



ANCHOR SPACE AVAILABLE – PRIME RETAIL OPPORTUNITY | FOR LEASE

7200 Normandy Blvd
Jacksonville, FL 32205

KAYLA DEGUZMAN
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PROPERTY HIGHLIGHTS

Join a thriving neighborhood retail center as our newest **anchor tenant** with **23,250 SF** of highly functional space now available! Strategically located on bustling **Normandy Blvd**, this spacious unit boasts:

- **High ceilings** and **brand-new lighting** for a bright, modern atmosphere
- **Multiple restrooms** for customer and staff convenience
- **Four dock-high loading doors** for seamless logistics and inventory management
- Exceptional **storefront visibility** and **prominent signage opportunities** along Normandy Blvd

Current co-tenants include strong national and local brands such as **Dollar Tree**, **Papa John's Pizza**, **Waffle House**, **Buddy's Furniture**, **Doc Tony**, **Jackson Hewitt**, and a **BP Gas Station**. The center enjoys steady traffic and synergy from neighboring powerhouses like **Walgreens**, **Aldi**, and **Walmart Supercenter**. Plus, **I-295** is less than one minute away, delivering unbeatable access and visibility with **nearly 100,000 vehicles per day** passing through the area.

Don't miss this opportunity to anchor a well-established retail center in one of Jacksonville's most active corridors.

*****DO NOT DISTURB THE TENANT*****

PROPERTY DETAILS

Building Size:	70,780 SF
Zoning:	CCG-2
Frontage:	703'
Property Sub-Type:	Neighborhood Shopping Center
Parking:	300 spaces
Dock high doors:	4
Signage:	Top Monument Signage



LEASE DETAILS

Suite	Size	Lease Price
18-19	23,250 SF	\$7/SF + \$4/SF NNN



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NORMANY STATION AERIAL & AVAILABILITY



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INTERIOR PHOTOS



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FOUR DOCK-HIGH LOADING DOORS

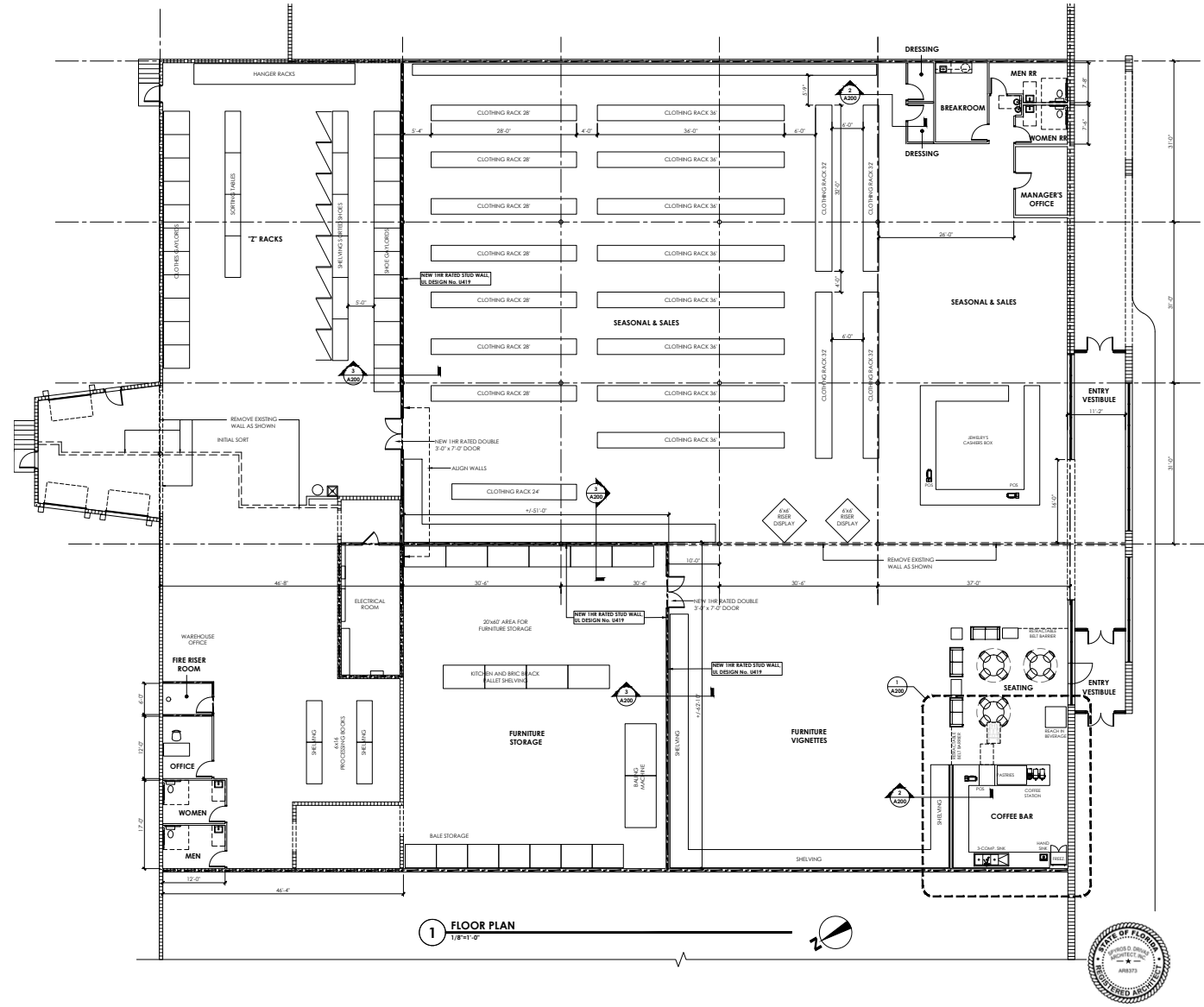


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FLOOR PLAN



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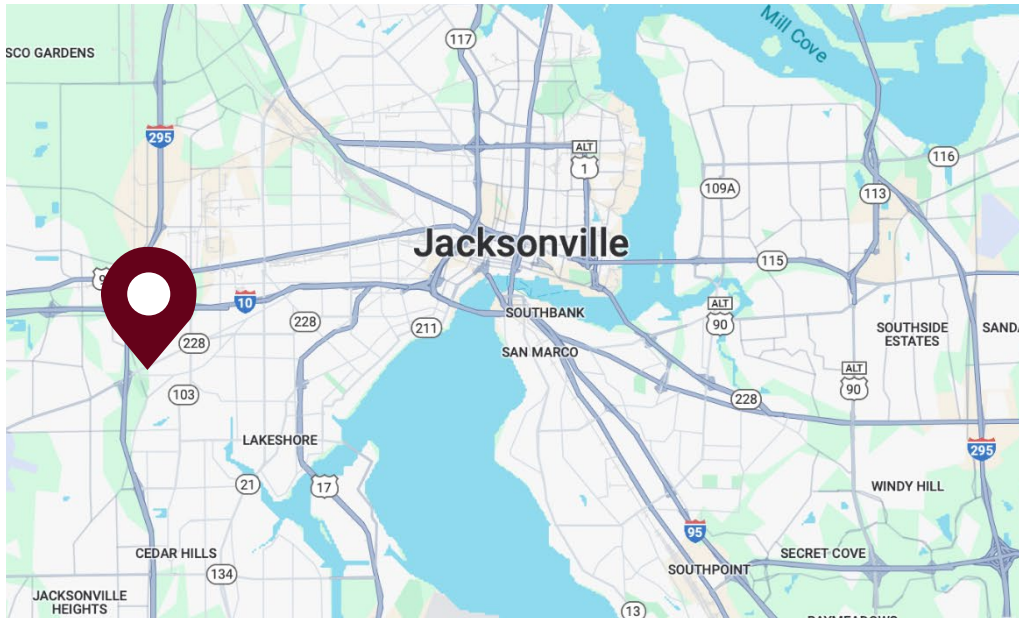
SUB-MARKET OVERVIEW



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TENANT MIX



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