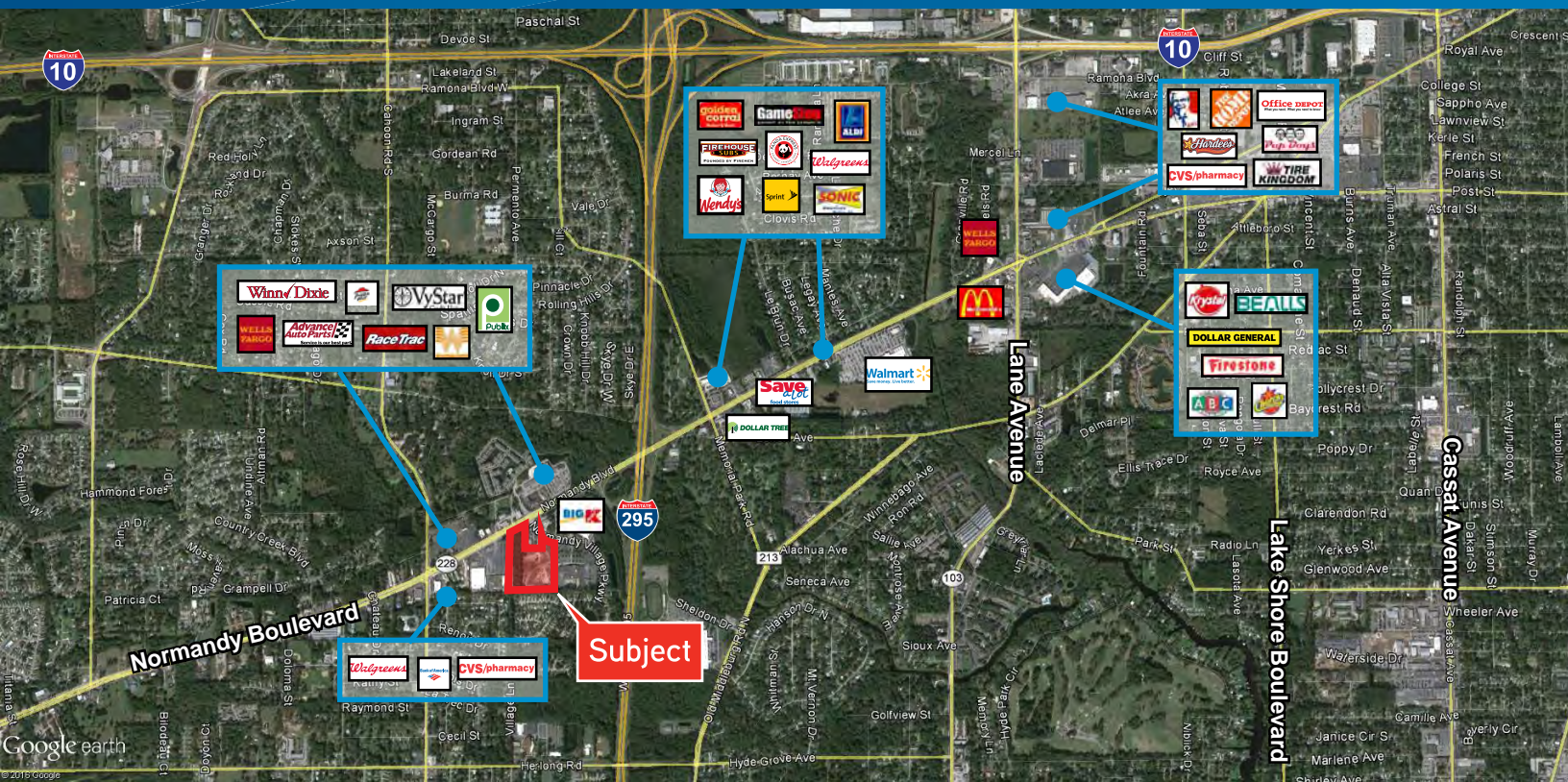


Excellent Development Opportunity at I-295 Near I-10

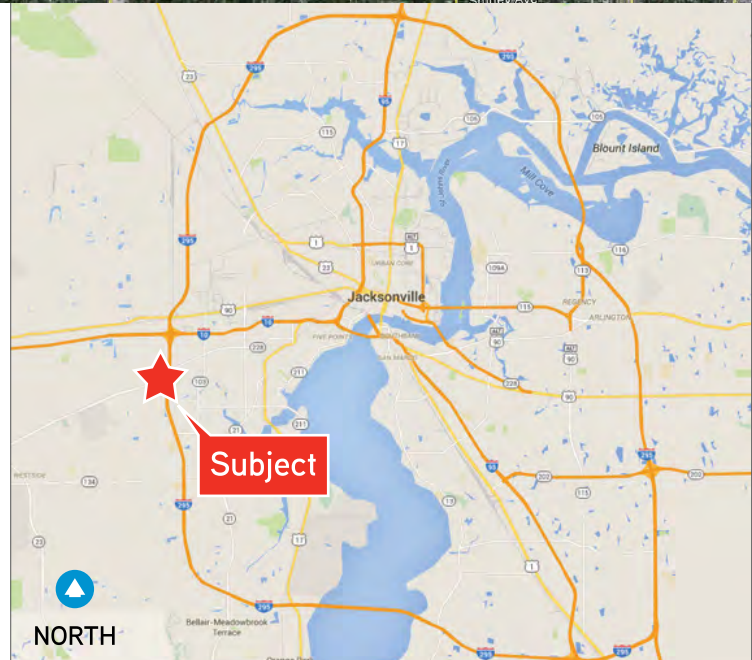
SW CORNER OF NORMANDY BOULEVARD AT NORMANDY VILLAGE PARKWAY, JACKSONVILLE, FL 32221

13± AC AVAILABLE



Property Features

- > Well positioned land for retail box development or medical campus
- > Located at the first traffic light west of I-295 providing easy access to most of Jacksonville
- > Publix anchored retail center is across the street
- > CCG-1 zoning allows for most retail and commercial uses
- > Property is level with minimal site work required for development
- > Property benefits from off-site storm water retention via easement
- > 13± acres with 500± feet of frontage
- > **Asking price \$3,475,000**



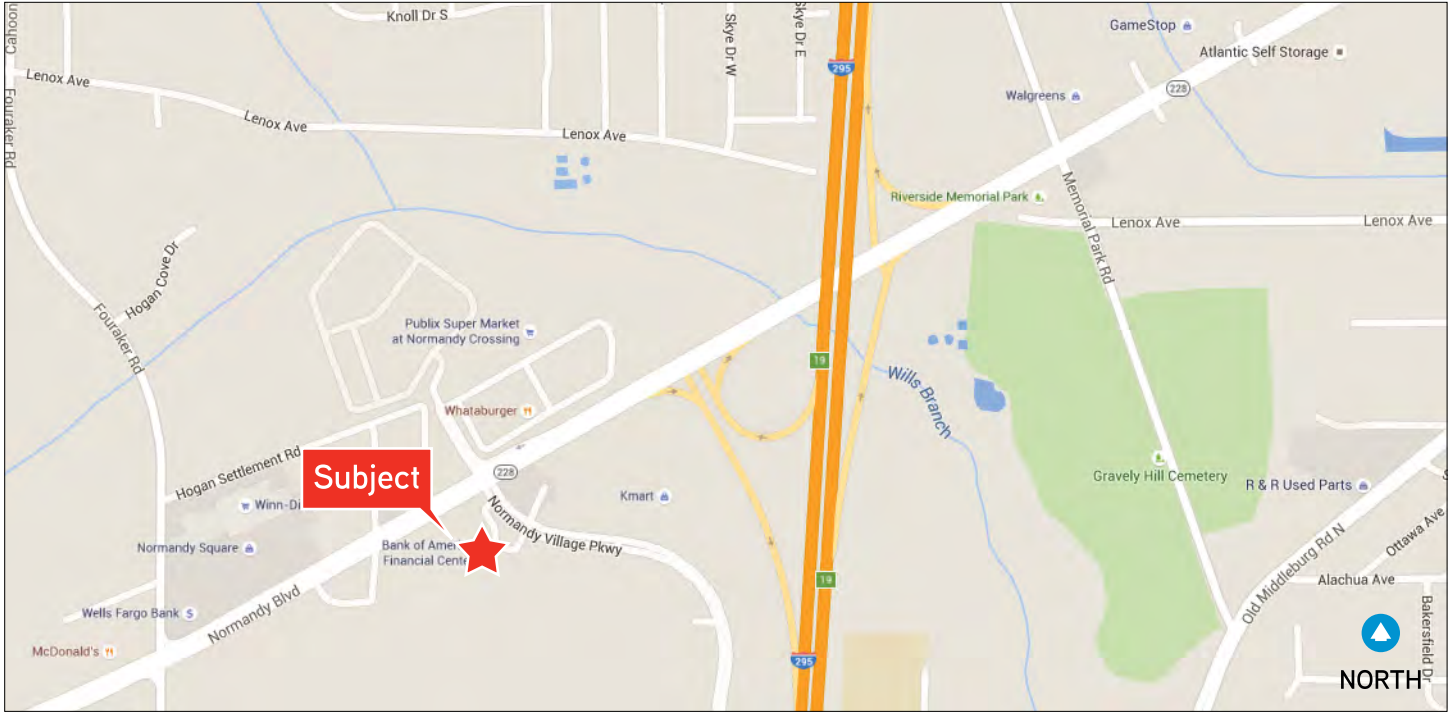
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Street & Plat Map

SW CORNER OF NORMANDY BOULEVARD AT NORMANDY VILLAGE PARKWAY, JACKSONVILLE, FL 32221



Aerial

SW CORNER OF NORMANDY BOULEVARD AT NORMANDY VILLAGE PARKWAY, JACKSONVILLE, FL 32221



Demographics	1 Mile	3 Mile	5 Mile
2021 Pop Projection	6,577	67,214	159,422
2016 Pop Estimate	6,424	64,882	153,837
2016 Est. Avg. HH Income	\$60,194	\$55,217	\$59,085

Source: Nielsen

Traffic Count	Daily
Normandy Boulevard	32,000
Interstate 295	106,500

Source: Florida Department of Transportation (FDOT)

Survey

SW CORNER OF NORMANDY BOULEVARD AT NORMANDY VILLAGE PARKWAY, JACKSONVILLE, FL 32221



FOR SALE > LAND

13± AC Available

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Contact Us

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