

FOR LEASE > RETAIL PROPERTY

The Shoppes at Normandy Mall

5229 NORMANDY BLVD., JACKSONVILLE, FL 32205

5,243± SF AVAILABLE

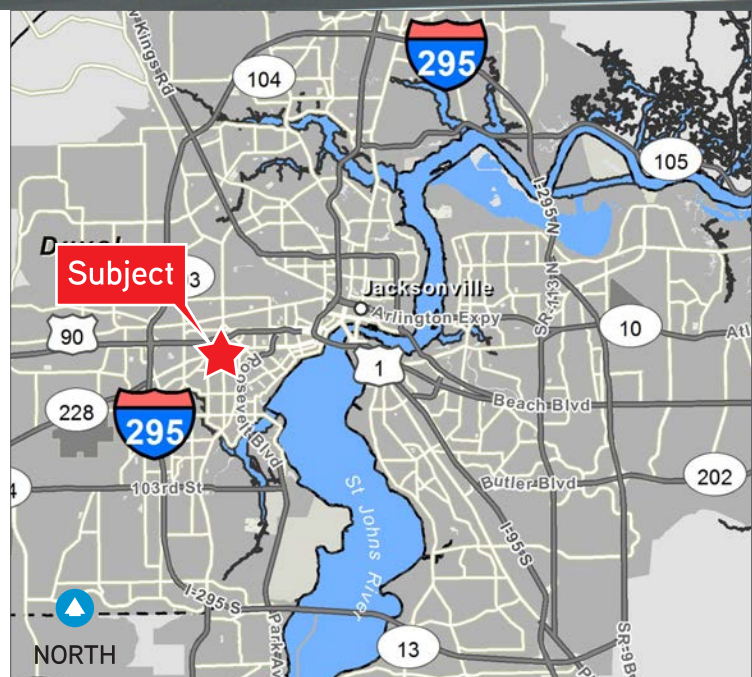


Northeast Florida



Building Amenities

- > Total Size: 44,175± SF
- > Total Available:
 - Unit 5A: 2,319± SF (Raw Condition)
 - Unit 5B: 2,924± SF (Raw Condition)
- > Located just south of the new Lowes and 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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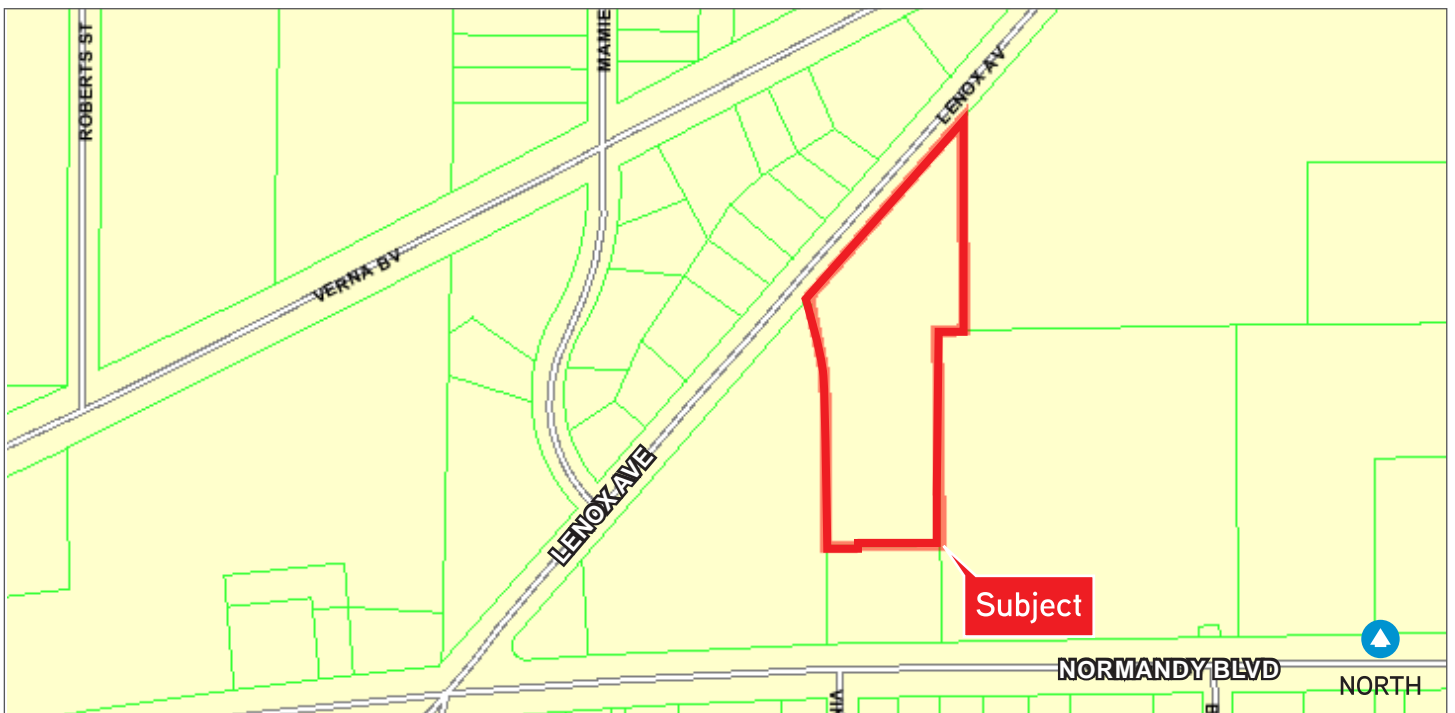
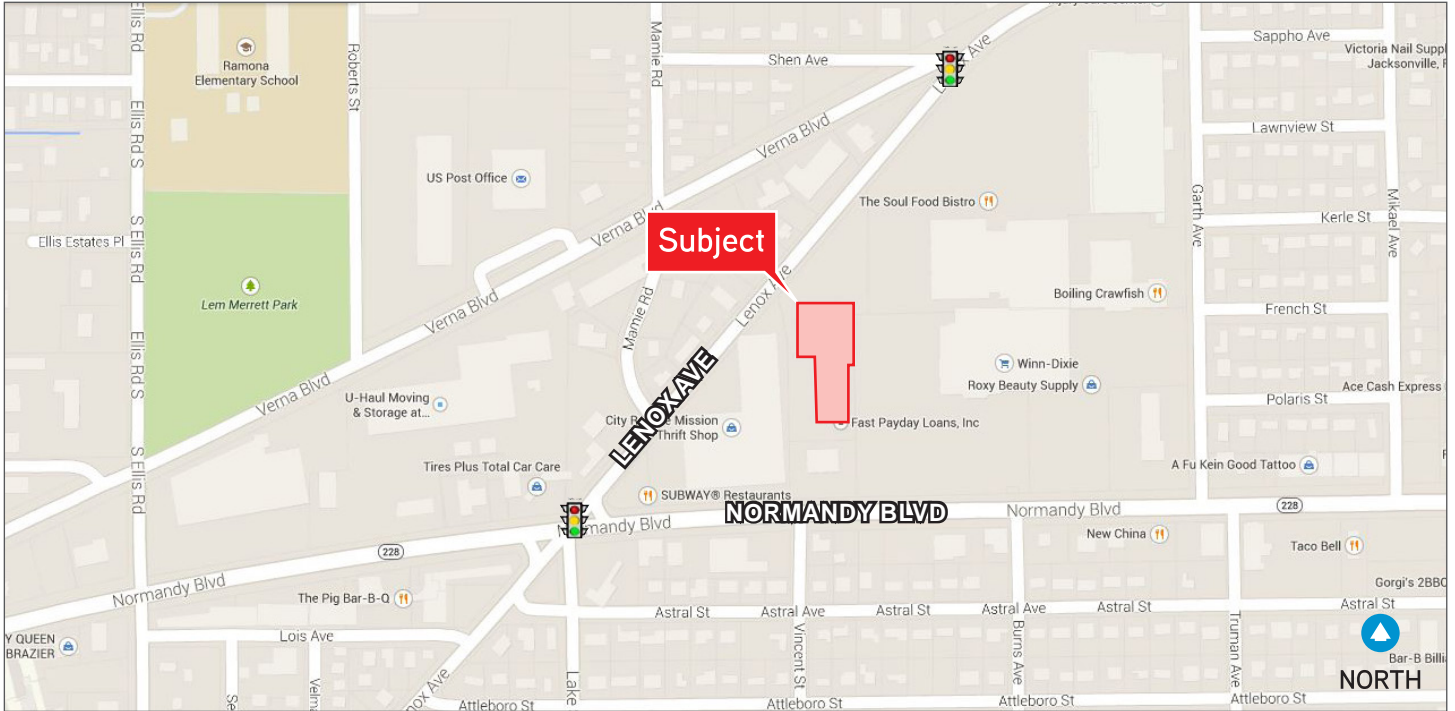
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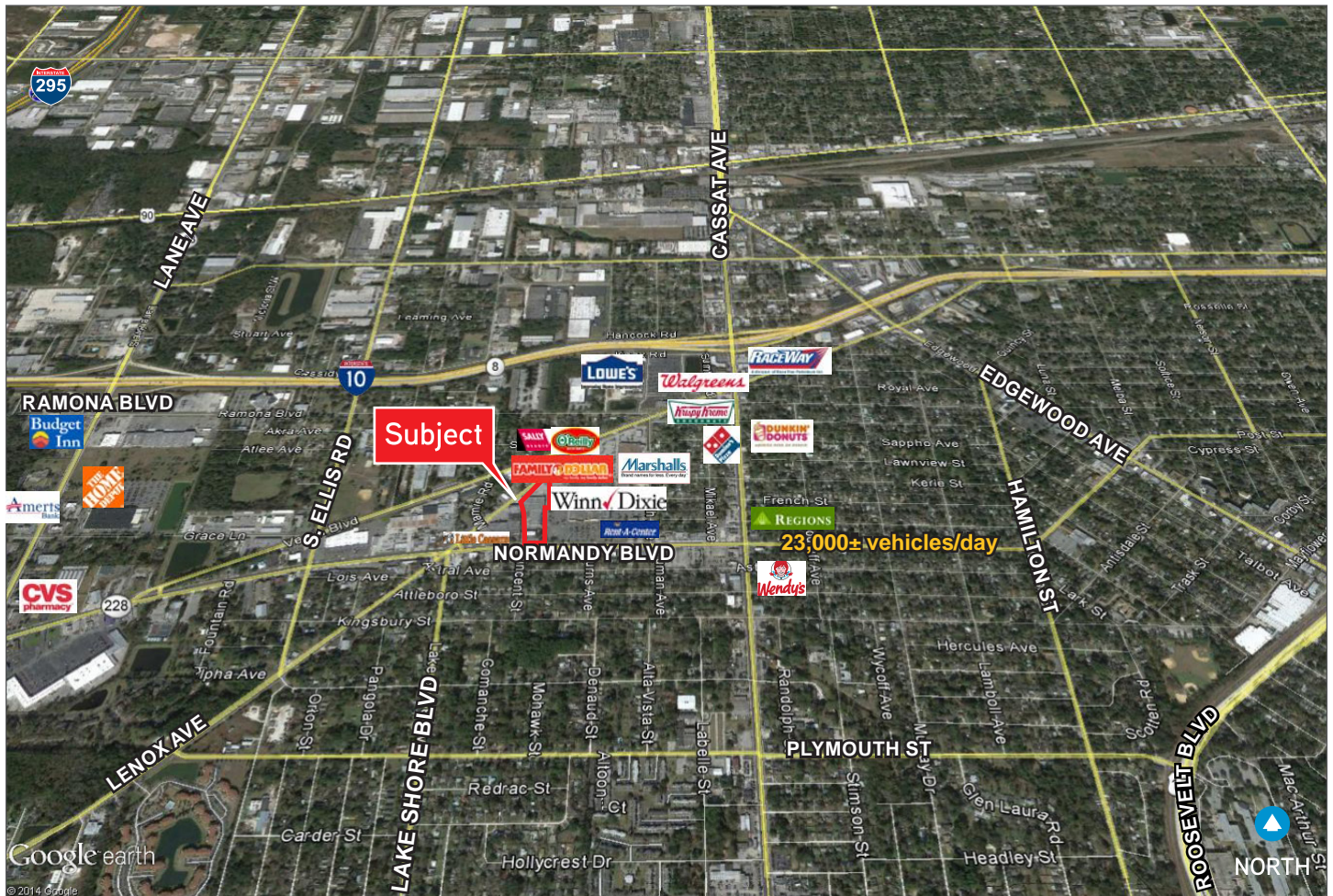
Street & Plat Map

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Aerial

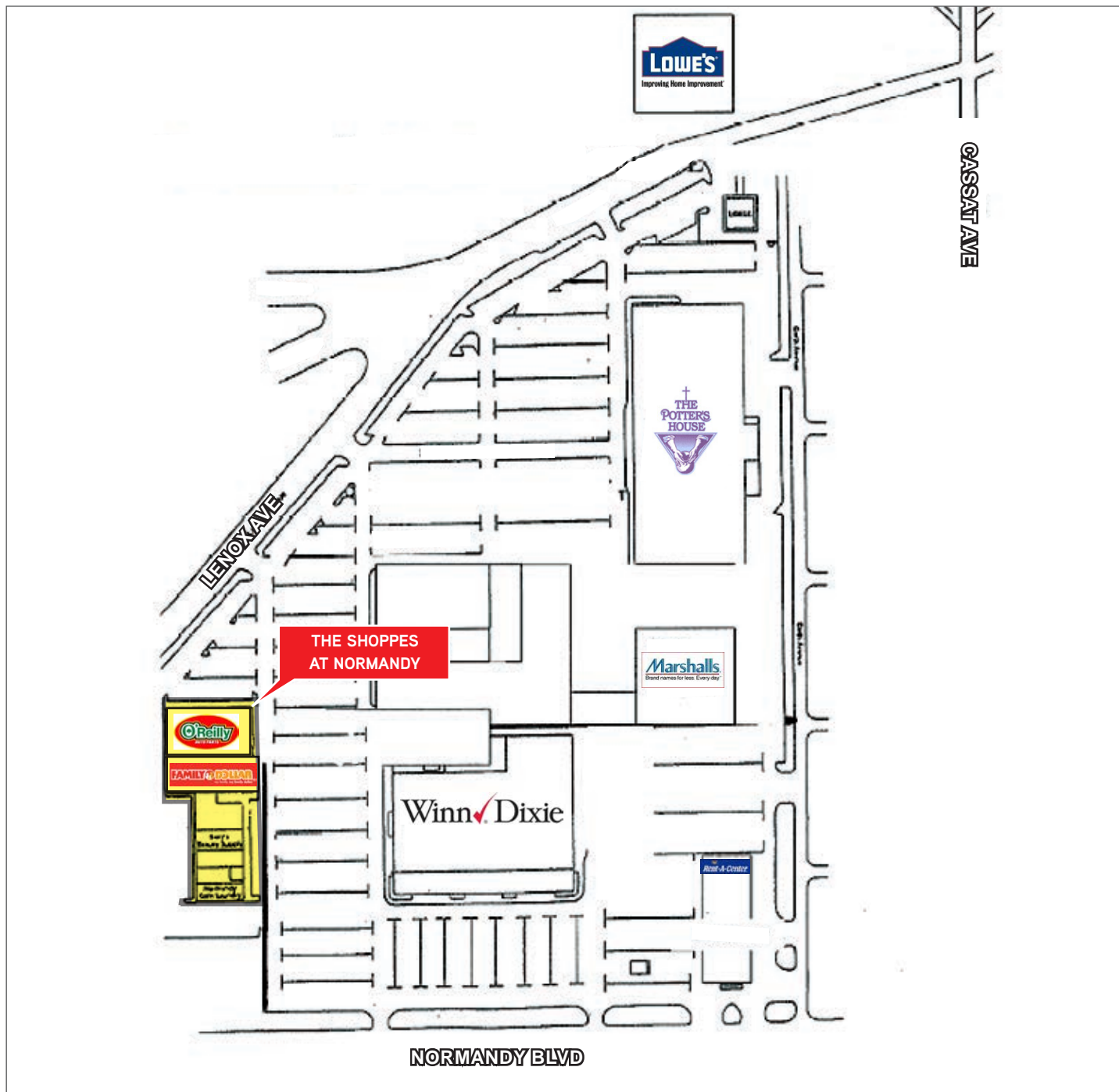
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Demographics	1 Mile	3 Mile	5 Mile
2022 Projected Population	10,122	72,715	166,230
2017 Estimated Population	9,847	70,122	160,574
2017 Estimated Average HH Income	\$45,775	\$56,186	\$58,380

Site Plan

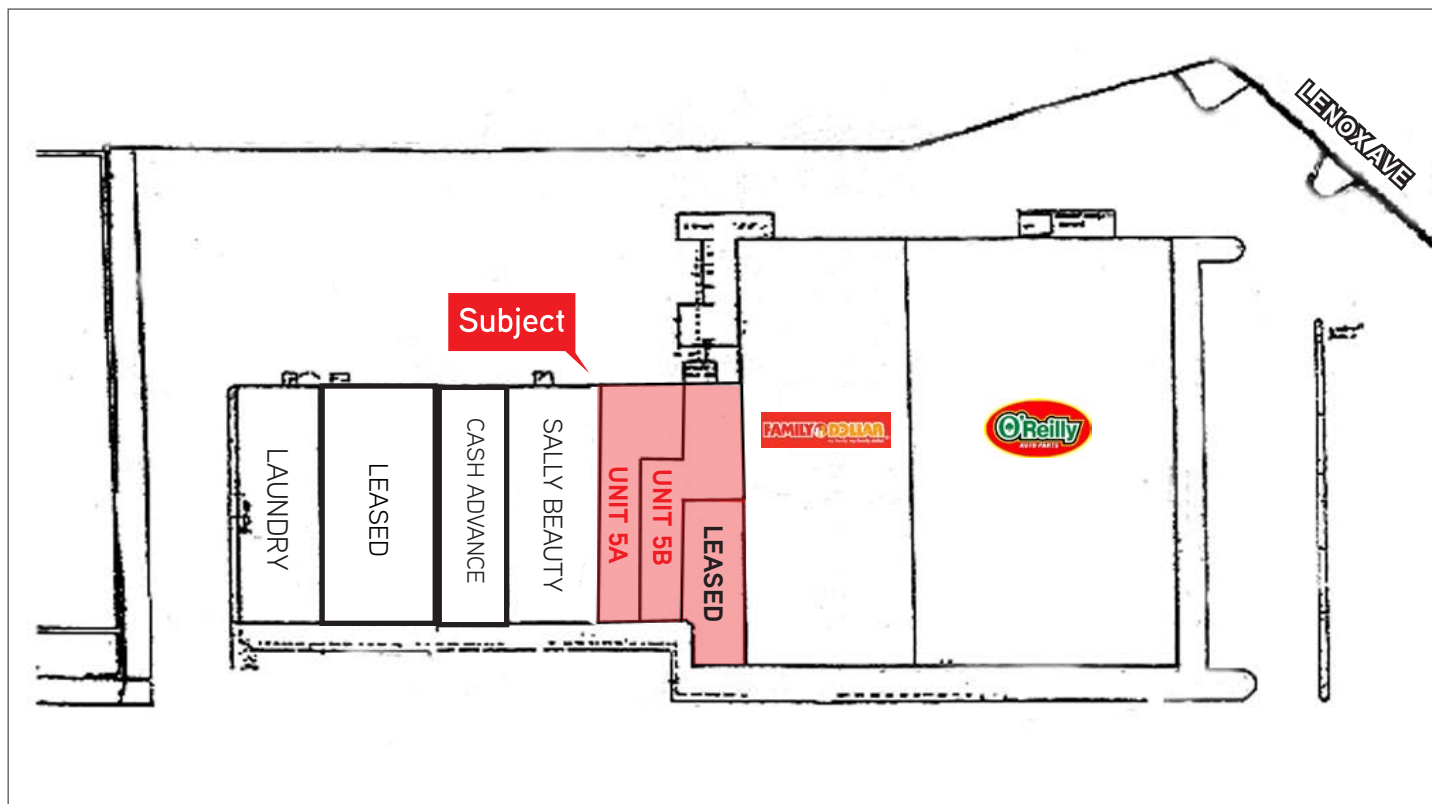
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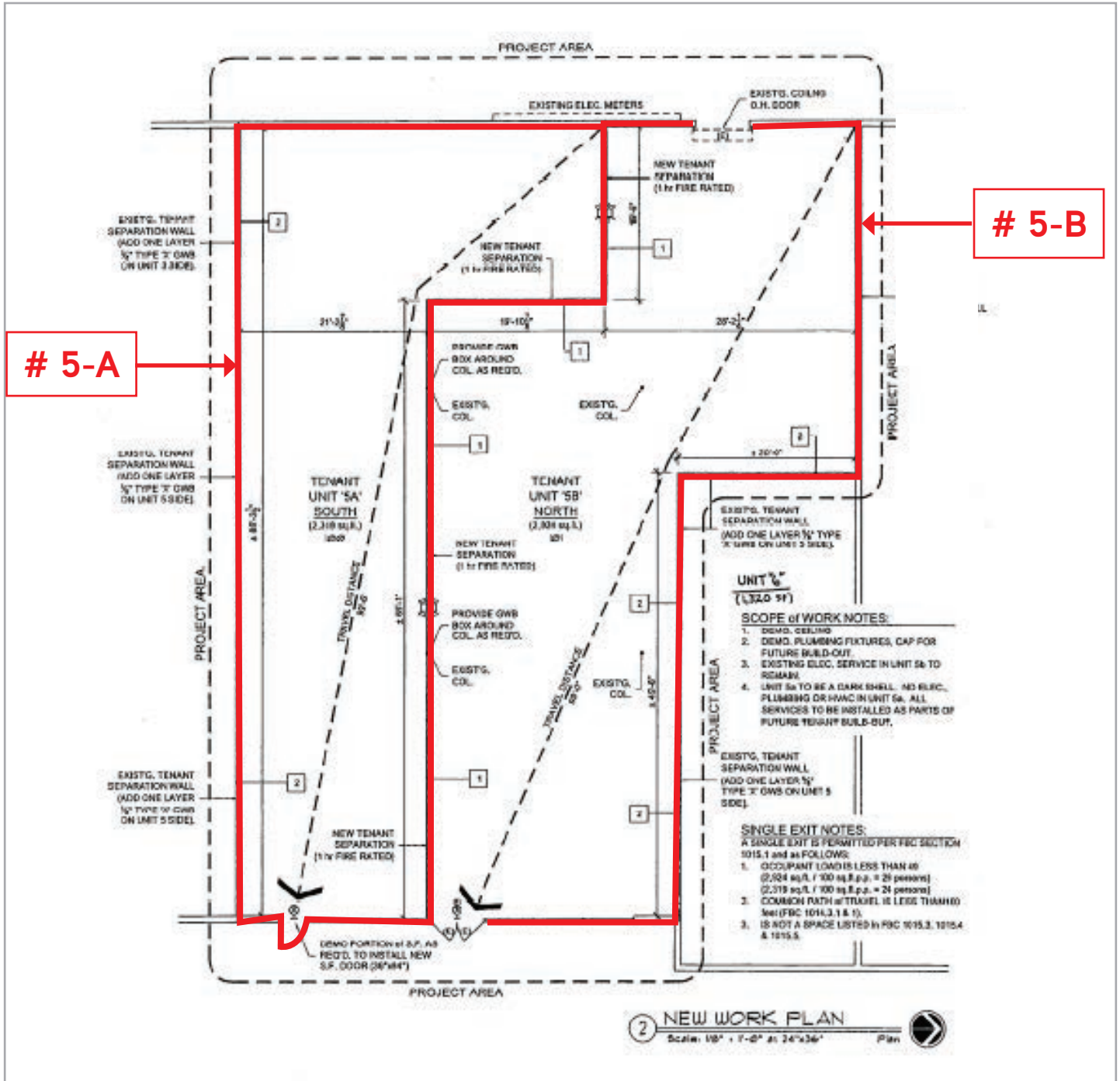
Available Units

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Units 5A and 5B

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Property Photos

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Contact Us

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