



Blanding Corners

5324 Blanding Boulevard
Jacksonville, Florida 32210

Property Highlights

- 0.71 Acres (217' x 43') parcel for ground lease.
- Access from both Blanding Boulevard and 103rd Street.
- Traffic count of 28,000 vehicles per day on 103rd Street plus another 25,500 on Blanding Blvd.
- Monument signage on heavily trafficked 103rd & Blanding.
- Ideal for retail, medical, restaurant, services & other commercial uses.
- Located less than a mile from Amazon DJX2, 4 miles from NAS Jax, and only 9 miles from Downtown Jacksonville.
- Adjacent tenants to available space include Key Food, DaVita, Baptist Health, Wingstop, Marco's Pizza, Metro PCS, Aaron's Rents, O'Reilly, Greenburg Dental and more.

Offering Summary

Lease Rate:	Call For Pricing
Available Parcel:	0.71 Acres
Dimensions:	217' x 43'
Zoning:	CCG-1
Traffic Count:	53,500 total cars per day

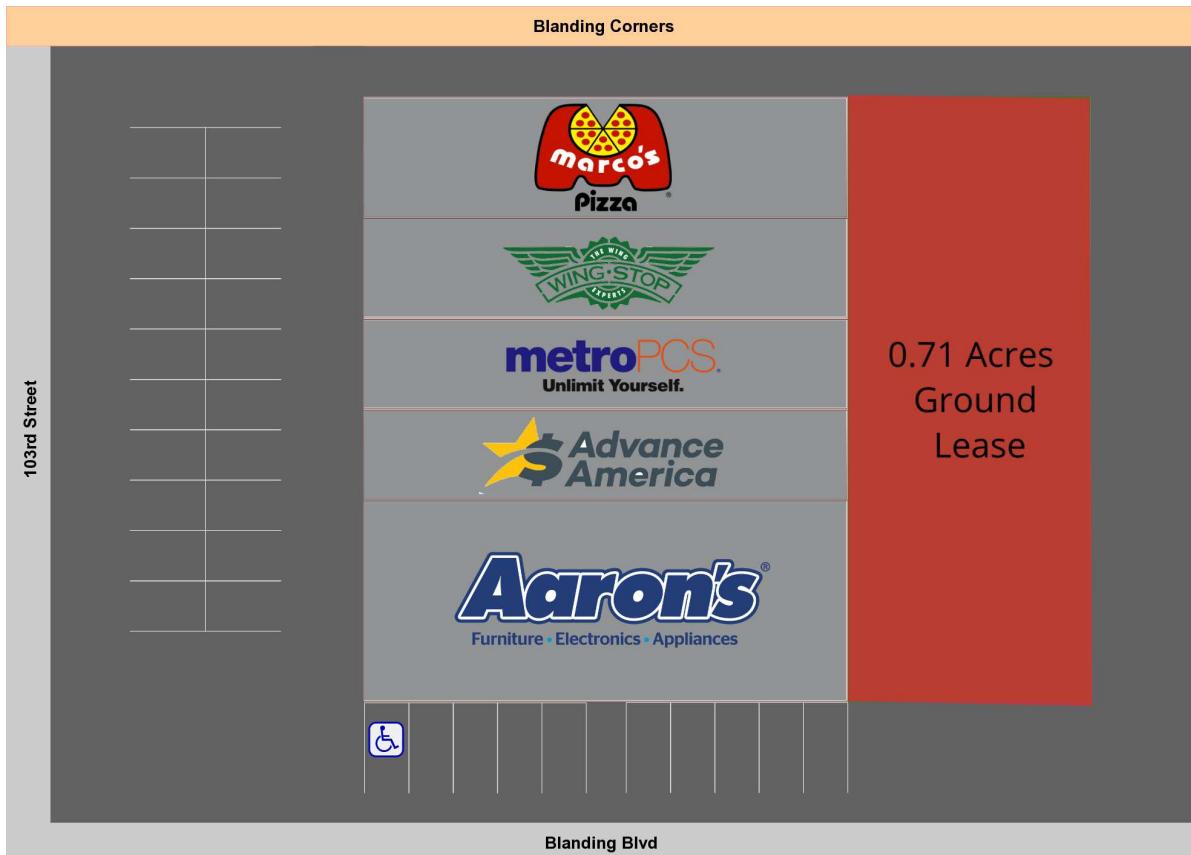
Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,505	33,511	76,640
Total Population	9,197	85,887	194,393
Average HH Income	\$67,319	\$73,126	\$78,777

For More Information



Austin Kay

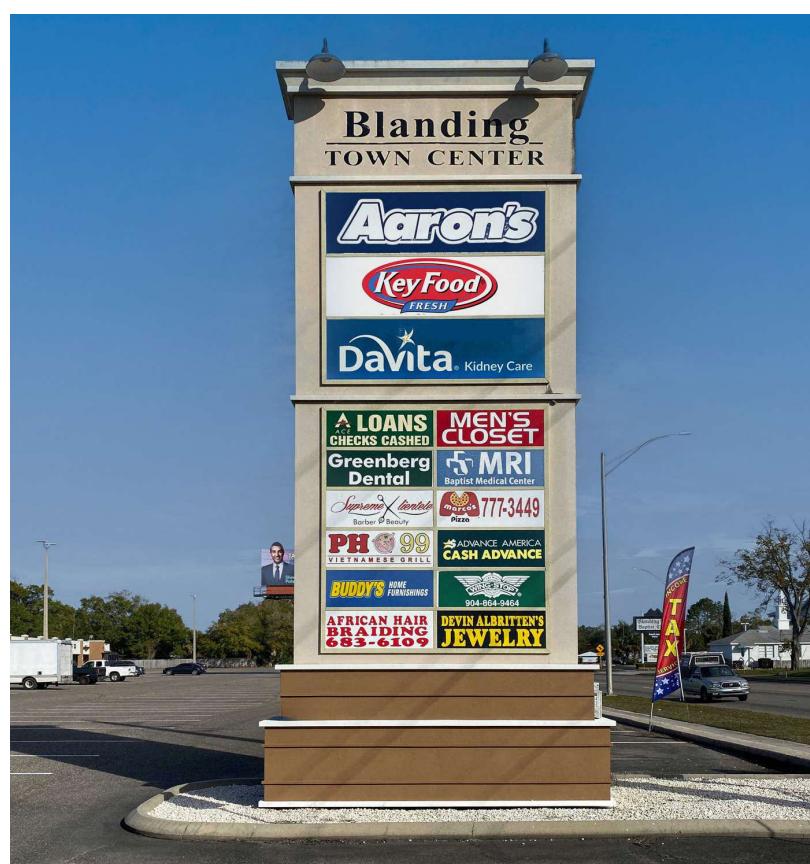
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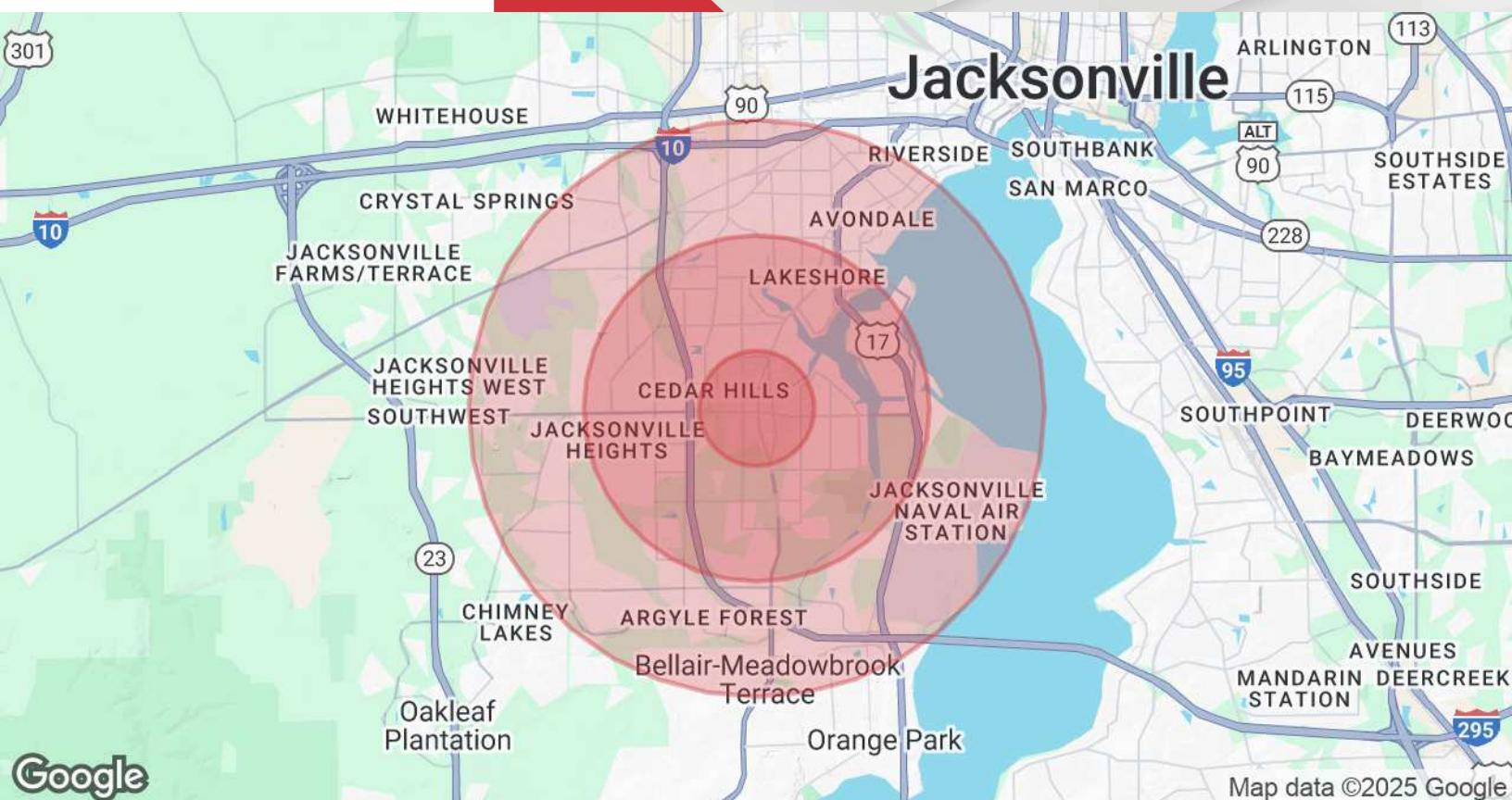
Available Spaces

Suite	Tenant	Size	Type	Rate
1-6	Aaron's	5,040 SF	NNN	-
7	Advance America	1,710 SF	NNN	-
8	MetroPCS	1,725 SF	NNN	-
9-10	Wing Stop	1,790 SF	NNN	-
11	Marco's Pizza	1,790 SF	NNN	-
0.71 Acres	Available	0.71 Acres	NNN	Ground Lease









Population

	1 Mile	3 Miles	5 Miles
Total Population	9,197	85,887	194,393
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	40	40

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,505	33,511	76,640
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$67,319	\$73,126	\$78,777
Average House Value	\$206,975	\$255,478	\$266,702

Demographics data derived from AlphaMap