



NORTHPOINT PARK

12741 YELLOW BLUFF ROAD
JACKSONVILLE, FL 32226

PRIME STREET FRONTAGE



NORTHPOINT PARK

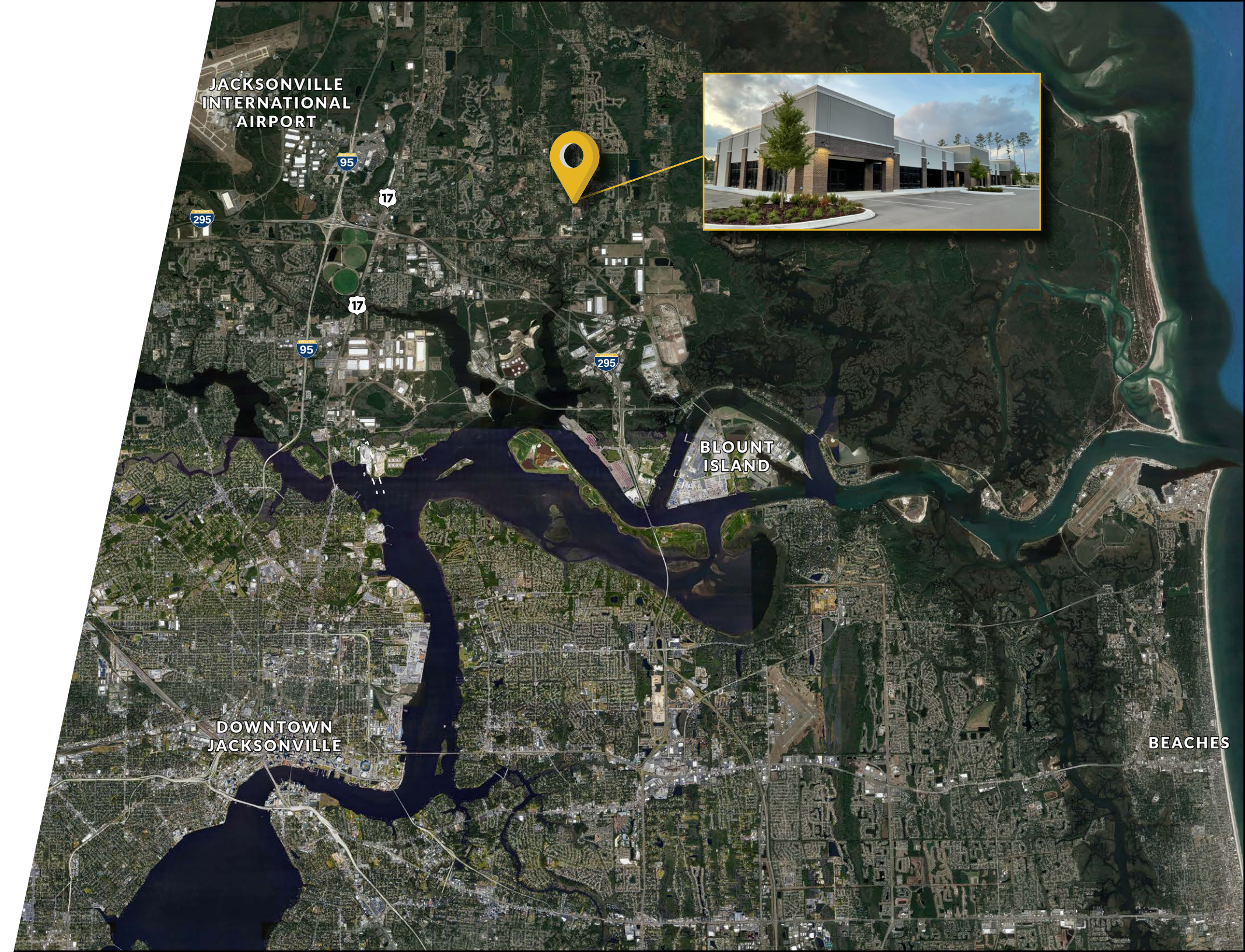
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- ± 18,800 SF retail/office building
- Retail, office or medical space from ±1,340 SF up
- ~12,000 AADT on Yellow Bluff Road per day
- The site is located in vibrant and growing area
- Conveniently located near major highways and thoroughfares with quick access to I-295 & I-95

PROPERTY HIGHLIGHTS

- Located in close proximity to a dense residential market
- More than 100,000 local residents and 50,000 workplace employees within a 15-minute drive time

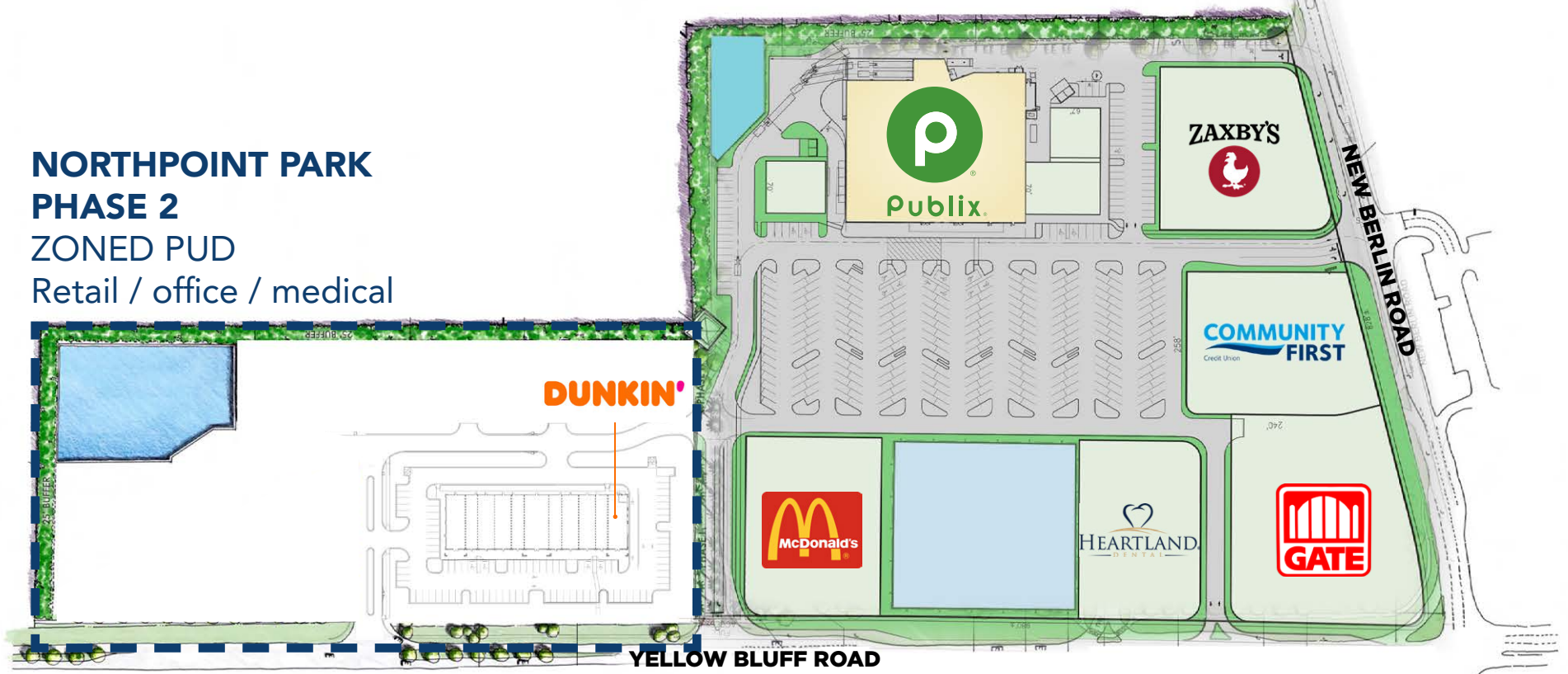




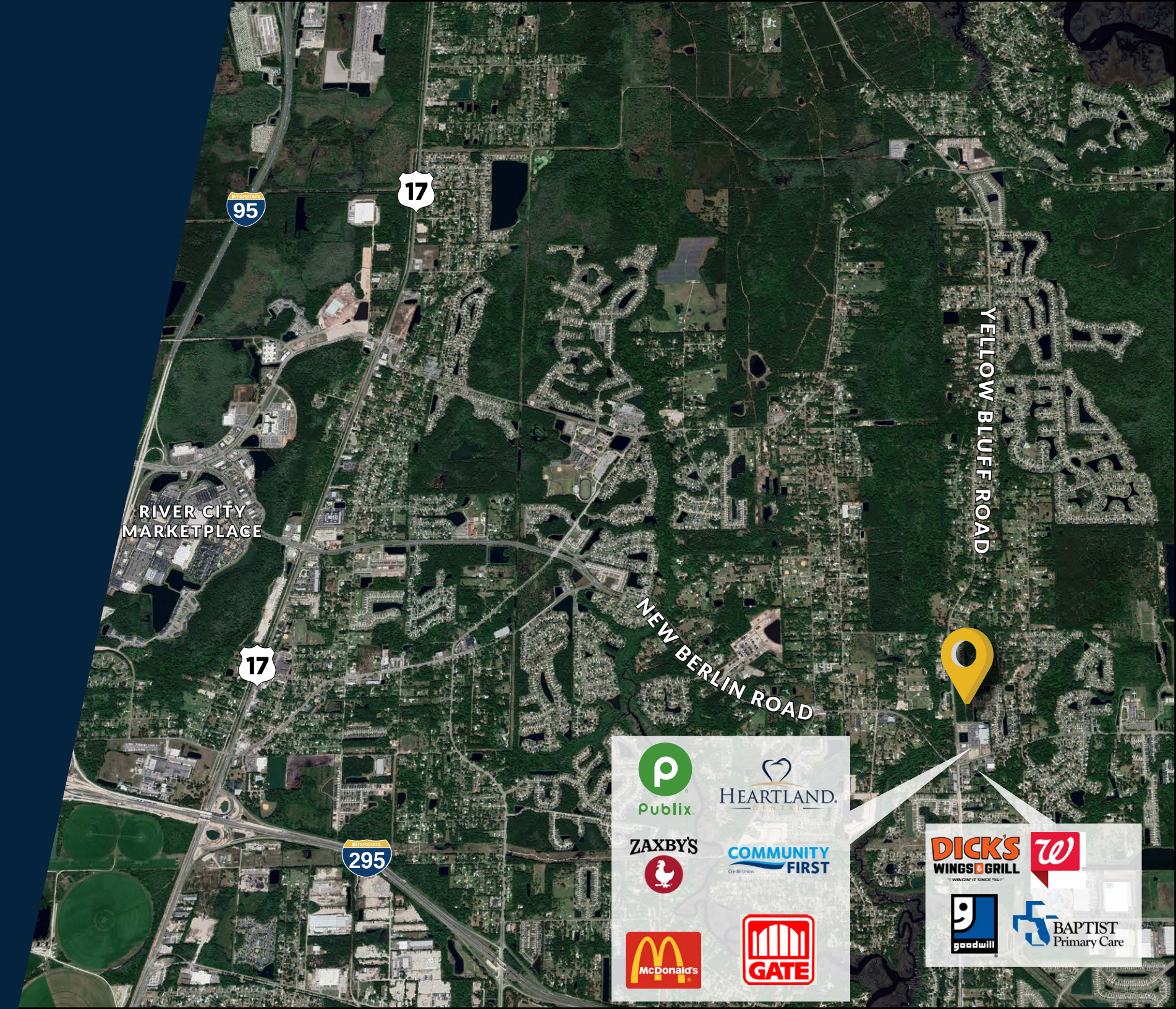
NORTHPOINT SITE PLAN

NORTHPOINT VILLAGE PHASE 1 ZONED PUD

NORTHPOINT PARK PHASE 2 ZONED PUD Retail / office / medical

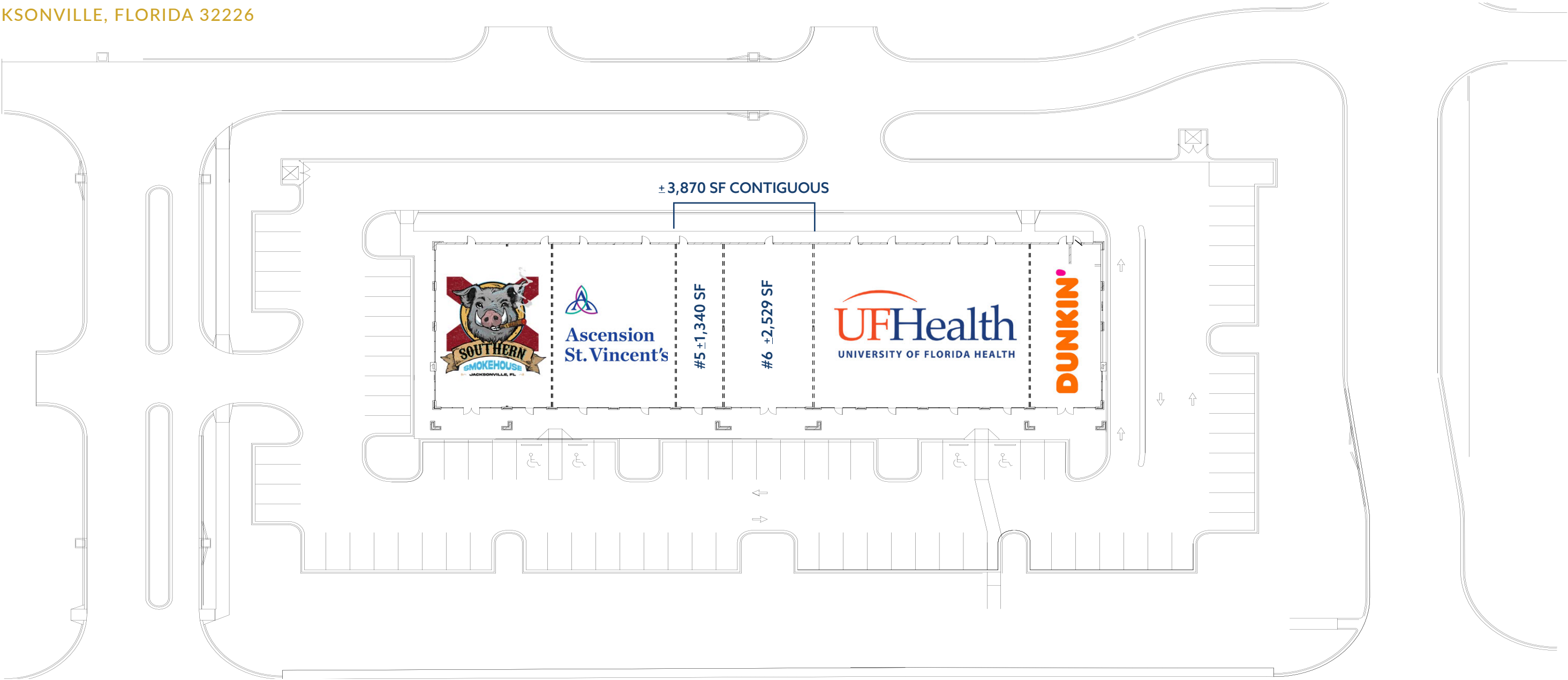


Northpoint Park is an office/retail project complementing Northpoint Village, the adjacent Publix anchored shopping center. The combination of the two projects will create an attractive commercial environment for the surrounding community, while increasing foot traffic to both phases and providing convenient services and dining options for nearby employees.



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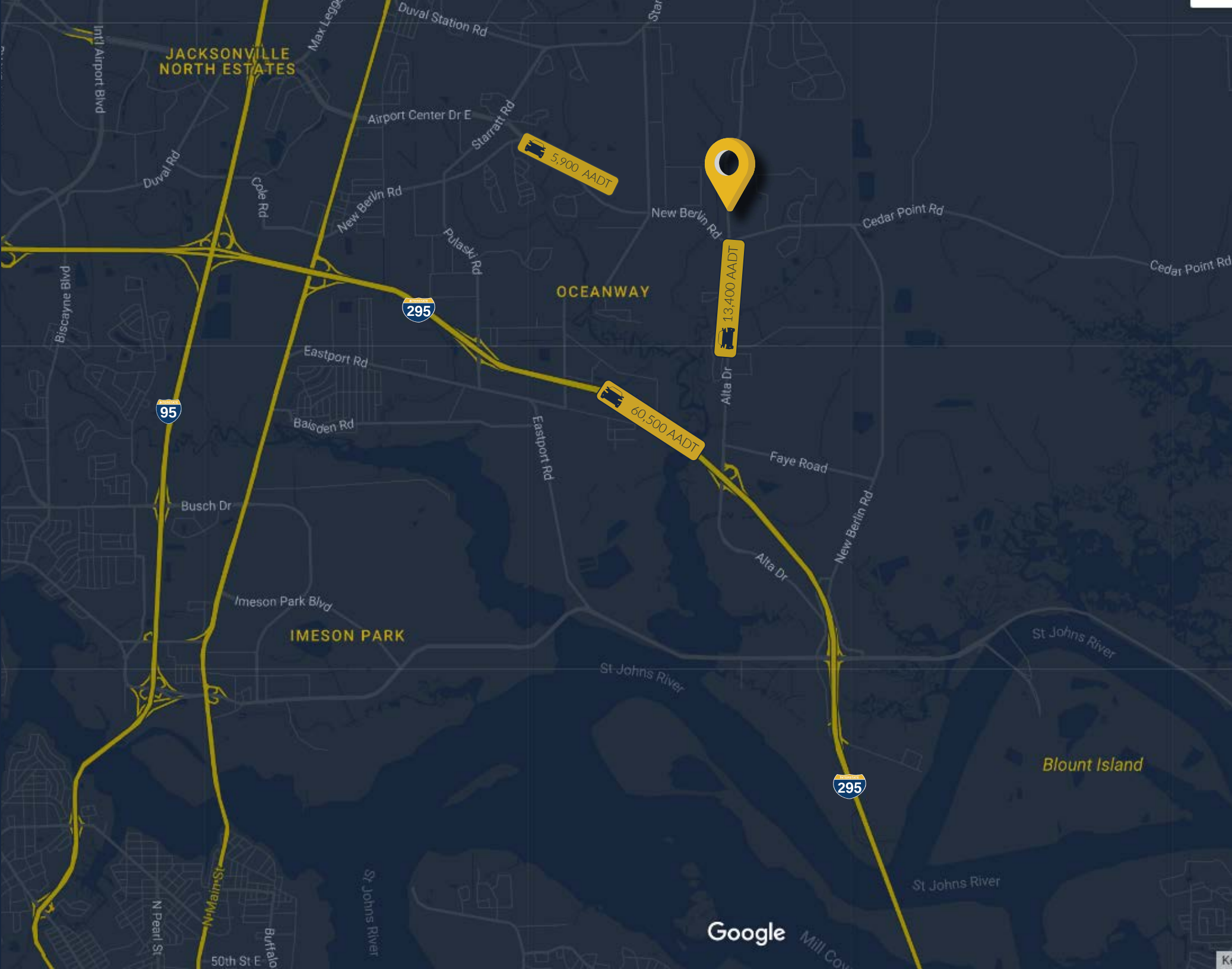
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YELLOW BLUFF ROAD

NORTHPOINT PARK

FEATURES			
SITE SIZE			
8 acres			
FUTURE DEVELOPMENT			
Retail, medical & office space			
ZONING			
PUD			
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,169	30,636	51,076
HOUSEHOLDS	1,445	11,120	19,480
MEDIAN HH INCOME	\$99,814	\$99,480	\$91,458
AVERAGE HH INCOME	\$111,321	\$117,626	\$111,993





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