



FOR SALE OR LEASE

1.0 Acre of Vacant Land for Development

Volunteer Way
adjacent to Concentra Bldg. at
1524 Normandy Village Pkwy.

ASKING PRICE: \$495,000

GARY MONTOUR

Senior Vice President
+1 904 608 0410
gary.montour@colliers.com

RYAN MONTOUR

Client Services Specialist
+1 904 846 1129
ryan.montour@colliers.com

REID FEATHERNGILL

Client Services Specialist
+1 904 846 1143
reid.featherngill@colliers.com

MASON MONTOUR

Associate
+1 904 846 1122
mason.montour@colliers.com

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LAND SIZE

1.0± AC



ZONING

CCG-1



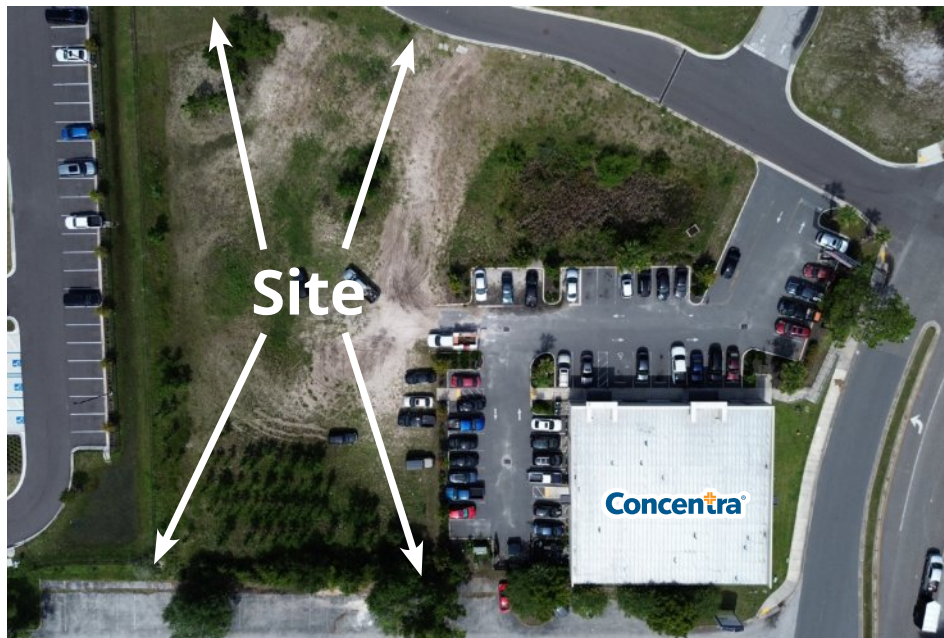
Property Details

- **Size land:** 1.0± acre
- **Zoned:** CCG-1
- **Development status:** cleared of trees and relatively flat; shovel-ready for development
- **Water and sewer:** available at adjacent Concentra Building at 1524 Normandy Village Parkway
- **Access to interstate:** minutes from Normandy Boulevard and I-295
- **Traffic count:** 32,500 cars per day
- **Adjacent to hospital:** North Florida Kindred Rehabilitation Hospital at 7775 Village Parkway
- **Proposed uses:** medical office; accountants; insurance; quasi retail/ office users; liquor store; medical marijuana; smoke shop; dental; chiropractor; veterinarian; physical therapy; financial institution including credit unions, financial planning/ brokerage, etc.; destination retailers like pool supplies, marine supplies, etc.; ancillary rehabilitation uses to feed off adjacent hospital
- **Property available for sale or lease**
- **Asking price:** \$495,000

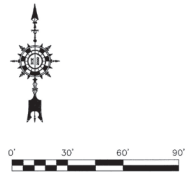
NEARBY RETAILERS & TRAFFIC GENERATORS



Aerial View



Property Survey



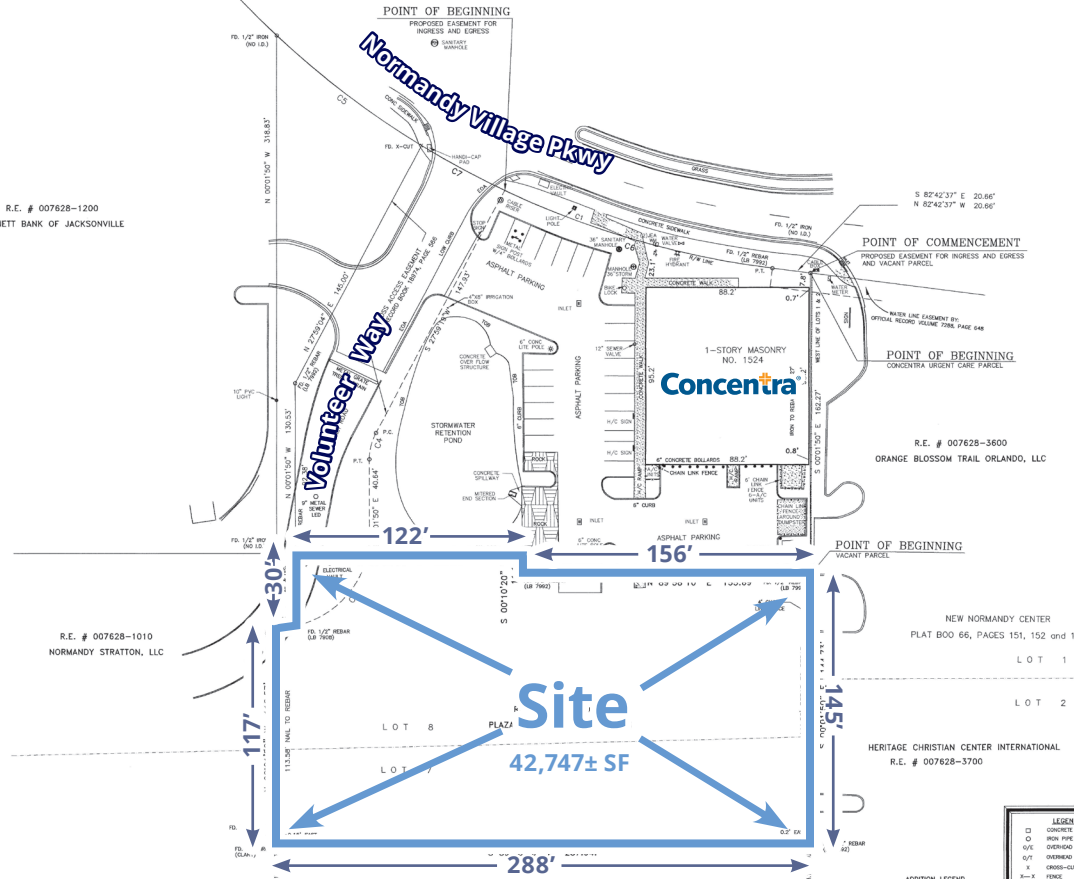
Normandy Blvd

R.E. # 007628-1200
BARNETT BANK OF JACKSONVILLE

R.E. # 007628-1010
NORMANDY STRATTON, LLC

ADDITIONAL GENERAL NOTES:

- LEGAL DESCRIPTION PREPARED BY THE UNDERSIGNED.
- THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF FOOTINGS AND UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.
- JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT DETERMINED.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	481.70'	202.16'	200.68'	S 70°41'08" E	24°02'44"
C2	50.00'	10.00'	10.00'	N 84°12'20" E	11°33'08"
C3	50.00'	68.48'	63.25'	S 39°11'43" W	78°28'27"
C4	30.00'	14.67'	14.52'	S 13°58'45" W	28°01'09"
C5	481.70'	98.24'	98.03'	N 32°40'10" W	11°41'06"
C6	481.70'	151.13'	150.51'	N 73°43'13" W	17°58'35"
C7	481.70'	51.02'	51.00'	S 61°41'51" E	05°04'09"

MAP SHOWING SURVEY OF

CONCENTRA URGENT CARE PARCEL:

PART OF LOT 8, MARY HOGAN'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 59, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF LOT 1, NEW NORMANDY CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGES 151, 152 AND 153, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°-01'-50" EAST, 162.27 FEET ALONG THE WEST LINE OF SAID LOTS 1 AND 2; THENCE SOUTH 89°-58'-10" WEST, 155.69 FEET; THENCE NORTH 00°-10'-20" EAST, 11.11 FEET; THENCE SOUTH 89°-54'-31" WEST, 122.28 FEET; THENCE NORTH 00°-01'-50" WEST, 96.38 FEET; THENCE NORTH 27°-59'-04" EAST, 145.00 FEET, TO A POINT IN THE SOUTH LINE OF NORMANDY VILLAGE PARKWAY (A 100.0 FOOT RIGHT-OF-WAY), BEING IN A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 481.70 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE SOUTH LINE OF SAID NORMANDY VILLAGE PARKWAY, THROUGH A CENTRAL ANGLE OF 24°-02'-44", AN ARC DISTANCE OF 202.16 FEET (CHORD BEARING AND DISTANCE OF SOUTH 70°-41'-08" EAST, 200.68 FEET), TO ITS POINT OF TANGENCY; THENCE CONTINUE ALONG THE SOUTH LINE OF NORMANDY VILLAGE PARKWAY, SOUTH 82°-42'-37" EAST, 20.66 FEET, TO THE POINT OF BEGINNING.

CONTAINS 48,499.63 SQUARE FEET AND/OR 1.14 ACRES.

VACANT PARCEL:

PART OF LOTS 7 AND 8, MARY HOGAN'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 59, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, NEW NORMANDY CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGES 151, 152 AND 153, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°-01'-50" EAST, 162.27 FEET ALONG THE WEST LINE OF SAID LOTS 1 AND 2, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°-01'-50" EAST, 144.73 FEET; THENCE SOUTH 89°-58'-10" WEST, 287.34 FEET; THENCE NORTH 00°-10'-20" WEST, 116.57 FEET, TO A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS 50.00 FEET; THENCE AROUND AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°-32'-08", AN ARC DISTANCE OF 10.00 FEET (CHORD BEARING AND DISTANCE OF NORTH 84°-12'-20" EAST, 10.05 FEET); THENCE NORTH 00°-01'-50" WEST, 38.14 FEET; THENCE NORTH 89°-54'-31" EAST, 122.28 FEET; THENCE SOUTH 00°-10'-20" WEST, 11.11 FEET; THENCE NORTH 89°-58'-10" EAST, 155.69 FEET, TO THE POINT OF BEGINNING.

CONTAINING 42,747.46 SQUARE FEET AND/OR 0.981 ACRES.

FOR: PLAZA PROPERTIES

EASEMENT FOR INGRESS AND EGRESS: O.R.B. 18974 PG. 566

PART OF LOT 8, MARY HOGAN'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 59, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF LOT 1, NEW NORMANDY CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGES 151, 152 AND 153, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 82°-42'-37" WEST, 20.66 FEET ALONG THE SOUTH LINE OF NORMANDY VILLAGE PARKWAY (A 100.0 FOOT RIGHT-OF-WAY), TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 481.70 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE SOUTH LINE OF SAID NORMANDY VILLAGE PARKWAY, THROUGH A CENTRAL ANGLE OF 17°-58'-35", AN ARC DISTANCE OF 151.13 FEET (CHORD BEARING AND DISTANCE OF NORTH 73°-43'-13" WEST, 150.51 FEET), TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE OF NORMANDY VILLAGE PARKWAY, SOUTH 27°-59'-10" WEST, 147.93 FEET, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE EAST, AND HAVING A RADIUS 30.00 FEET; THENCE AROUND AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°-01'-09", AN ARC DISTANCE 14.67 FEET (CHORD BEARING AND DISTANCE SOUTH 13°-58'-45" WEST 14.52 FEET), TO ITS POINT OF TANGENCY; THENCE SOUTH 00°-01'-50" EAST, 40.64 FEET, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 50.00 FEET; THENCE AROUND AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°-28'-27", AN ARC DISTANCE 68.48 FEET (CHORD BEARING AND DISTANCE SOUTH 39°-11'-43" WEST, 63.25 FEET); THENCE NORTH 00°-01'-50" WEST, 130.53 FEET; THENCE NORTH 27°-59'-04" EAST, 145.00 FEET, TO THE SOUTH LINE OF SAID NORMANDY VILLAGE PARKWAY, BEING IN A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 481.70 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°-04'-00", AN ARC DISTANCE OF 51.02 FEET (CHORD BEARING AND DISTANCE OF SOUTH 61°-41'-51" EAST, 51.00 FEET), TO THE POINT OF BEGINNING.

CONTAINS 11,702.5295 SQUARE FEET AND/OR 0.2687 ACRES.

LEGEND:
□ CONCRETE MONUMENT
○ IRON PIPE OR ROD
x OVERHEAD TELEPHONE
x CROSS-CUT IN CONCRETE
N=H NORTH-OF-WAY

ADDITIONAL LEGEND:
⊕ BACK FLOW PREVENTER
TSS TOP OF BANK
+ WATER METER
● BOLLARDS
+ BACK FLOW PREVENTER

As laid determined from an independent 1/2"=30' field traverse. Not warranted for measurements taken 11/2/18, the 1/2"=30' traverse is in Zone 18.

SCALE: 1"=30' DATE: 3/8/22 FIELD BOOK 1000 PAGE 63

DRAWN: J.A.B. ORDER # 19-225-9 - 0



ECK LAND SURVEYORS, INC.

JACKSONVILLE, FLORIDA 32207
(904) 358-4334 FAX (904) 358-9987
email: eck@eckland.com
18 79002

RECORDS SINCE 1881

GENERAL NOTES:
1. This is a Boundary Survey.
2. No abstract of title furnished.
3. Not warranted for measurements taken 11/2/18, the 1/2"=30' traverse is in Zone 18.
4. S. 00°-01'-50" E. along the East line of State Road.

Not valid unless Surveyor's Official Seal is embossed hereon.

SHEET ONE OF TWO SHEETS

DRAWER NO. 122

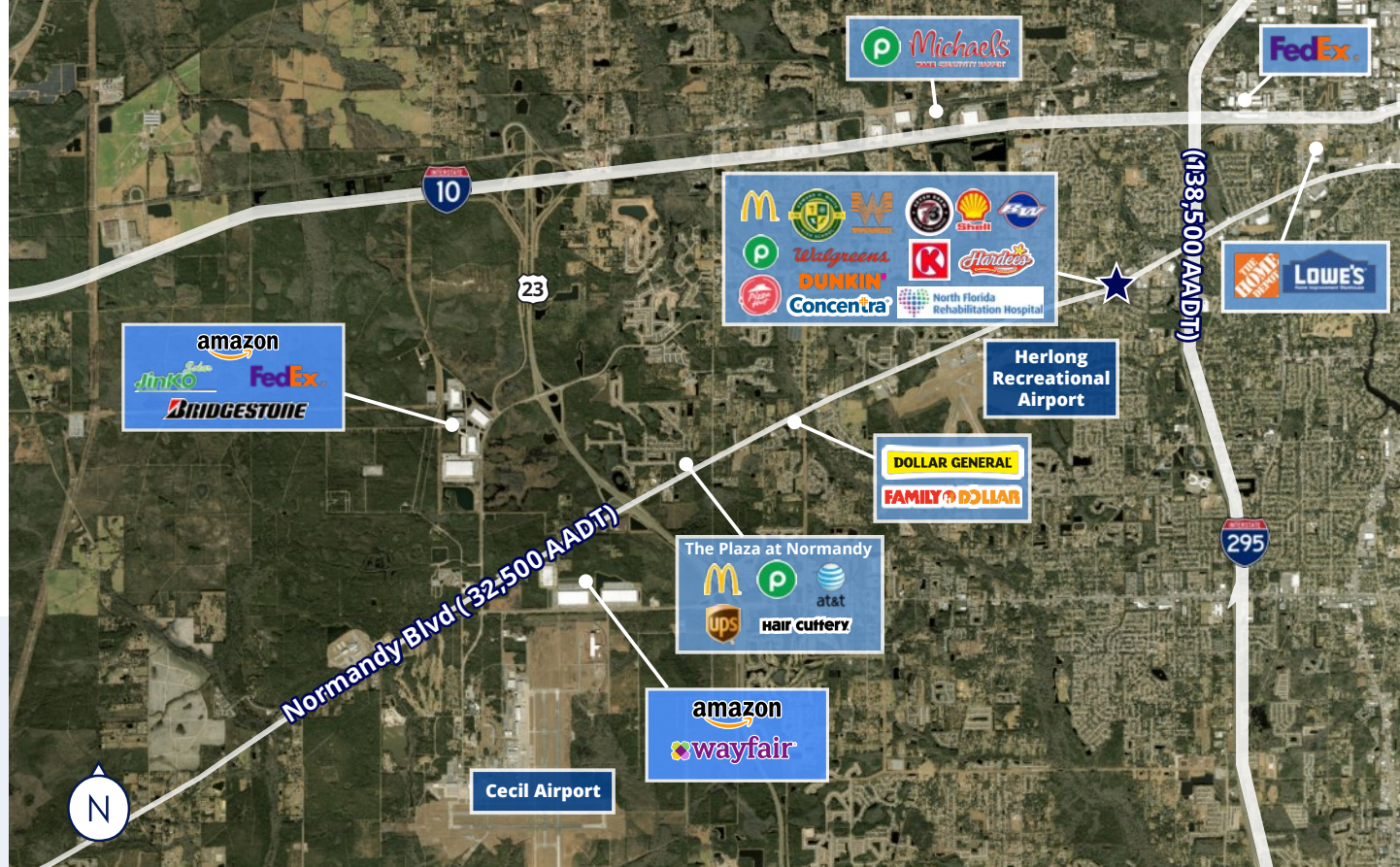
Area Retailers



Property Location

Area Demographics 5 mile radius

Source: ESRI Business Analyst



2025 Estimated
Population

165,762



2025 Est. Avg.
Household Income

\$88,663



2030 Projected
Population

170,096



2030 Proj. Avg.
Household Income

\$99,982

GARY MONTOUR

Senior Vice President

+1 904 608 0410

gary.montour@colliers.com

RYAN MONTOUR

Client Services Specialist

+1 904 846 1129

ryan.montour@colliers.com

REID FEATHERNGILL

Client Services Specialist

+1 904 846 1143

reid.featherngill@colliers.com

MASON MONTOUR

Associate

+1 904 846 1122

mason.montour@colliers.com



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76 S Laura St, Suite 1500
Jacksonville, FL 32202
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