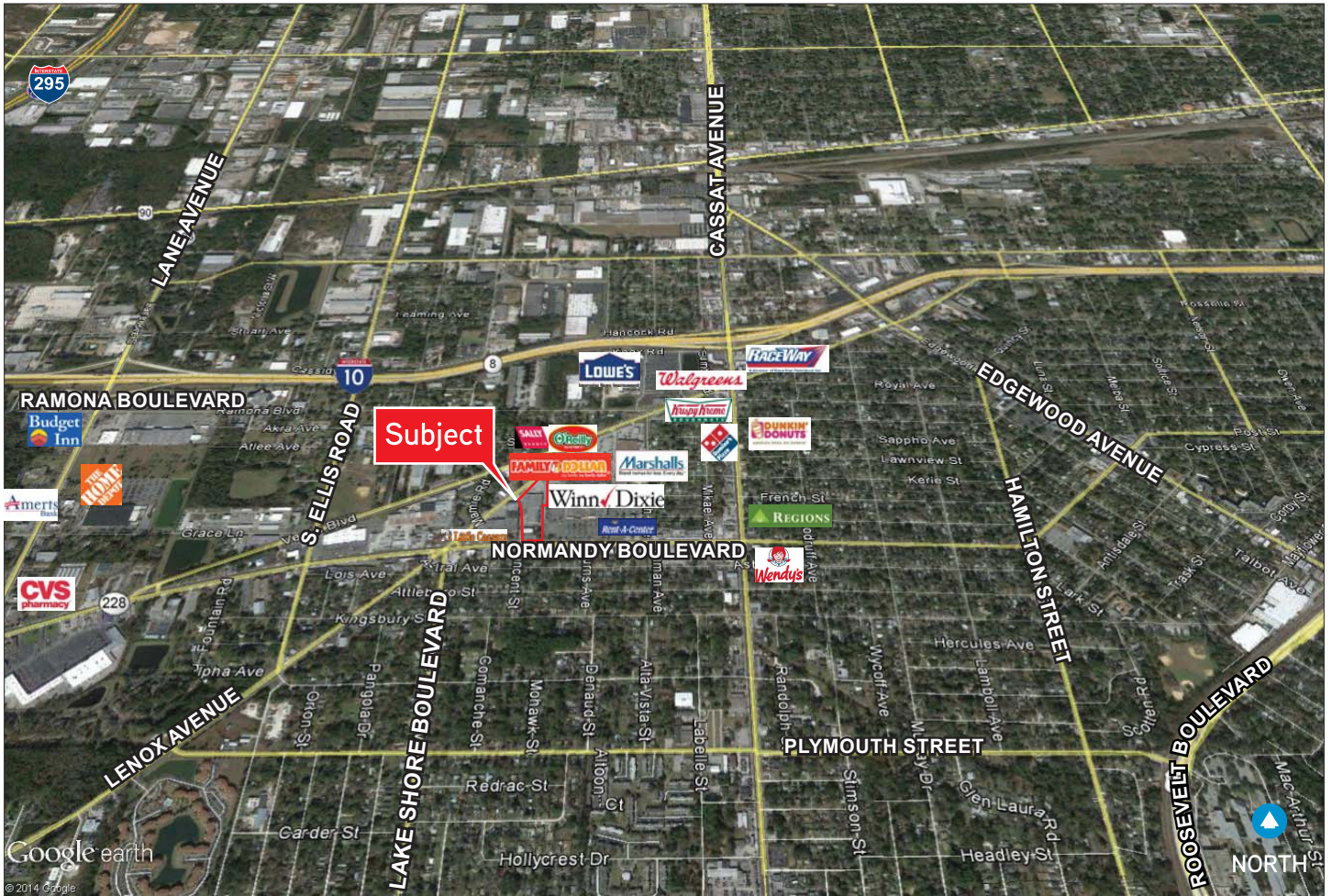
Street & Plat Map

5229 NORMANDY BOULEVARD, JACKSONVILLE, FL 32205



Aerial

5229 NORMANDY BOULEVARD, JACKSONVILLE, FL 32205



Demographics	3 Mile	5 Mile	10 Mile
2020 Projection	66,386	159,642	506,894
2015 Estimate	66,182	157,201	493,732
2015 Est HH Income	\$48,528	\$49,440	\$51,456

21,500± cars per day on Normandy Boulevard

SOURCES: CLARITAS AND FDOT

Site Plan

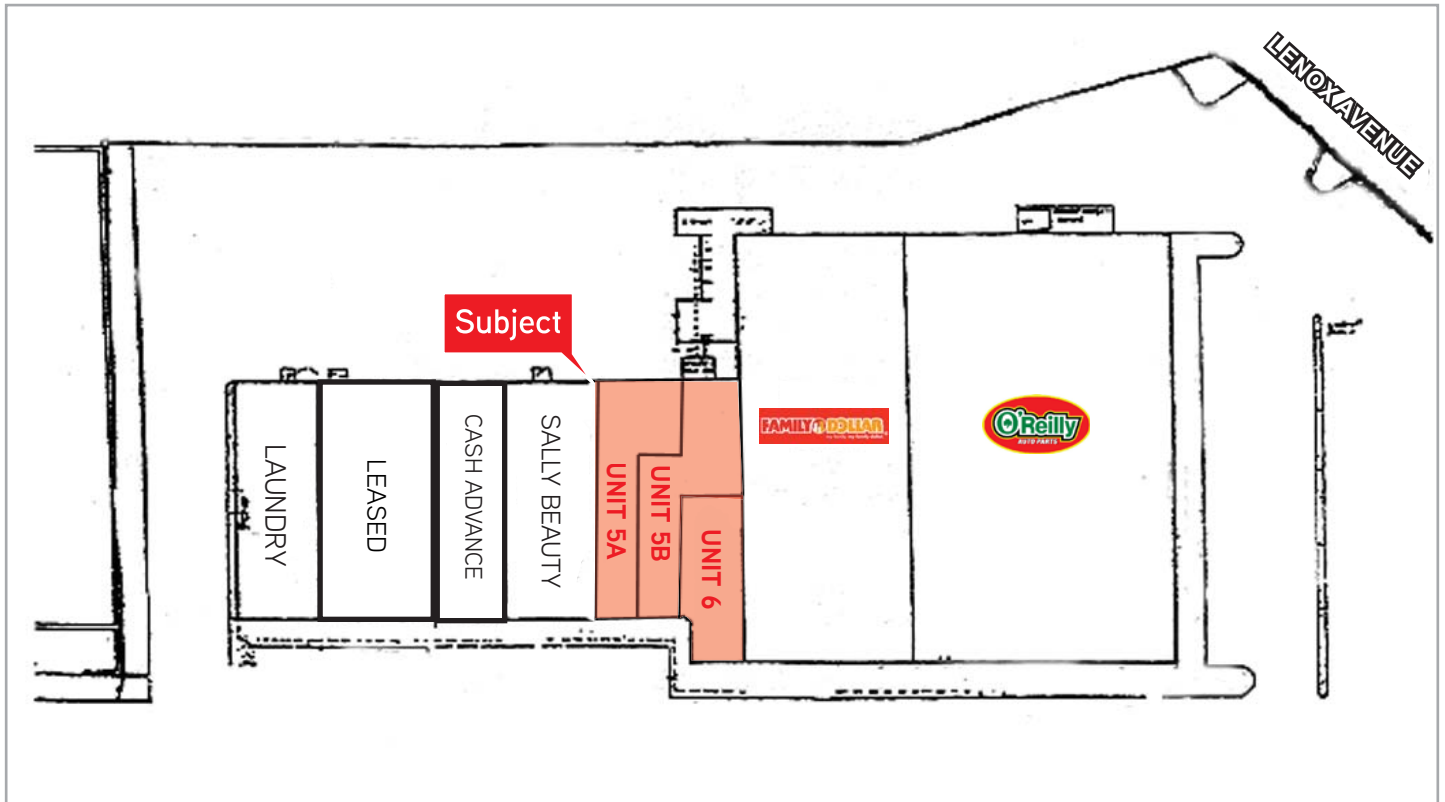
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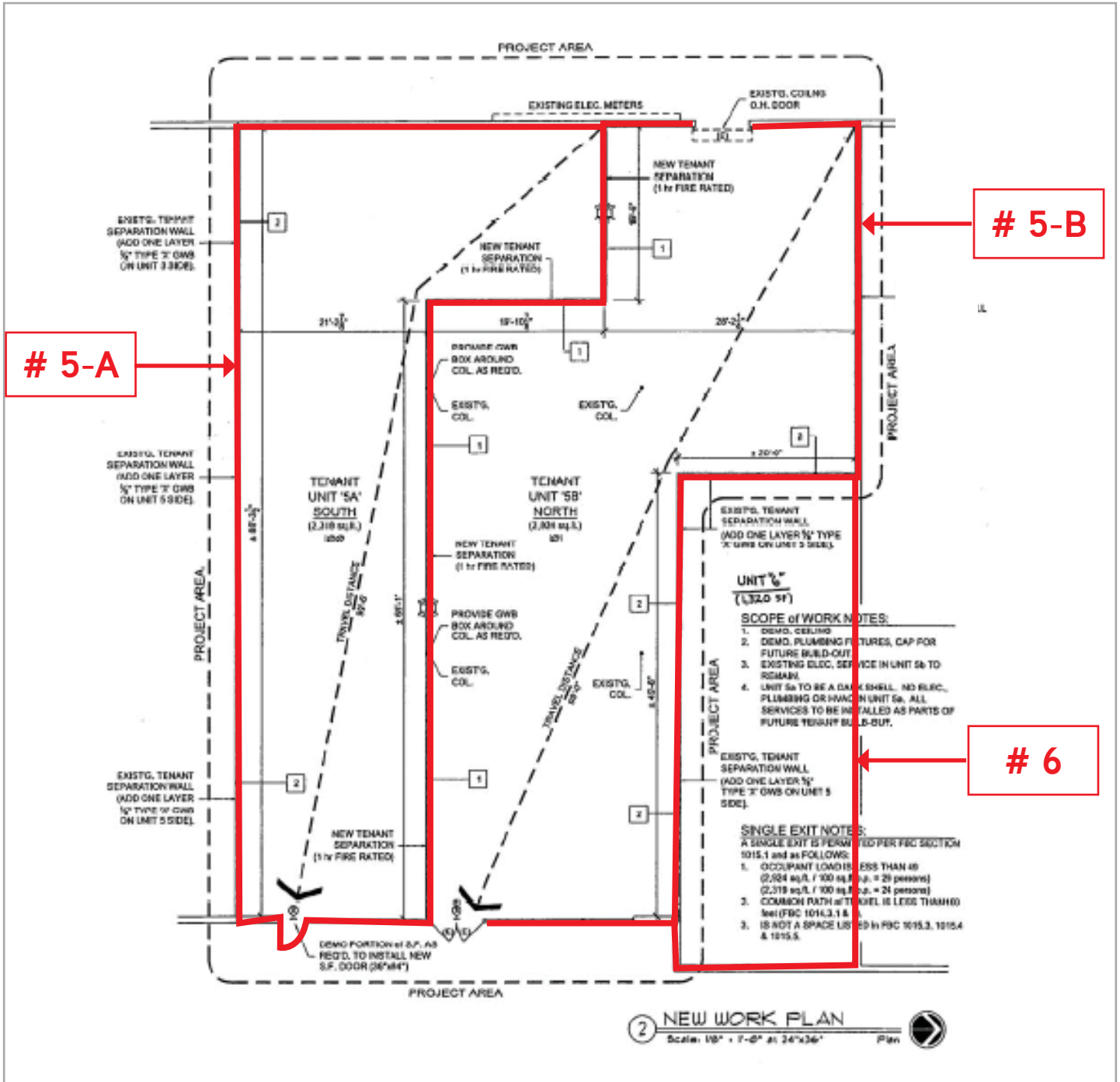
Available Units

5229 NORMANDY BOULEVARD, JACKSONVILLE, FL 32205



Units 5A and 5B

5229 NORMANDY BOULEVARD, JACKSONVILLE, FL 32205



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Property Photos

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6,563± SF Available

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Contact Us

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Please contact us to see this property

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2/23/2016

Profile 1 of 1

Summary (2663)



Contact:

Jason Ryals or Laura Seeback

904 358 1206



The Shoppes at Normandy Mall
5229 Normandy Blvd.,
Units 5A and 5B
Jacksonville, FL 32205

County:	Duval
Market:	Jacksonville
Sub Market:	Westside
Property Near:	Lenox
Available SF:	6,563 SF
Building SF:	44,175 SF
Retail SF:	6,563 SF

Building/Space

Construction Status:	Existing
Center Type:	Strip Mall
Primary Use:	Shopping Center
Year Built:	1970
Year Refurbished:	2002
Construction Type:	Concrete/Block
Roof Type:	Asphalt/Built up

Utilities

Utilities Comments: At Site

General Listing/Transaction Information1

Asking Rate:	\$10.00 NNN Per Year
Min Avail SF:	1,320 SF
Max Contig SF:	6,563 SF
Transaction Type:	Lease

Parking

Parking Ratio: 7/1000

Site

Contacts

Listing Broker(s)	Jason Ryals Colliers International Northeast Florida 904.861.1136 jason.ryals@colliers.com
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Comments

Listing Comments:

Availabilities:

Unit 5A: 2,319± SF (Raw Condition)
Unit 5B: 2,924± SF (Raw Condition)
Unit 6: 1,320± SF (Former Hair Salon)

- Shadow Anchored by Winn Dixie & Potter House Kingdom Plaza (Formerly Normandy Mall)
- Located just south of the new Lowes/Walgreens
- Other Tenants:
- Family Dollar
- O'Reilly Auto Parts
- Sally Beauty Supply
- First America Cash Advance
- Coin Laundry
- Minutes from Interstate (I-10/I-95/I-295 Beltway)
- Current Operating Expenses/NNN: \$3.10 per SF
- Asking Base Rent: \$10.00 per SF