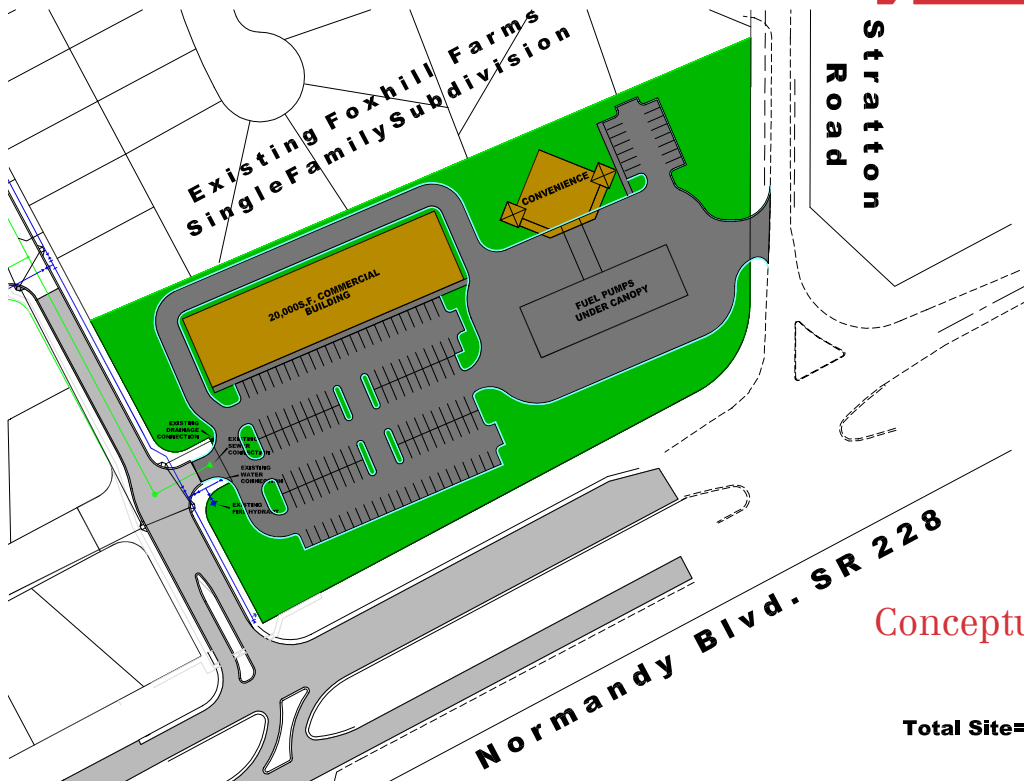
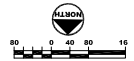


FOR SALE
4.5 Acres
Commercial Land
CCG-1 - Engineering ready



Conceptual Site Plan

Total Site=4.72ac



Normandy Blvd. & Stratton Rd.

Jacksonville, Florida 32221

Property Description

- Engineering in place to develop 4.5 acres of commercial vacant land
- Excellent frontage with 15,300 up to 24,500 traffic counts per day
- Close proximity to Cecil Commerce Center, Jacksonville Equestrian Center and Herlong Airport
- Storm drainage and offsite retention pond in place
- JEA utilities, water and gravity sewer stub outs in place at the property entry
- DOT turn lane and entry in place, with access available from Stratton Rd. or Fox Creek Dr.

Price: \$790,000



For more information:

Carmen Mantay

+1 904 363 9002

cm@naihallmarkpartners.com

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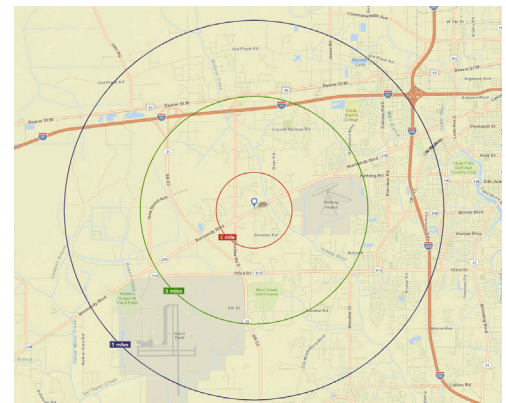
Normandy Blvd. & Stratton Rd.

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Demographic Overview

	1 Mile	3 Mile	5 Mile
Population			
2013 Estimate	4,083	20,469	38,434
2018 Projection	4,201	21,158	39,856
Growth 2013-2018	2.89%	3.37%	3.70%
Average Age	68.90	64.00	56.30
Households			
2013 Estimate	2,385	10,995	18,361
2018 Projection	2,456	11,356	19,022
Average Household Income	\$42,170	\$45,889	\$49,211



NAI Hallmark Partners
 Commercial Real Estate Services, Worldwide.

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