

5086 Normandy

5086 Normandy Blvd., Jacksonville FL 32205

2nd Generation Restaurant



Luke Feldman, CCIM
Three Lions Real Estate
(904) 701-7951
lfeldman@threelionsre.com

Bryan J. Mickler
Three Lions Real Estate
(904) 321-9040
bjmickler@threelionsre.com



THE SPACE

Location	5086 Normandy Blvd., Jacksonville, FL, 32205
Square Feet	8,929
Annual Rent PSF	\$16.00
Lease Type	NNN

HIGHLIGHTS

- +/- 8,929 sf free standing 2nd gen restaurant
- Densely populated, dynamic trade area
- Adjacent to historic Murray Hill neighborhood
- Neighboring Wawa slated to open Summer 2023
- Built in 1980
- 92 parking spaces; 10.3/1,000 parking ratio
- Traffic count: (AADT: 15,300)
- CCG-2 Zoning



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,350	72,873	174,955



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$60,234	\$74,467	\$74,936



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,955	31,613	72,659



