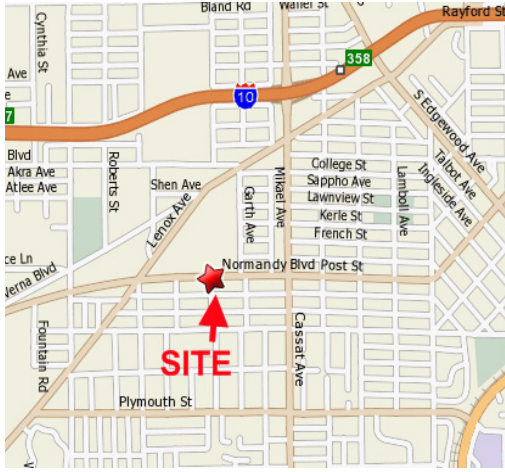


Normandy Village

5205 Normandy Boulevard, Jacksonville, FL 32205

LOCATION ZONE: WESTSIDE/ORANGE PARK



Just minutes from I-10 with 136,500 VPD

High day and evening traffic

Walking distance to several neighborhoods

TENANTS

- Winn-Dixie
- Marshalls
- Rainbow
- T-Mobile
- Greenberg Dental

LEASING CONTACT

Derek Logue

904-832-0050

dlogue@sleiman.com

SLEIMAN

1 Sleiman Parkway
Jacksonville, FL 32216

904-731-8806

SLEIMAN.COM



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	10,322	71,914	168,973
2025 Population Projected	11,109 1.5%	78,147 1.7%	183,679 1.7%
Income	\$52,714	\$62,732	\$62,610
Households	4,480	31,644	72,404
Median Age	34.0	36.1	37.6

Normandy Village

5205 Normandy Boulevard, Jacksonville, FL 32205

SITE SUMMARY

TENANT	ADDRESS	SIZE
WINN DIXIE	5207	63,365 sf
Oportun	5205-1	3,645 sf
T MOBILE	5205-2	2,400 sf
RAINBOW	5205-4	5,470 sf
DT NAIL SUPPLY	5205-5	4,000 sf
<i>AVAILABLE</i>	<i>5205-7</i>	<i>3,911 sf</i>
ROXY BEAUTY SUPPLY	5205-8	6,021 sf
MURRY HILL FAMILY PRACTICE	5205-13	4,000 sf
<i>AVAILABLE</i>	<i>5149-11</i>	<i>4,307 sf</i>
MARSHALLS	5149	25,000 sf
GREENBERG DENTAL	5149-4	3,560 sf
BOILING CRAWFISH	5149-1	4,000 sf
WONDER NAIL	5115-6	1,478 sf
WELLCARE HEALTH PLANS	5115-3	3,456 sf
WELLCARE HEALTH PLANS	5115-1	6,574 sf
WELLS FARGO ATM	ATM	N/A


 NORMANDY BOULEVARD
 (ADTC 31,000)

GARTH AVENUE

This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owners discretion. Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.

02/27/2020

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