



# NORTHPOINT VILLAGE

New Berlin Road and Yellow Bluff Road • Jacksonville, FL



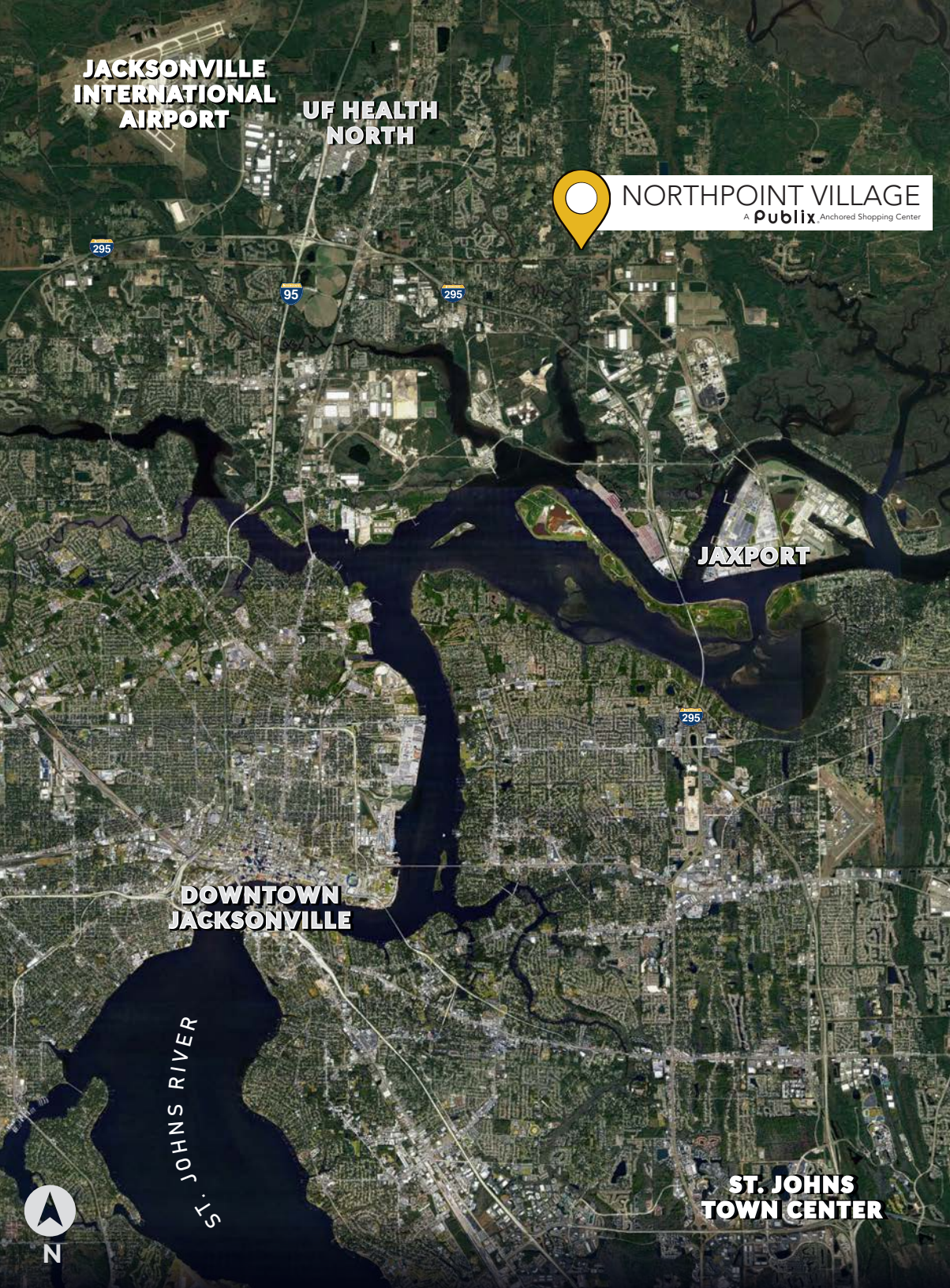
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# THE LOCATION

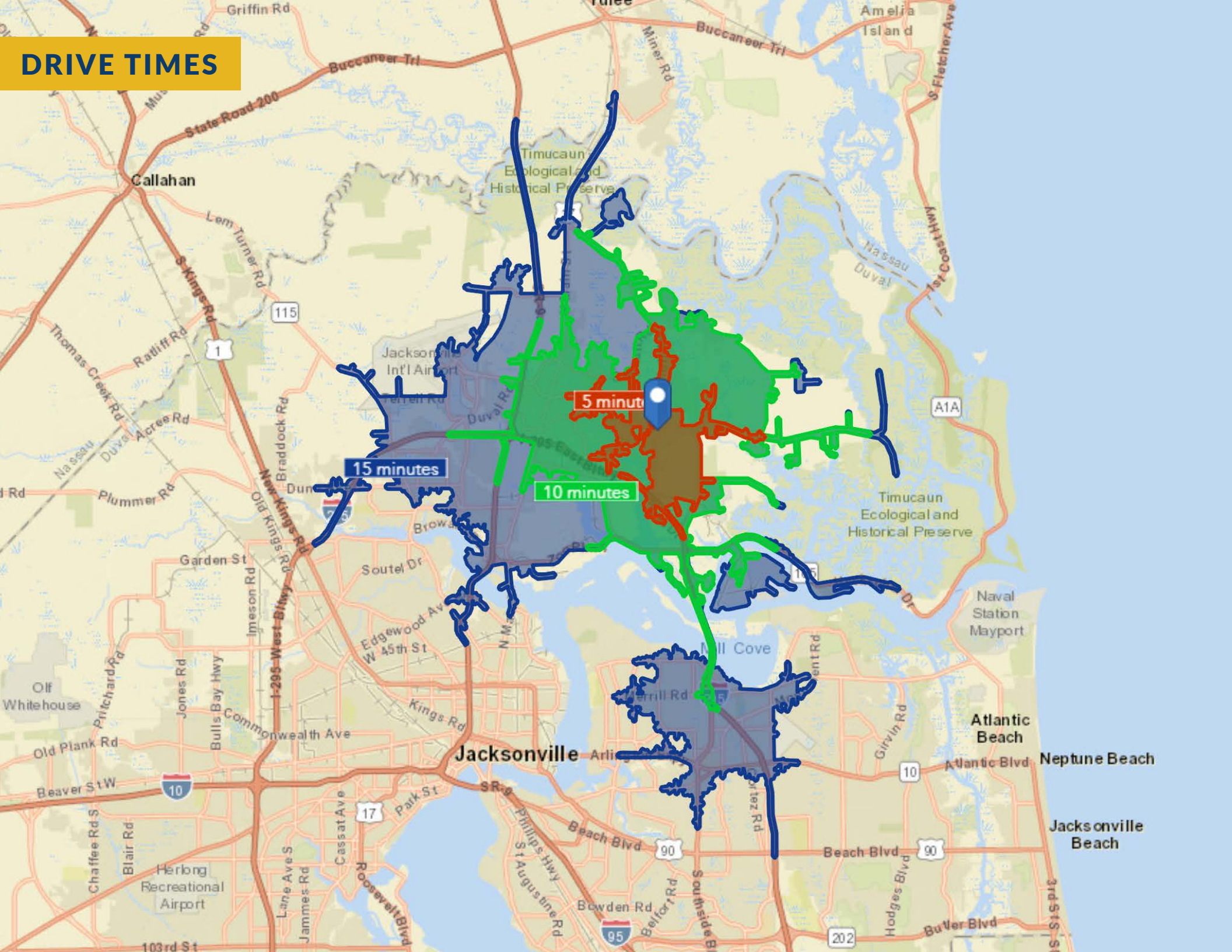
Groceries, pharmacy, services and shopping to Jacksonville's Northside.

Located in an area long under served, the Publix-anchored Northpoint Village brings shoppers what they've been missing. Zoned PUD with close proximity to I-295, I-95 and U.S. 17, Northpoint Village offers convenience and selection in close proximity to a dense residential market.

The center provides direct visibility to more than 12,000 cars daily. It offers shopping and specialty services for more than 100,000 local residents and 50,000 workplace employees within a 15-minute drive time.



# DRIVE TIMES





YELLOW BLUFF RD.

NEW BERLIN RD.

10,000 AADT

12,000 AADT

The site plan diagram shows a commercial development layout. It includes several store footprints: a McDonald's (top left), a Publix (top right), a Heartland (middle left), a Zaxby's (middle right), a Gate (bottom left), and a Community First (bottom right). There are also parking areas and a central road connecting the stores.



# Publix

FOOD & PHARMACY

12541

ENTRY

Publix

PHARMACY  
DRIVE-THRU  
←

SIGN MONUMENT

YELLOW BLUFF ROAD



COMMUNITY FIRST  
Credit Union

12553  
YELLOW  
BLUFF RD.  
±6,400 SF



12529 YELLOW  
BLUFF RD.  
±11,380 SF

ZAXBY'S



NEW BERLIN ROAD

MONUMENT SIGN  
EXISTING DRIVEWAY

8' HT. FENCE

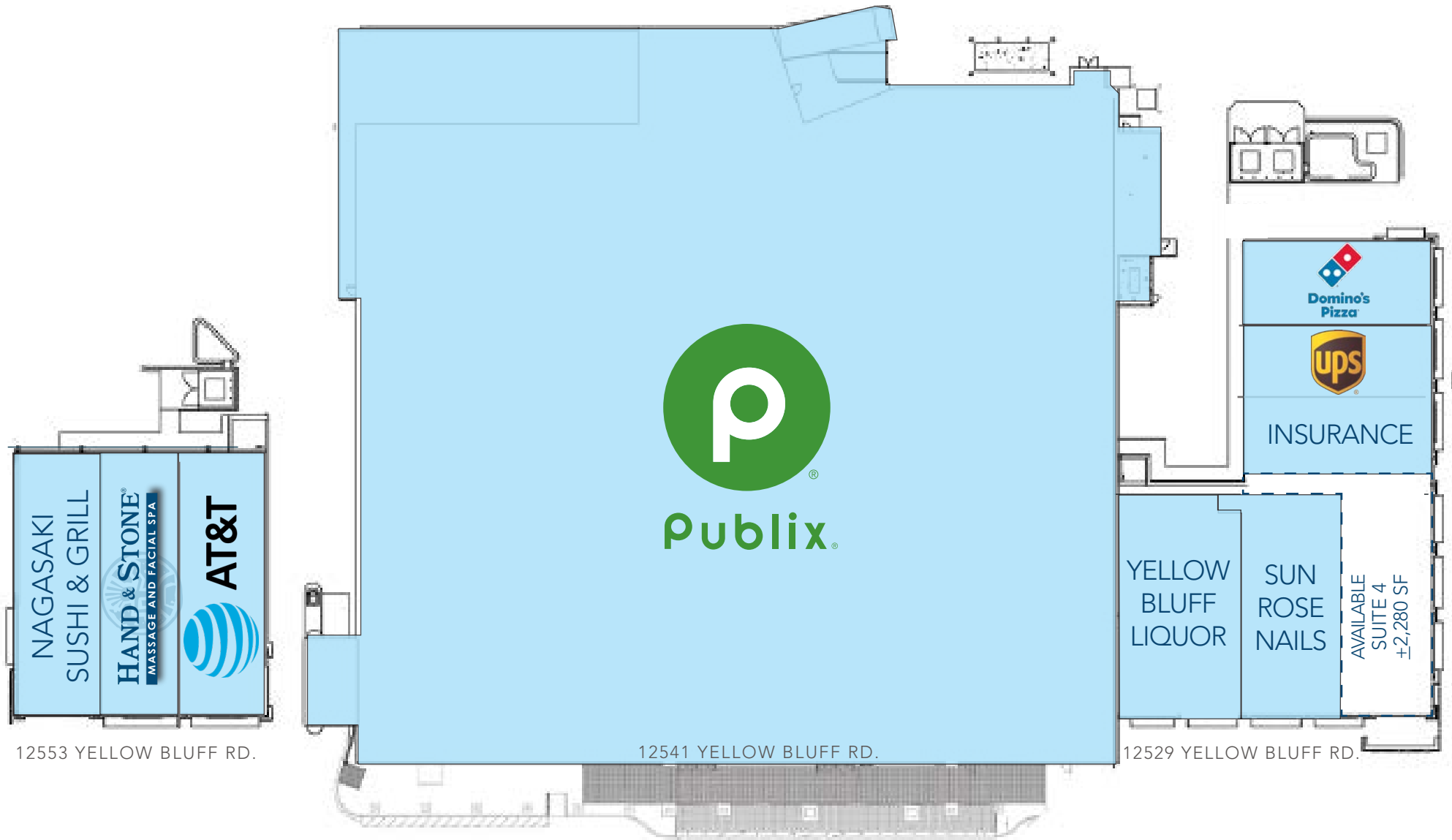
REAR PARKING  
62 SPACES

VILLAGE GREEN

BANK



# FLOORPLAN





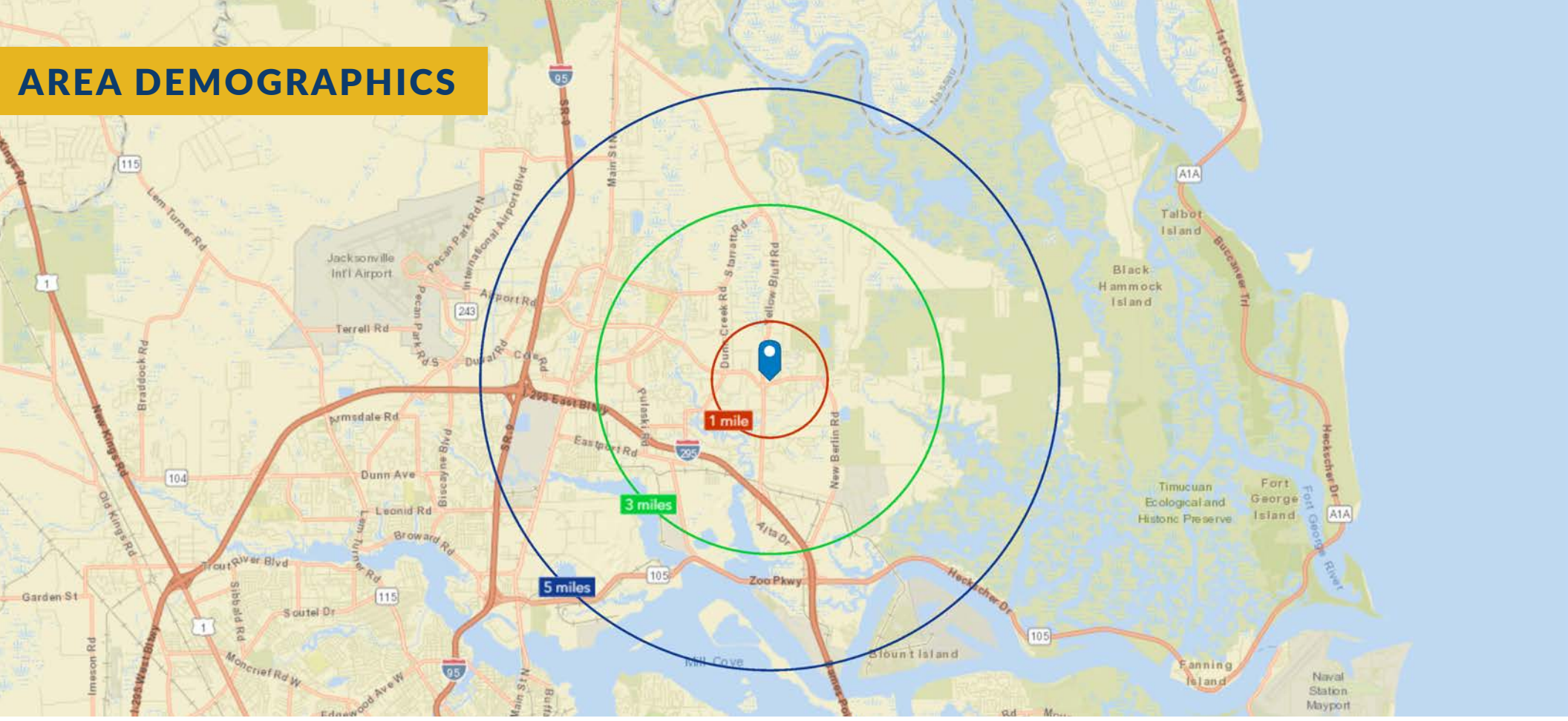
# MARKET OVERVIEW

Northpoint Village is positioned in a growing, affluent suburban trade area with strong household incomes, rising home values, and stable employment. The surrounding population is largely made up of working families and professionals, driving consistent demand for convenient retail, dining, and services.

## Key Market Indicators

- Median household incomes near \$100,000+
- Growing population and household base
- High homeownership and workforce stability
- Reliable weekday and weekend traffic
- Strong consumer spending on dining, groceries, entertainment, and everyday services

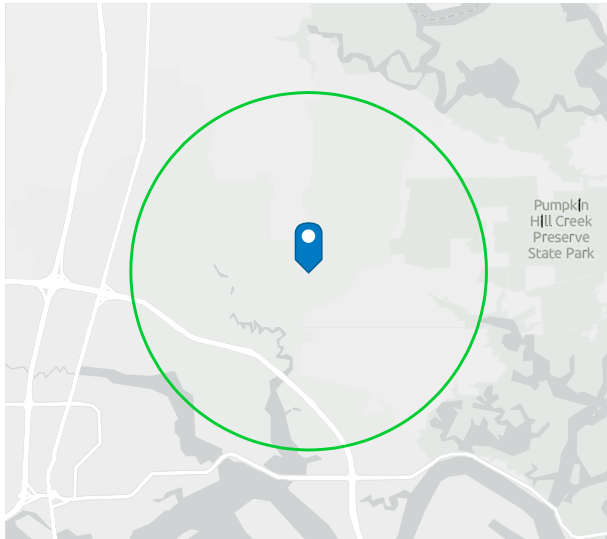
# AREA DEMOGRAPHICS



	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>			
2026	4,169	30,636	51,076
2030 (projected)	4,312	33,254	55,904
<b>HOUSEHOLD INCOME</b>			
2026 MEDIAN HH INCOME	\$99,814	\$99,480	\$91,458
2026 AVERAGE HH INCOME	\$111,321	\$117,626	\$111,993
<b>MEDIAN AGE</b>			
AGE	36.4	37.8	37.9
<b>DAYTIME POPULATION</b>			
2026 DAYTIME EMPLOYEES	907	7,406	22,059

# Population Trends and Key Indicators

12529 Yellow Bluff Rd, Jacksonville, Florida, 32226  
Ring: 3 mile radius



<b>30,636</b>	<b>11,120</b>	<b>2.74</b>	<b>37.8</b>	<b>\$99,480</b>	<b>\$374,561</b>	<b>100</b>	<b>99</b>	<b>68</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

## MORTGAGE INDICATORS



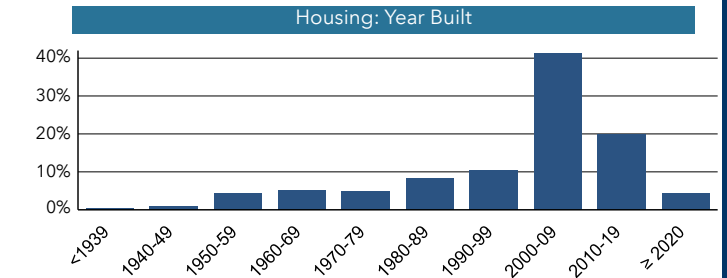
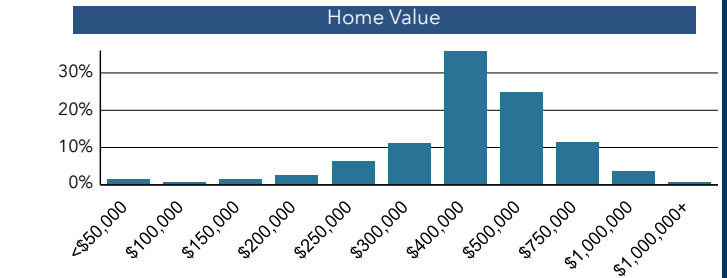
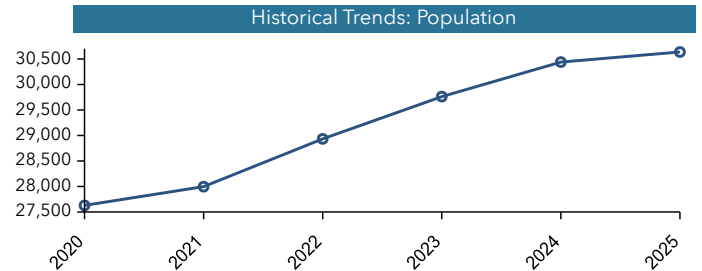
**\$14,412**

Avg Spent on Mortgage & Basics

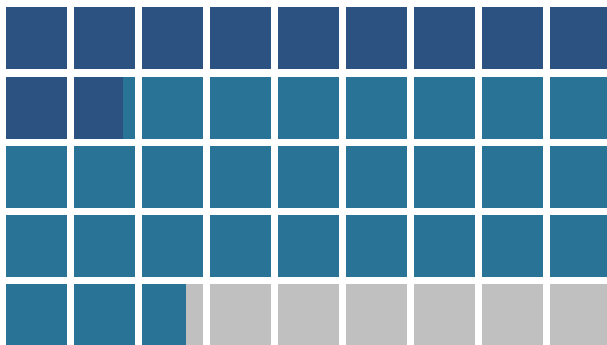


**23.6%**

Percent of Income for Mortgage



## POPULATION BY AGE



■ Under 18 (24.0%) ■ Ages 18 to 64 (62.0%)  
■ Aged 65+ (13.9%)

## POPULATION BY GENERATION



**2.4%**

Greatest Gen:  
Born 1945/Earlier



**16.2%**

Baby Boomer:  
Born 1946 to 1964



**20.7%**

Generation X:  
Born 1965 to 1980



**26.2%**

Millennial:  
Born 1981 to 1998



**22.2%**

Generation Z:  
Born 1999 to 2016



**12.3%**

Alpha: Born  
2017 to Present



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri



A **Publix** Anchored Shopping Center

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