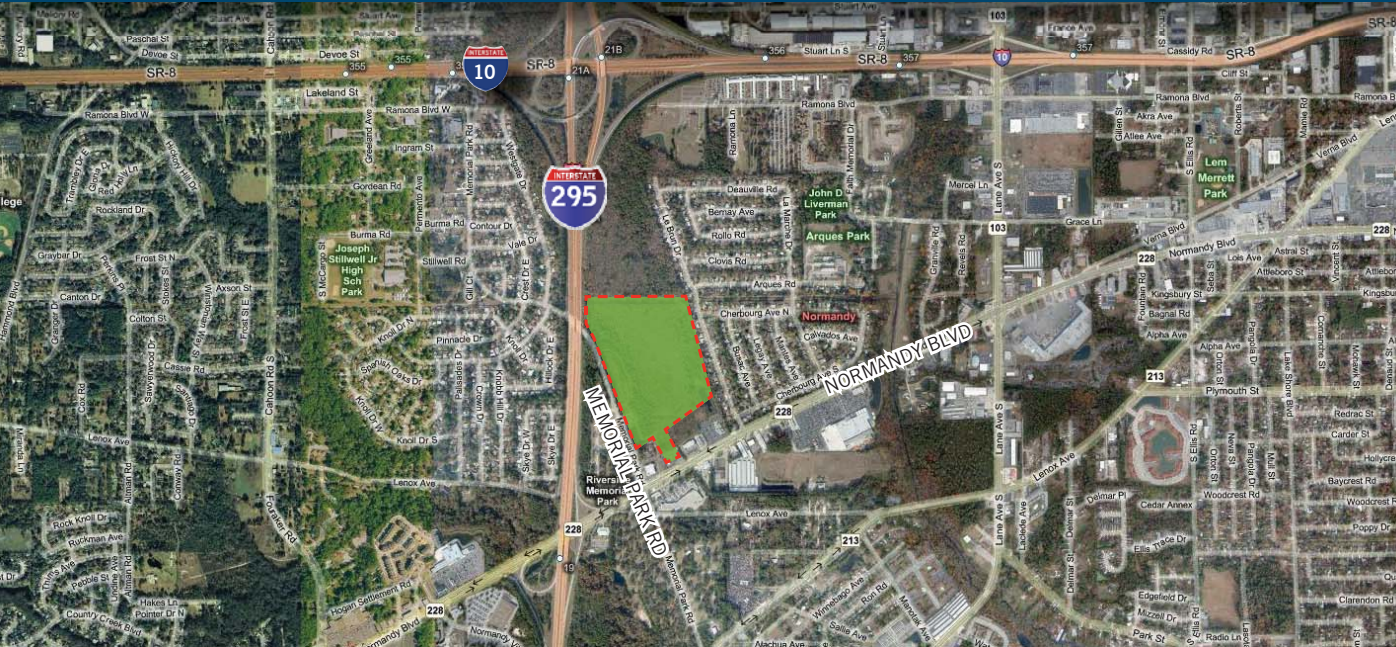


Normandy Land, Jacksonville, FL

46± acre commercial site for SALE

AN EXCLUSIVE LISTING FROM CUSHMAN & WAKEFIELD IN JACKSONVILLE, FLORIDA



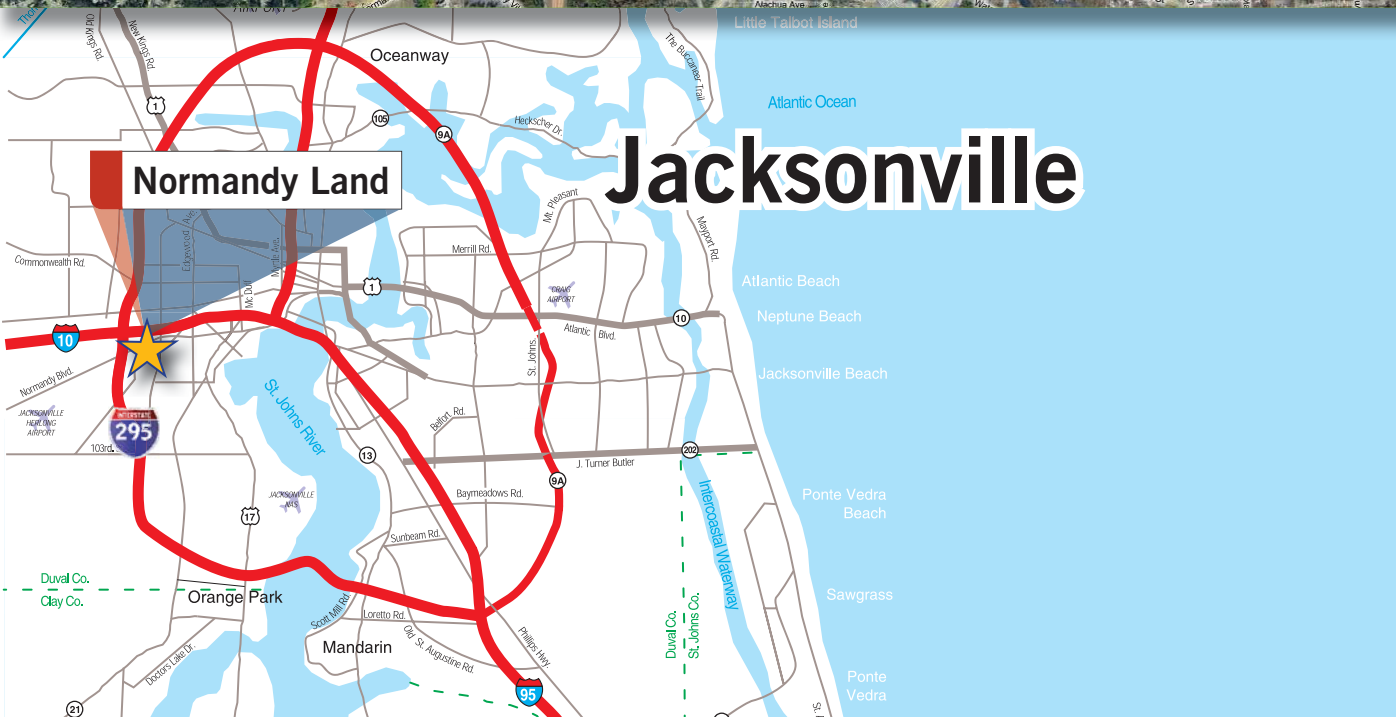
46± ACRE SITE

**TRAFFIC COUNT: 32,000
NORMANDY BLVD &
MEMORIAL PARK RD**

**EXPECTED AREA POPULATION
GROWTH THROUGH 2014: 6.42%**

**ENTITLED FOR 300,000 SF
OF COMMERCIAL SPACE OR
20 UNITS PER ACRE
FOR MULTI-FAMILY**

**PERMITTED WITH SJRWMD
AND USACOE**

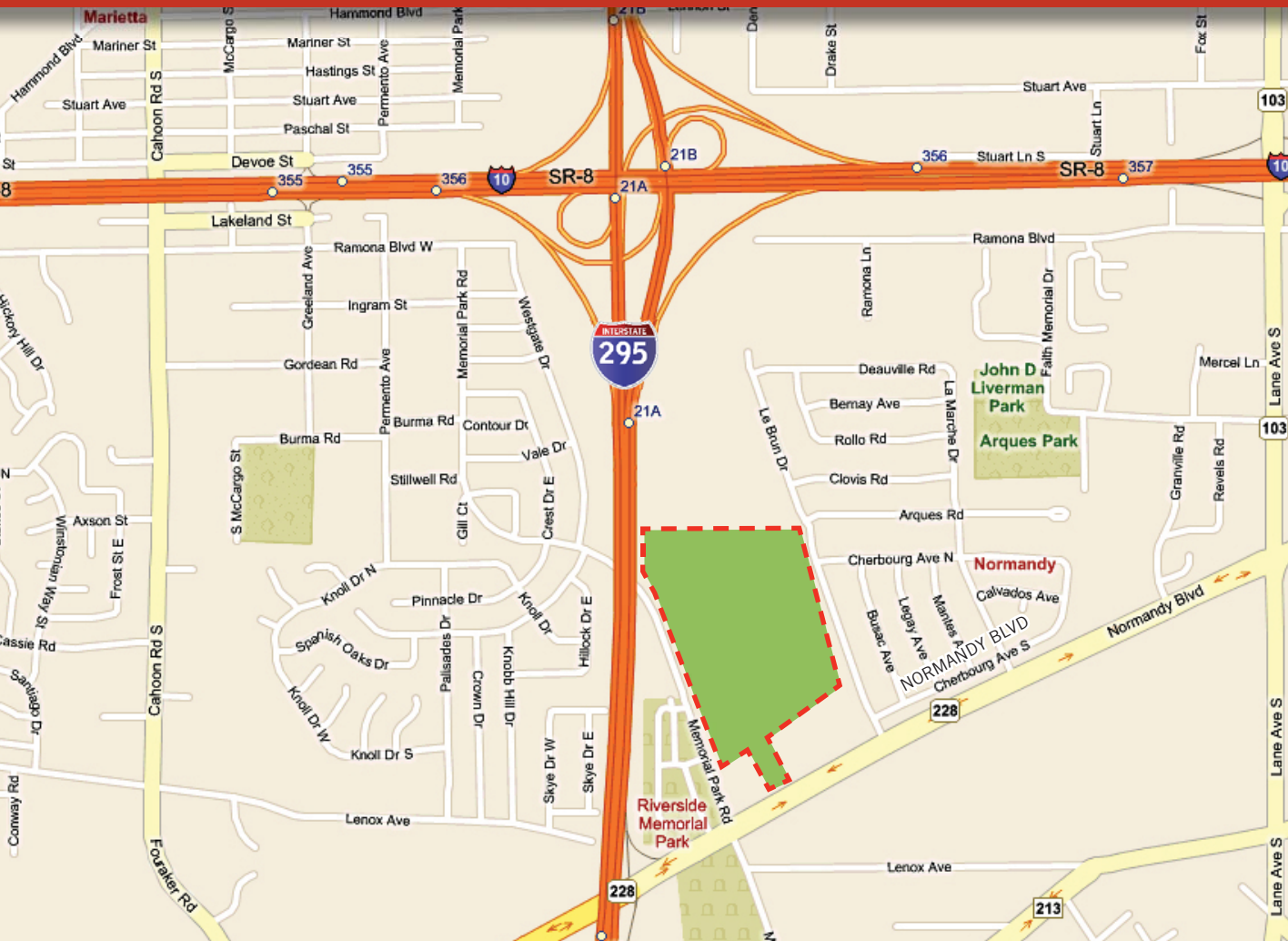


FOR ADDITIONAL INFORMATION, PLEASE CONTACT:
Logan Holz • Senior Director, Land Brokerage
904.380.8346
logan.holz@cushwake.com



Normandy Land, Jacksonville, FL

46± acre commercial site for SALE



DEMOGRAPHICS

AVERAGE FAMILY HOUSEHOLD INCOME

3-MILE	\$58,726
5-MILE	\$62,979
10-MILE	\$62,754

MEDIAN FAMILY HOUSEHOLD INCOME

3-MILE	\$50,011
5-MILE	\$51,367
10-MILE	\$51,004

POPULATION

2014 Projection	
3-MILE	67,699
5-MILE	164,252
10-MILE	449,675
2009 Estimate	
3-MILE	64,413
5-MILE	156,442
10-MILE	425,313
2000 Census	
3-MILE	60,560
5-MILE	147,216
10-MILE	394,430

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