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DOLLAR GENERAL

O'Reilly

3.37± Acres

0.27± Acres

Normandy Boulevard 20,400± AADT

Land for Sale

Asking Price:

\$2,378,376

\$15/SF

Contact us:

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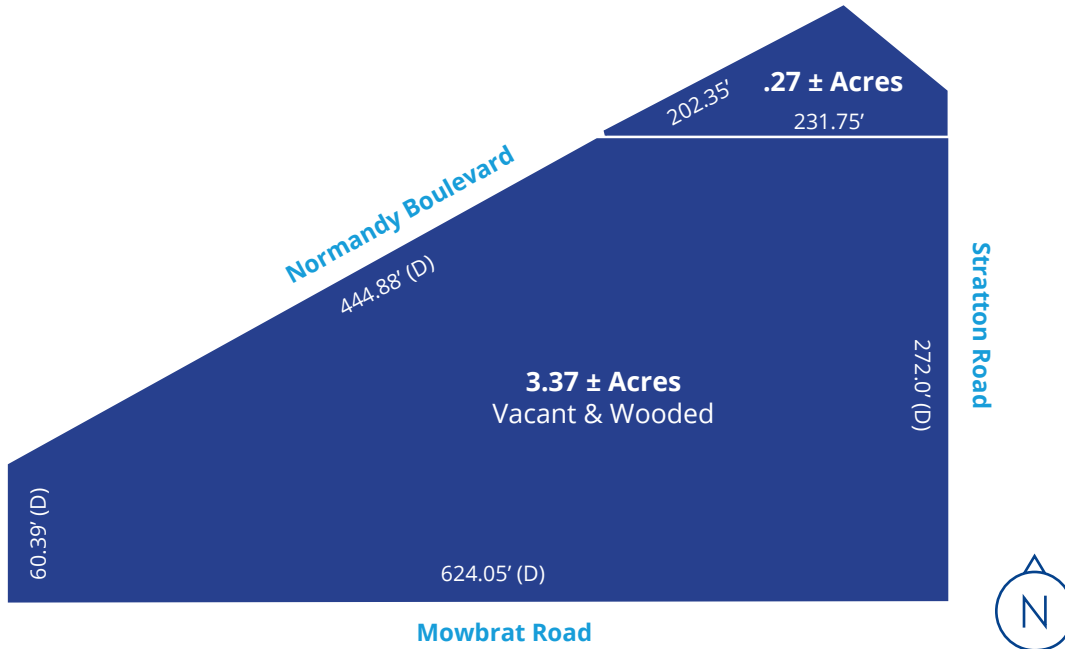
## Commercial Land on Normandy

SE Corner Normandy Boulevard and Stratton Road, Jacksonville FL 32221

### Property Features

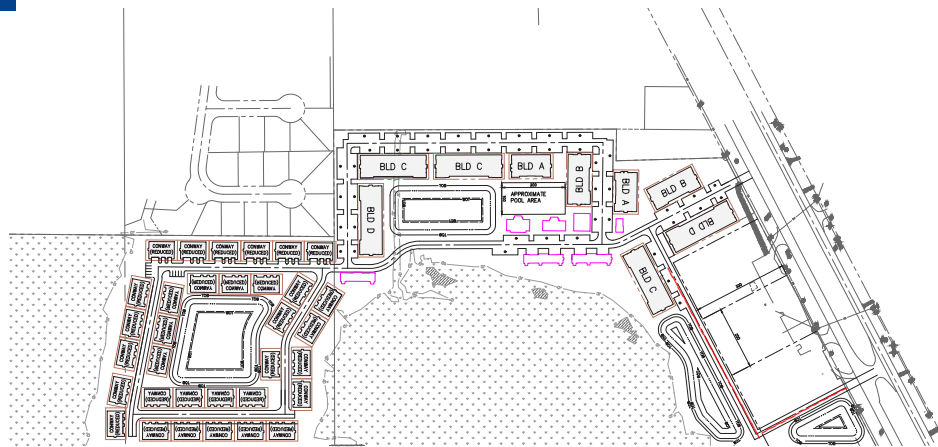
- 3.64± Acres with CCG-1 Zoning, two owners; two parcels
- Corner location with median cut and access at Stratton Road
- On major westside corridor with easy access to I-10, Chaffee Road and the new JTA pink route
- Newly constructed Publix 1 mile west of parcel
- Adjacent parcel to the west has recently been zoned for 142 town homes and 300 apartments
- Newly constructed Dollar General to the west of the site
- Water and sewer along Normandy Boulevard
- Close to Florida State College of Jacksonville, John J. Snyder High School and in growing residential and job creation area
- Very close to Cecil Commerce Center which has over approximately 4,300 daytime employees including Amazon, Saft, Boeing, Northrop Grumman, FedEx, Bridgestone, GE, U.S. Military and other government entities
- Seller is a licensed real estate broker in the state of Florida

# Property Dimensions



## Conceptual Plan

Adjacent parcel to the west has recently been zoned for **142 town homes** and **300 apartments**



## Demographics



### 2024 Estimated Population

One Mile: 8,138  
Three Miles: 68,064  
Five Miles: 168,655



### 2024 Avg. Est. Household Income

One Mile: \$75,011  
Three Miles: \$76,324  
Five Miles: \$85,306



### 2029 Projected Population

One Mile: 8,120  
Three Miles: 68,587  
Five Miles: 170,564



### 2029 Proj. Avg. Household Income

One Mile: \$89,570  
Three Miles: \$91,629  
Five Miles: \$101,686

# Location & Access

## Travel Distances

I-295	4.6 miles
I-95	11.5 miles
I-10	5.3 miles
Jacksonville Int'l Airport	22.1 miles



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