FOR LEASE > RETAIL PROPERTY

The Shoppes at Normandy Mall
5229 NORMANDY BOULEVARD, JACKSONVILLE, FL 32205
6,563± SF AVAILABLE

Building Amenities

➢ Total Size: 44,175± SF
➢ Total Available:
  Unit 5A: 2,319± SF (Raw Condition)
  Unit 5B: 2,924± SF (Raw Condition)
  Unit 6: 1,320± SF (Former Hair Salon)
➢ Located just south of the new Lowes/Walgreens Development and adjacent to the Winn Dixie
➢ Anchor Tenants: Family Dollar and O’Reilly’s Auto Parts
➢ Operating Expenses/NNN: $3.10 per SF
➢ Lease Rate: $12.00 per SF Reduced to $10.00 per SF

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Street & Plat Map

5229 NORMANDY BOULEVARD, JACKSONVILLE, FL 32205
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Aerial

5229 NORMANDY BOULEVARD, JACKSONVILLE, FL 32205

Demographics

<table>
<thead>
<tr>
<th></th>
<th>3 Mile</th>
<th>5 Mile</th>
<th>10 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020 Projection</td>
<td>66,386</td>
<td>159,642</td>
<td>506,894</td>
</tr>
<tr>
<td>2015 Estimate</td>
<td>66,182</td>
<td>157,201</td>
<td>493,732</td>
</tr>
<tr>
<td>2015 Est HH Income</td>
<td>$48,528</td>
<td>$49,440</td>
<td>$51,456</td>
</tr>
</tbody>
</table>

21,500± cars per day on Normandy Boulevard

SOURCES: CLARITAS AND FDOT
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Site Plan

5229 NORMANDY BOULEVARD, JACKSONVILLE, FL 32205
Available Units
5229 NORMANDY BOULEVARD, JACKSONVILLE, FL 32205
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Units 5A and 5B

5229 NORMANDY BOULEVARD, JACKSONVILLE, FL 32205
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Property Photos

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6,563± SF Available
5229 NORMANDY BOULEVARD, JACKSONVILLE, FL 32205

Please contact us to see this property

Contact Us

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Available Retail Space

The Shoppes at Normandy Mall
5229 Normandy Blvd.,
Units 5A and 5B
Jacksonville, FL 32205

County: Duval
Market: Jacksonville
Sub Market: Westside
Property Near: Lenox
Available SF: 6,563 SF
Building SF: 44,175 SF
Retail SF: 6,563 SF

General Listing/Transaction Information
Asking Rate: $10.00 NNN Per Year
Min Avail SF: 1,320 SF
Max Contig SF: 6,563 SF
Transaction Type: Lease

Parking
Parking Ratio: 7/1000

Site

Contacts
Listing Broker(s) Jason Ryals
Colliers International | Northeast Florida
904.861.1136
jason.ryals@colliers.com

Comments

Listing Comments:
Availabilities:
Unit 5A: 2,319± SF (Raw Condition)
Unit 5B: 2,924± SF (Raw Condition)
Unit 6: 1,320± SF (Former Hair Salon)

- Shadow Anchored by Winn Dixie & Potter House Kingdom Plaza (Formerly Normandy Mall)
- Located just south of the new Lowes/Walgreens
- Other Tenants:
  - Family Dollar
  - O'Reilly Auto Parts
  - Sally Beauty Supply
  - First America Cash Advance
  - Coin Laundry
- Minutes from Interstate (I-10/I-95/I-295 Beltway)
- Current Operating Expenses/NNN: $3.10 per SF
- Asking Base Rent: $10.00 per SF

Utilities
Utilities Comments: At Site