



# NORTHPOINT VILLAGE

New Berlin Road and Yellow Bluff Road • Jacksonville, FL



» **John Hodges**

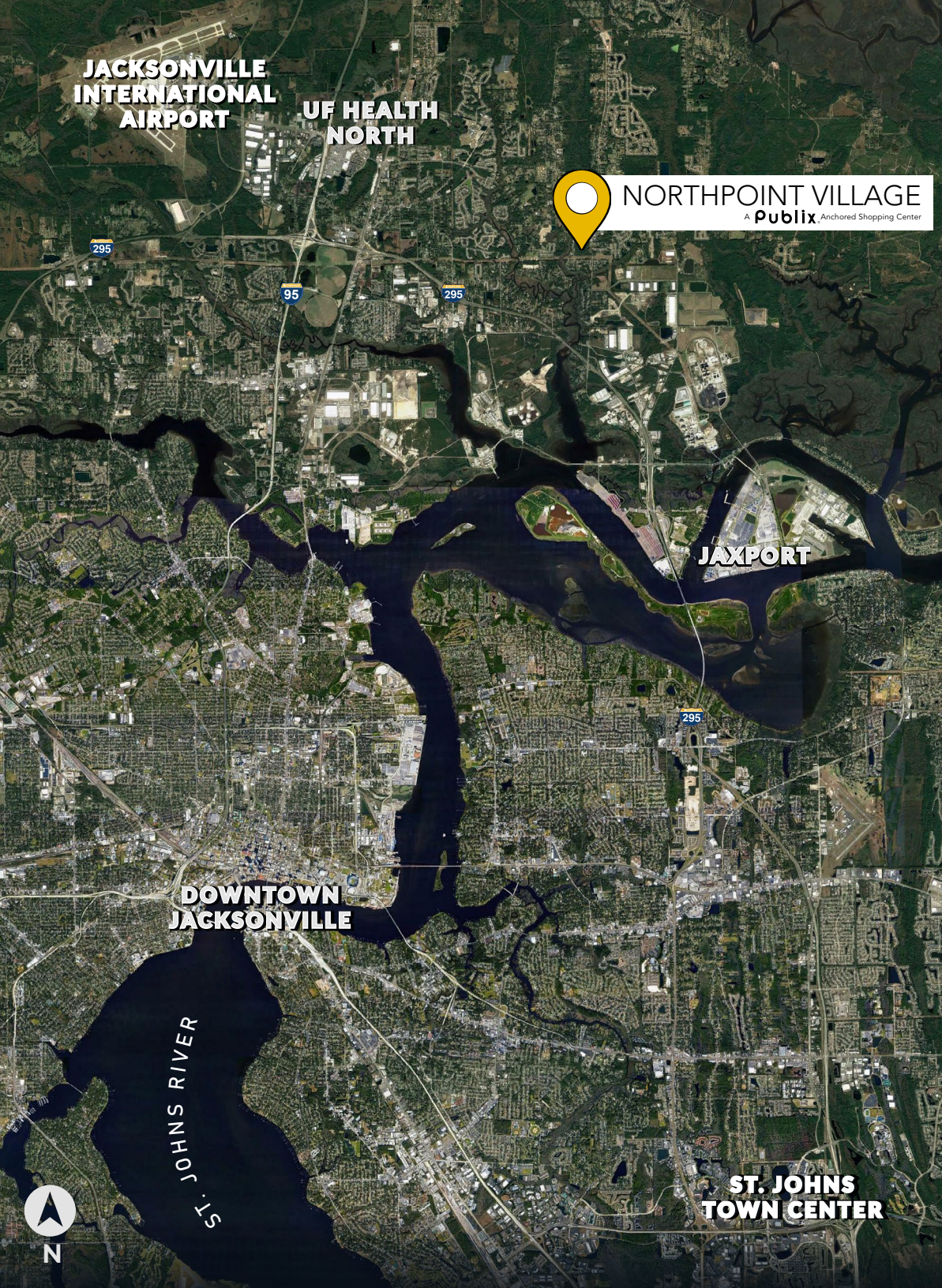
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# THE LOCATION

Groceries, pharmacy, services and shopping to Jacksonville's Northside.

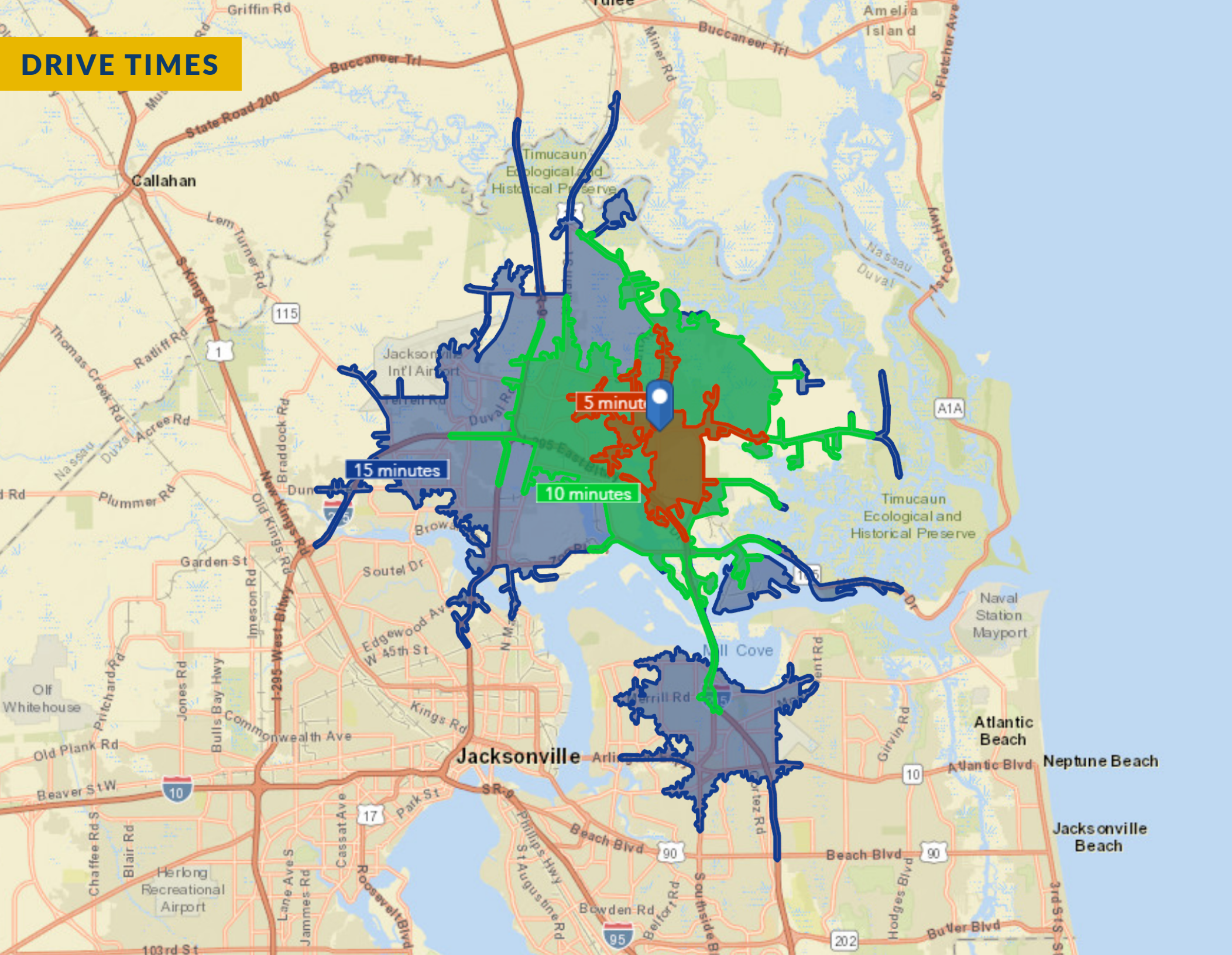
Located in an area long under served, the Publix-anchored Northpoint Village brings shoppers what they've been missing. Zoned PUD with close proximity to I-295, I-95 and U.S. 17, Northpoint Village offers convenience and selection in close proximity to a dense residential market.

The center provides direct visibility to more than 12,000 cars daily. It offers shopping and specialty services for more than 100,000 local residents and 50,000 workplace employees within a 15-minute drive time.





# DRIVE TIMES







YELLOW BLUFF RD.

NEW BERLIN RD.

10,000 AADT

12,000 AADT





# Publix

FOOD & PHARMACY

12541

ENTRY

Pharmacy

PHARMACY  
DRIVE-THRU  
←



# SITE PLAN

**PHASE 2**  
ZONED PUD  
Future retail / office / medical

**PHASE 1**  
ZONED PUD





SIGN  
MONUMENT

YELLOW BLUFF ROAD



12553  
YELLOW  
BLUFF RD.  
±6,400 SF



12529 YELLOW  
BLUFF RD.  
±11,380 SF

ZAXBY'S



NEW BERLIN ROAD

MONUMENT SIGN

EXISTING DRIVEWAY

8' HT. FENCE

REAR PARKING  
62 SPACES

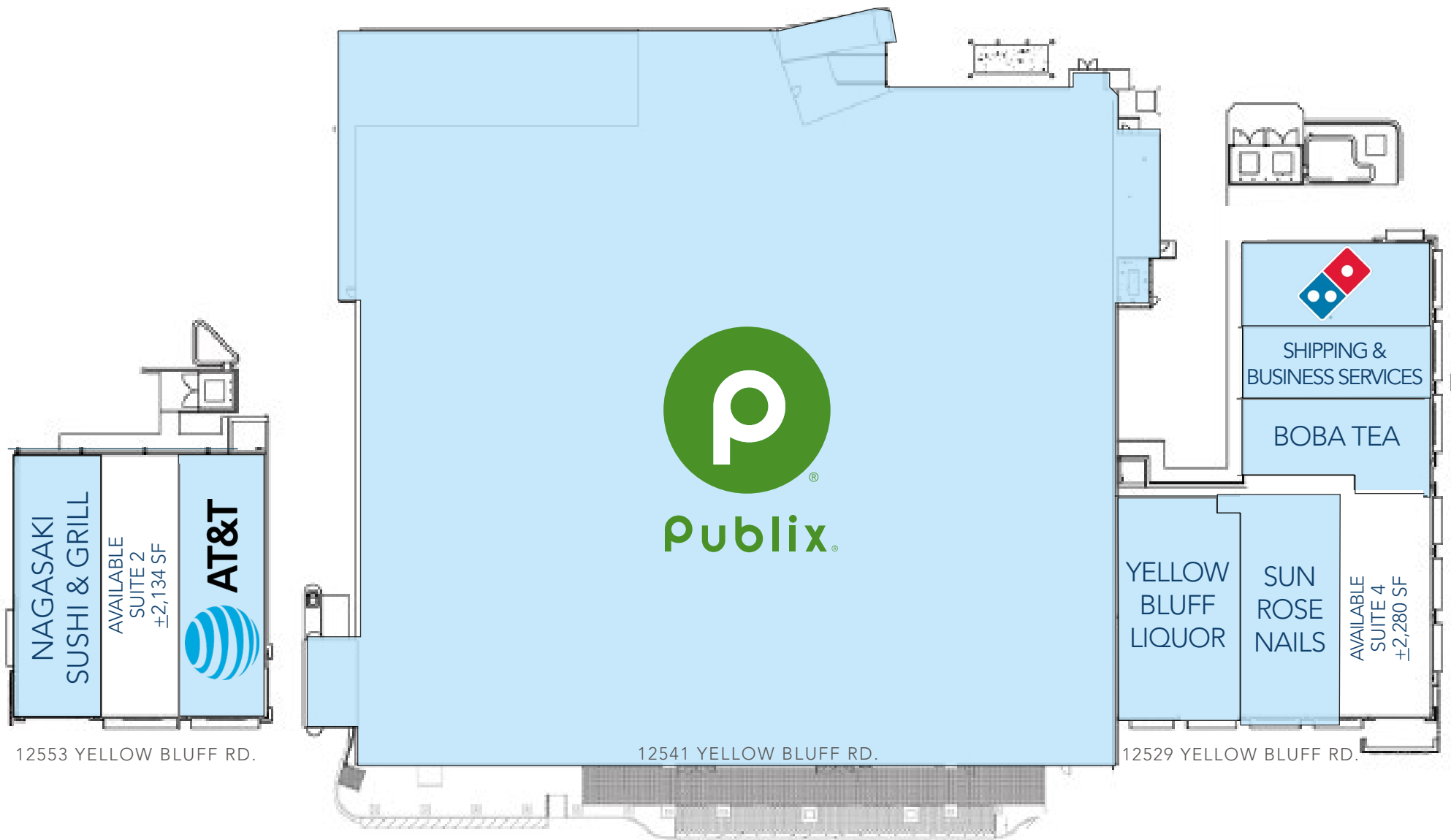
VILLAGE GREEN

BANK





FLOORPLAN







# LIFESTYLE SEGMENT

**Family-oriented suburban workers  
that embrace the outdoors.**

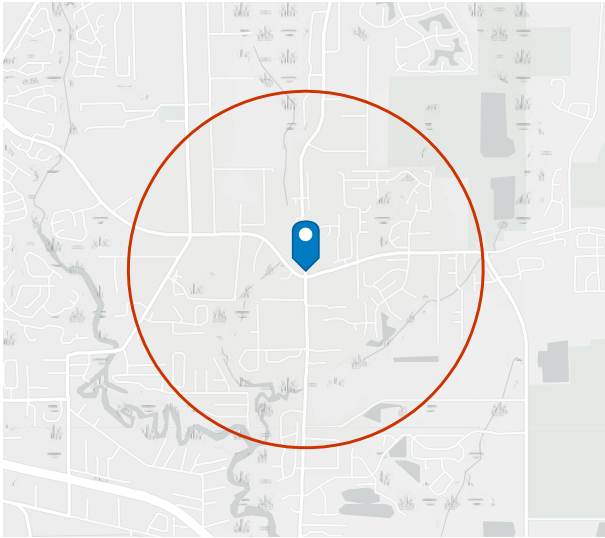
- Prefer the suburban periphery of metropolitan areas
- Most households are couples with children
- Most households have 2-3 vehicles with a long travel time to work
- Connected, with a host of wireless devices
- High participation in the labor force and low unemployment
- Heavy spend on eating out at health conscious, fast-food and family restaurants











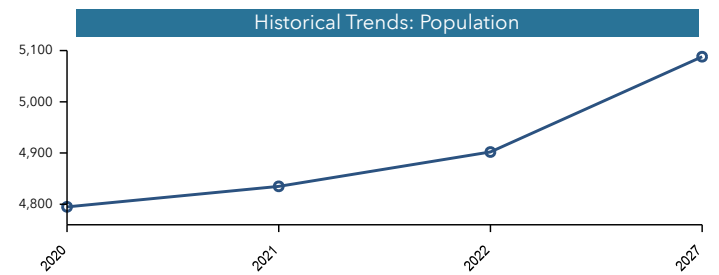
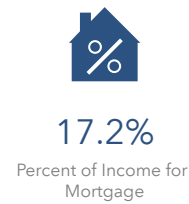
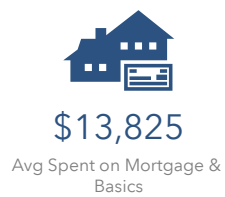
# POPULATION TRENDS AND KEY INDICATORS

12529 Yellow Bluff

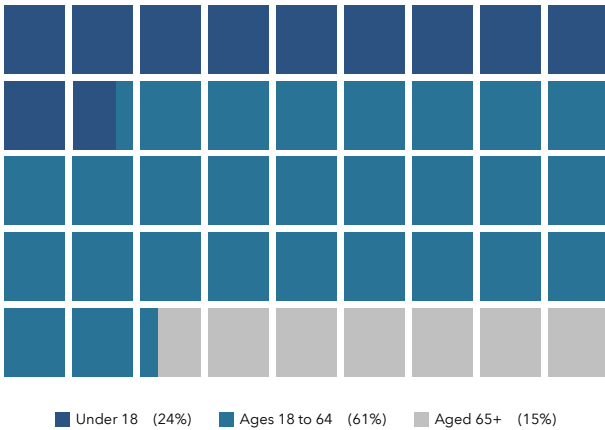
Ring of 1 mile

<b>4,902</b>	<b>1,714</b>	<b>2.85</b>	<b>39.5</b>	<b>\$90,983</b>	<b>\$297,606</b>	<b>92</b>	<b>138</b>	<b>67</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

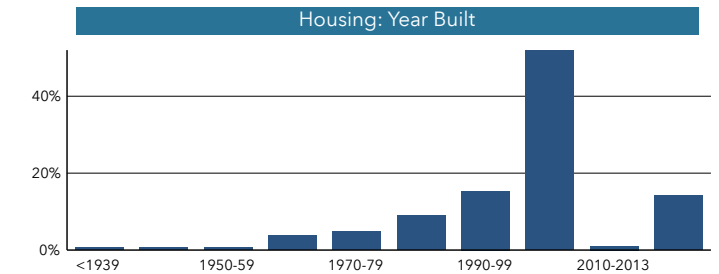
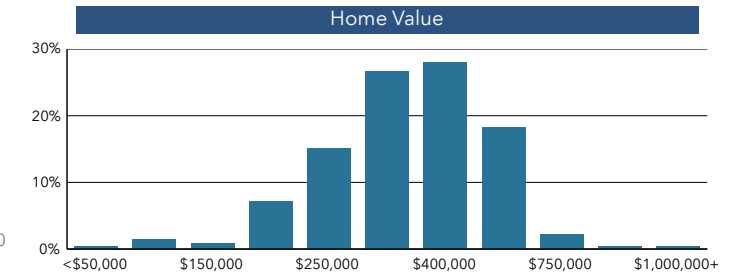
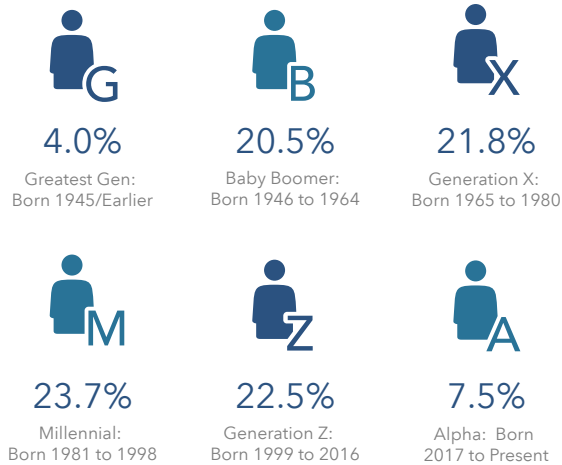
## MORTGAGE INDICATORS



## POPULATION BY AGE



## POPULATION BY GENERATION



This infographic contains data provided by Esri, Esri-U.S. BLS, ACS  
The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri





A **Publix** Anchored Shopping Center

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