

Historic School / Institutional Opportunity

6720 Norwood Ave, Jacksonville, FL 32208



FOR SALE
CALL FOR PRICE
MATT DEMIR
(904) 200-1835
MATT@XERARE.COM



PROPERTY HIGHLIGHTS

- ✓ Approx. 107,188 SF (2.46 acres) of land
- ✓ Approx. 19,731 SF gross building area
- ✓ Two-building campus (main two-story historic building and auxiliary building)
- ✓ Former private school with church property use
- ✓ Year built: 1930 (historic structure)
- ✓ PUD zoning (Planned Unit Development)
- ✓ Flexible layout for various institutional, educational or community uses
- ✓ Proximity to I-95 and established neighborhoods
- ✓ Excellent visibility and access along Norwood Ave

POTENTIAL USES

- ☐ Private school
- ☐ Religious facility / church
- ☐ Institutional or community center
- ☐ Educational use
- ☐ Adaptive reuse for a variety of institutional or community uses
- ☐ Other similar uses (subject to zoning and applicable approvals)

WHY THIS PROPERTY

- **Established Location**
Located in North Jacksonville with access to surrounding residential neighborhoods and the I-95 corridor.
- **Convenient Access**
Close to I-95, I-10 and downtown Jacksonville with good visibility along Norwood Ave.
- **Institutional Character**
The existing two-building campus and historic designation provide a distinctive identity and character.
- **Multiple Use Potential**
Suitable for institutional, educational or community uses (subject to zoning and applicable approvals).

AREA DEMOGRAPHICS - NORWOOD AVE TRADE AREA

METRIC	1 MILE	3 MILES	5 MILES
2025 Population	9,882	87,032	200,114
2030 Population	10,547	93,800	214,264
Pop Growth 2025-2030	6.73%	7.78%	7.07%
2025 Households	3,999	34,623	80,520
HH Growth 2025-2030	6.90%	8.10%	7.50%
Median HH Income	\$33,435	\$34,627	\$42,849
Avg Household Size	2.40	2.40	2.30
Median Home Value	\$155,630	\$134,992	\$191,756

TRAFFIC & LOCATION CONTEXT

- Norwood Ave ~17,000 AADT
- W 44th St 6,390 AADT
- I-95 ~116,500 AADT
- SR 117 Nearby access

PROPERTY POSITIONING

- Historic Designation
- PUD zoning
- Private School / Church use classifications

Historic School / Institutional Opportunity



Approx.
107,188 SF \$Call for price
Site Area

Hallway / Corridor



Walkway/Courtyard



Auditorium / Hall

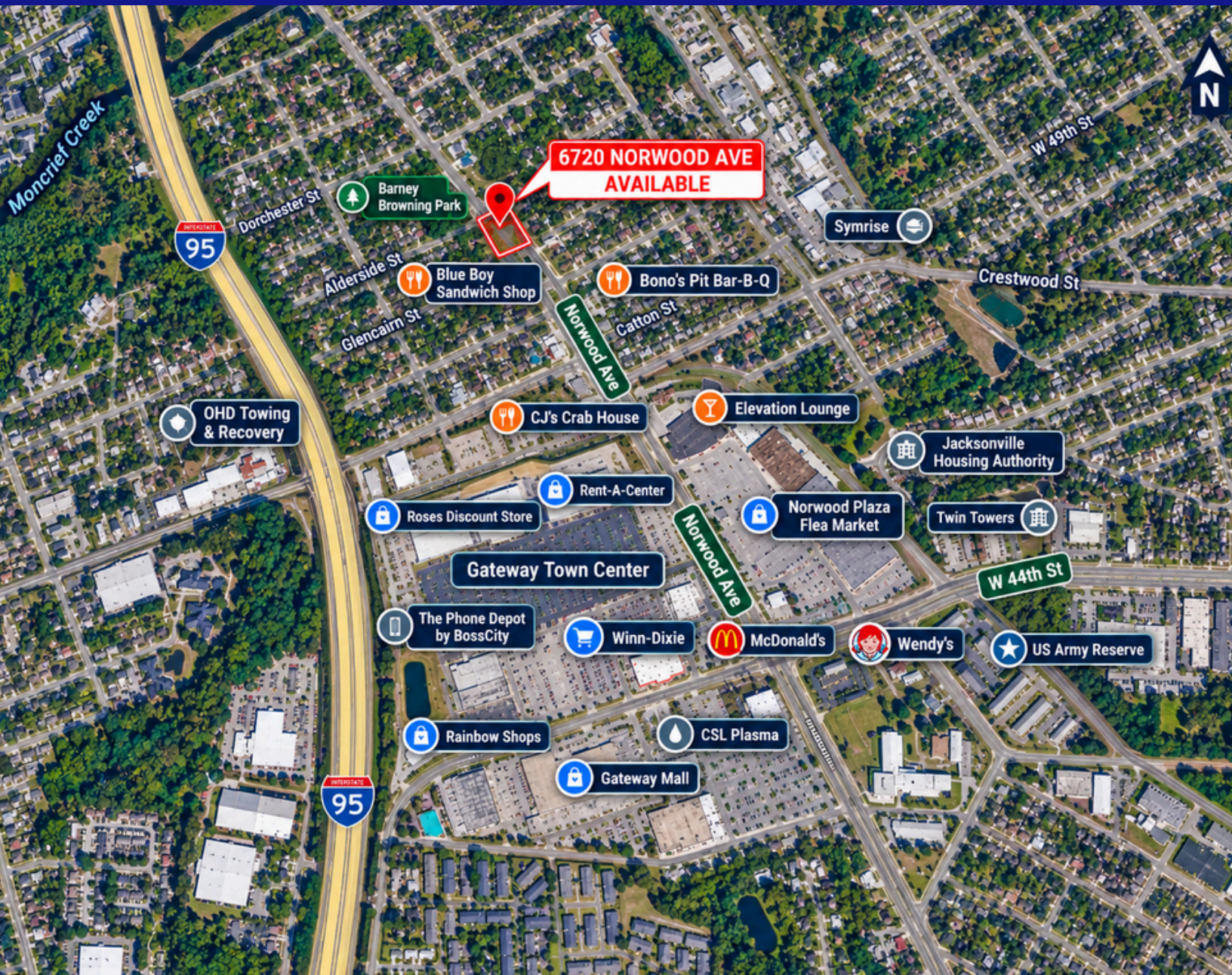


Interior / Flex Space



6720 Norwood Ave is positioned near I-95 and a concentrated retail and service corridor along Norwood Ave and W 44th St, with convenient access to established shopping, dining and neighborhood amenities.

- Approx. 19,731 SF gross building area
- Approx. 18,550 SF heated area
- Historic Structure | Year Built: 1930
- Approx. 2.46-acre campus with mature trees and open grounds
- Near Gateway Town Center, Gateway Mall & Norwood Plaza
- Nearby Winn-Dixie, Roses Discount Store, Rainbow Shops & Rent-A-Center
- Nearby dining includes McDonald's, Wendy's, Bono's Pit Bar-B-Q & CJ's Crab House
- Convenient access to I-95, Norwood Ave & W 44th St



NEIGHBORHOOD AERIAL & RETAIL CONTEXT
Established North Jacksonville location near I-95 and major retail amenities



MATT DEMIR

BROKER

(904) 200-1835

MATT@XERARE.COM



BRETT ZAHER

(407)-873-1874

BRETT@XERARE.COM



6720 Norwood Ave, Jacksonville, FL 32208