



1,640 SF | FOR LEASE

7200 Normandy Blvd
Jacksonville, FL 32205

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com



PROPERTY HIGHLIGHTS

Presenting 1,640 SF of inline space available for lease at 7200 Normandy Blvd, located at the busy signalized intersection of Normandy Blvd and Memorial Park Road. Join neighboring tenants such as City Rescue Mission, Papa Johns, Metro PCS & Dollar Tree at this neighborhood shopping center.

Normandy Station Shopping Center offers quick access to I-295 (94,763 VPD) and I-10 (84,854 VPD), 703' of frontage on Normandy Blvd (28,922 VPD), tall pylon monument signage, and almost 300 parking spaces. Centered between many national brands like Wal-Mart, Publix, Walgreens, Aldi, and Winn-Dixie, you won't want to miss out on this opportunity to be part of this major west Jacksonville retail corridor!

PROPERTY DETAILS

Building Size:	70,780 SF
Zoning:	CCG-2
Frontage:	703'
Property Sub-Type:	Neighborhood Shopping Center
Parking:	300 spaces

LEASE DETAILS

Suite	Size	Lease Price
Suite 3	1,640 SF	\$18/SF + \$4/SF NNN

TENANT MIX



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The floor plan shows a building with overall dimensions of 78'-2" by 19'-3". The layout includes several rooms and areas:

- Top Section (Left to Right):** A series of workstations, each consisting of a desk, a chair, and a computer monitor. These are separated by partitions. The total width of this section is 47'-1".
- Top Section (Right):** A reception area with a desk and a chair, and a kitchen area with a sink, a stove, and a refrigerator. The total width of this section is 8'-0".
- Middle Section (Left to Right):** A series of workstations, each consisting of a desk, a chair, and a computer monitor. These are separated by partitions. The total width of this section is 57'-1".
- Middle Section (Right):** A series of restrooms, each with a toilet, a sink, and a mirror. The total width of this section is 13'-6".
- Bottom Section (Left to Right):** A series of workstations, each consisting of a desk, a chair, and a computer monitor. These are separated by partitions. The total width of this section is 78'-2".
- Bottom Section (Right):** A series of restrooms, each with a toilet, a sink, and a mirror. The total width of this section is 19'-3".

Dimensions are provided for the overall building and various sections:

- Overall width: 78'-2"
- Overall height: 19'-3"
- Top section (left): 47'-1"
- Top section (right): 8'-0"
- Middle section (left): 57'-1"
- Middle section (right): 13'-6"
- Bottom section (left): 78'-2"
- Bottom section (right): 19'-3"



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NORMANY STATION AERIAL



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SUB-MARKET OVERVIEW



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