



FUTURE DEVELOPMENT

# **NORTHPOINT PARK**

12741 YELLOW BLUFF ROAD  
JACKSONVILLE, FL 32226

**PRIME STREET FRONTAGE**



# FUTURE DEVELOPMENT **NORTHPOINT PARK**

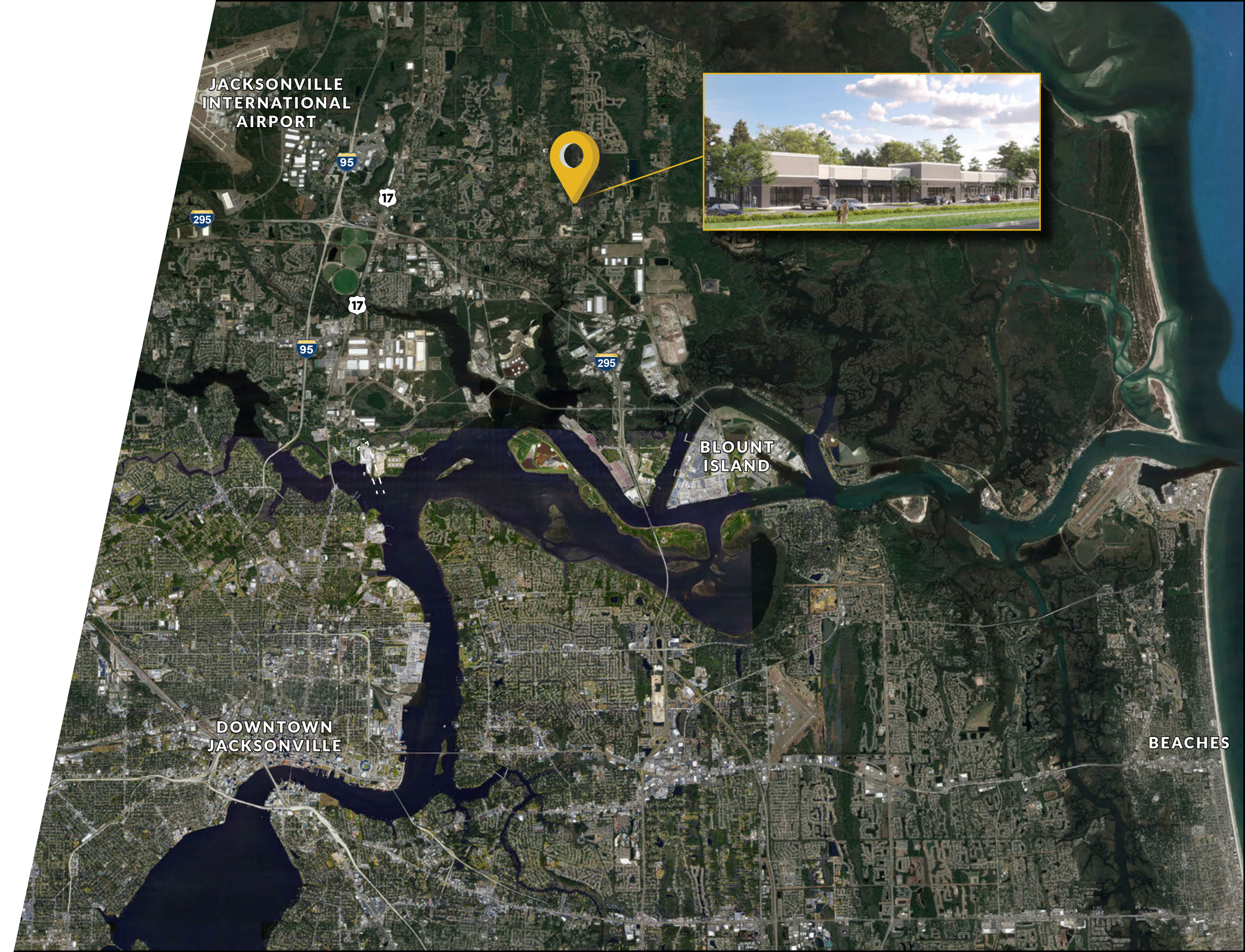
12741 YELLOW BLUFF ROAD • JACKSONVILLE, FLORIDA 32226



- $\pm$  18,800 SF retail/office building
- Future retail, office or medical space from  $\pm$ 1,265 SF up
- ~12,000 AADT on Yellow Bluff Road per day
- The site is located in vibrant and growing area
- Conveniently located near major highways and thoroughfares with quick access to I-295 & I-95

## **PROPERTY HIGHLIGHTS**

- Located in close proximity to a dense residential market
- More than 100,000 local residents and 50,000 workplace employees within a 15-minute drive time





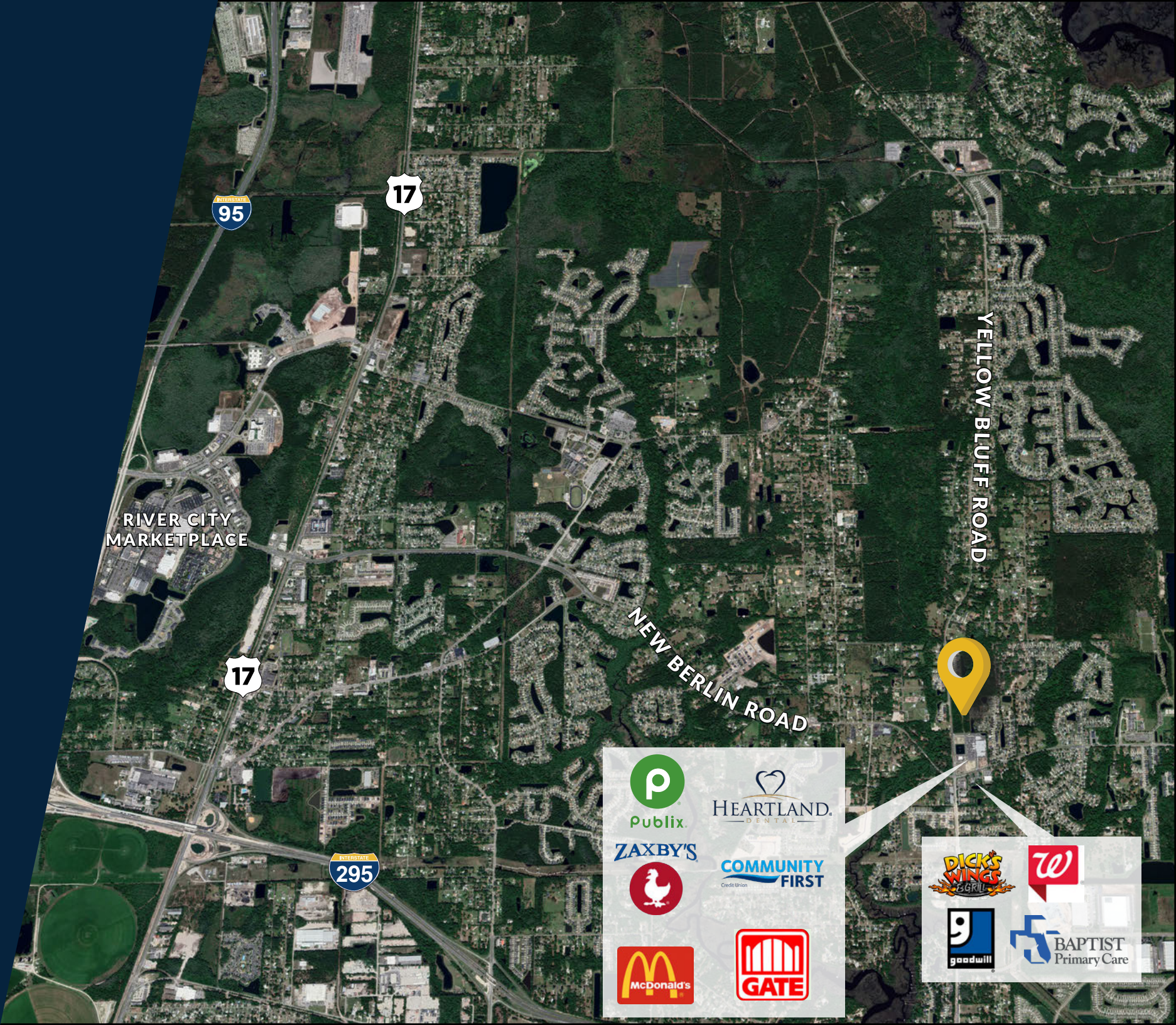
# NORTHPOINT SITE PLAN

## NORTHPOINT VILLAGE PHASE 1 ZONED PUD

## NORTHPOINT PARK PHASE 2 ZONED PUD Future retail / office / medical



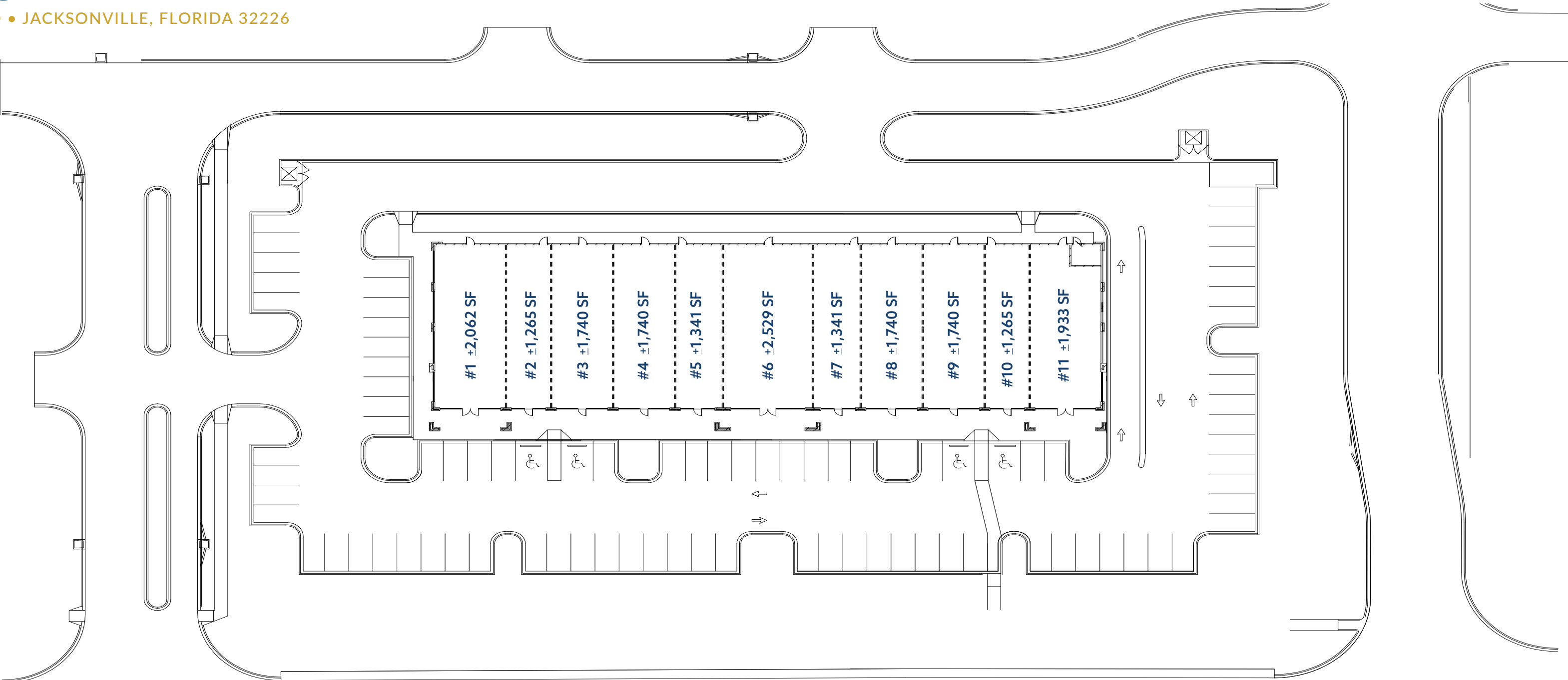
Northpoint Park is an upcoming office/retail project complemeting Northpoint Village, the adjacent Publix anchored shopping center. The combination of the two projects will create an attractive commercial environment for the surrounding community, while increasing foot traffic to both phases and providing convenient services and dining options for nearby employees.



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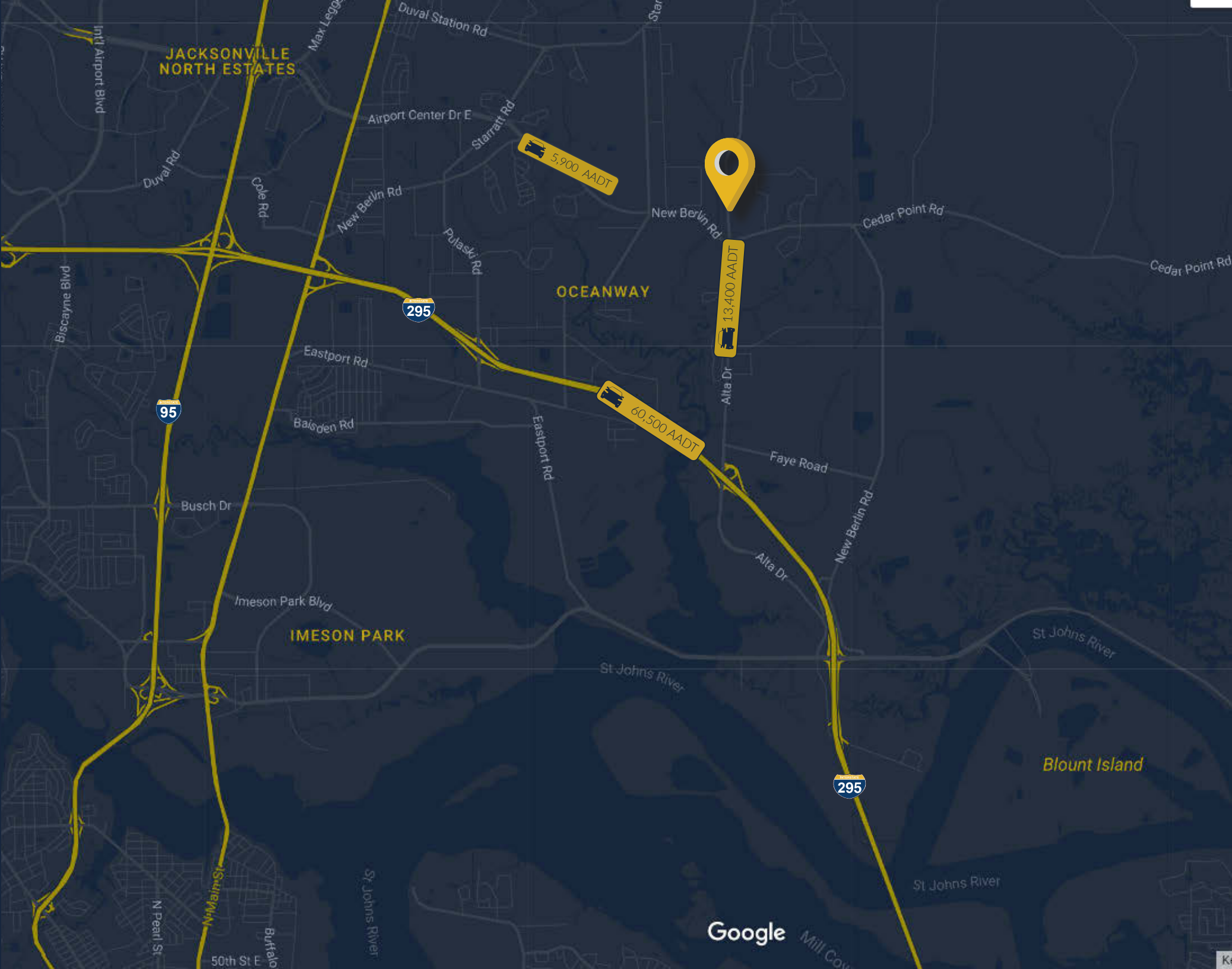
# NORTHPOINT PARK

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# NORTHPOINT PARK

FEATURES			
SITE SIZE			
8 acres			
FUTURE DEVELOPMENT			
Retail, medical & office space			
ZONING			
PUD			
DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
POPULATION	16,032	41,054	266,797
HOUSEHOLDS	5,702	14,982	102,345
MEDIAN HH INCOME	\$77,218	\$70,603	\$51,468
AVERAGE HH INCOME	\$93,708	\$85,398	\$68,718





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