

Winn-Dixie



DOLLAR TREE

FURNITURE SOURCE

Legacy
RESTAURANT & LOUNGE

Advance
Auto Parts

boostmobile

HIBBETT SPORTS
GAME TESTED. ATHLETE APPROVED.

Walgreens



Colliers

DUNKIN'
DONUTS

Cedar Hills Blvd

31,000± AADT

bp

Confederate Point Rd

Site



For Sale or Lease

Sale Price:

\$1,300,000

Lease Rate:

\$7,500/Month

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Colliers

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2,424± SF Building Available on Blanding Blvd

3909 Blanding Blvd., Jacksonville, FL 32210

Property Highlights

- 2,424± SF building on 0.6± acres
- The building is rectangular, 39' x 67'
- Built in 1957
- Zoned CCG-1
- 16 parking spaces
- Located near a Winn-Dixie, Planet Fitness, Dollar Tree, McDonald's, Dunkin Donuts, Burger King, Advance Auto Parts and other retailers
- Traffic count on Blanding Blvd: 31,000 cars per day

Location



Demographics

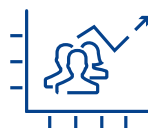
Source: ESRI Business Analyst | 5 Mile Radius



2022 Estimated
Population
174,129



2022 Est. Avg.
Household Income
\$76,972

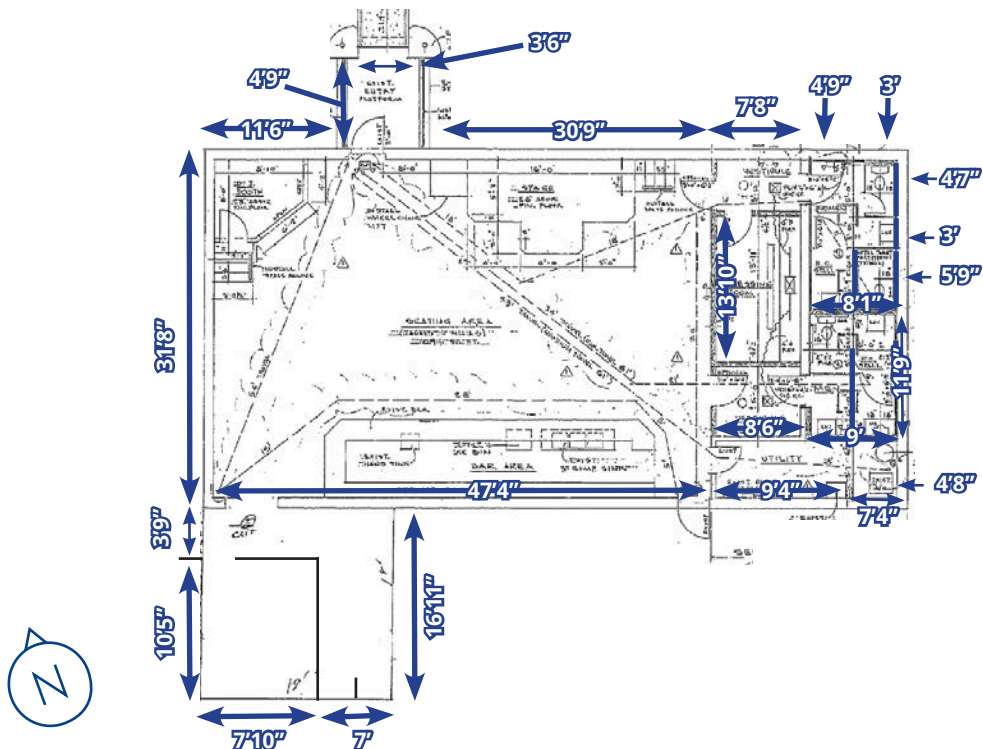


2027 Projected
Population
178,166

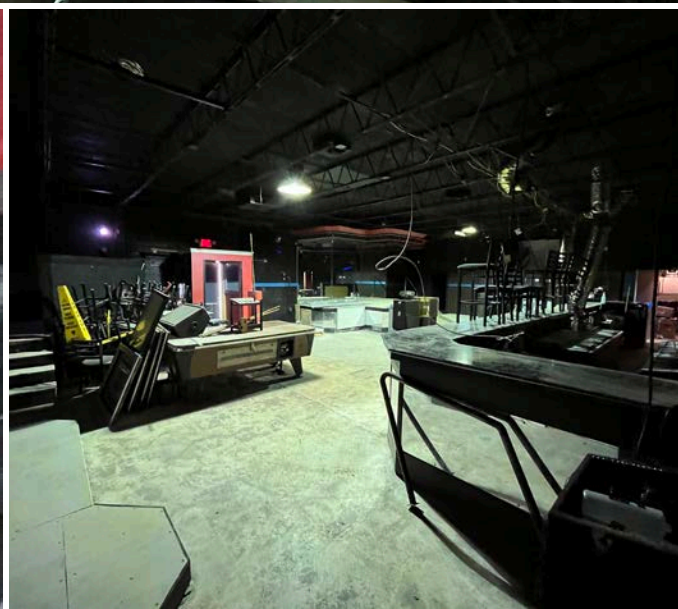
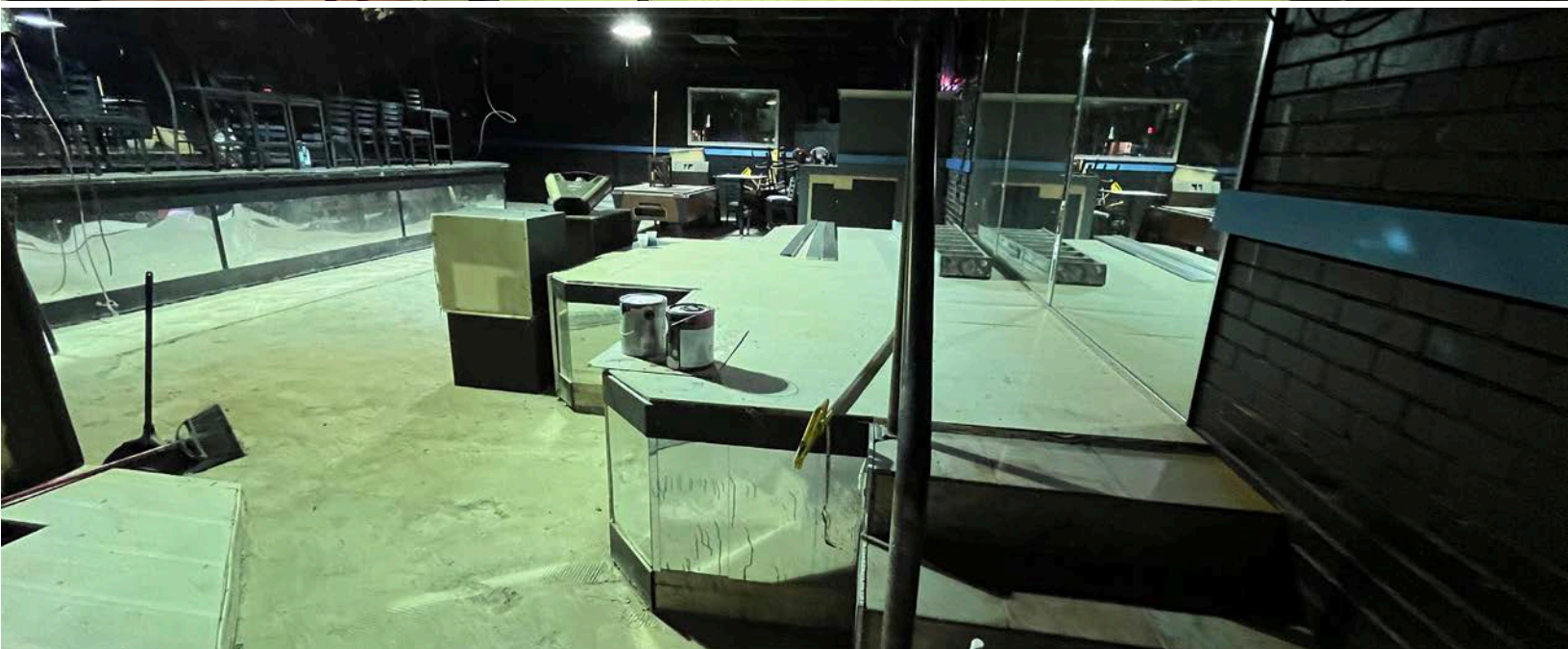
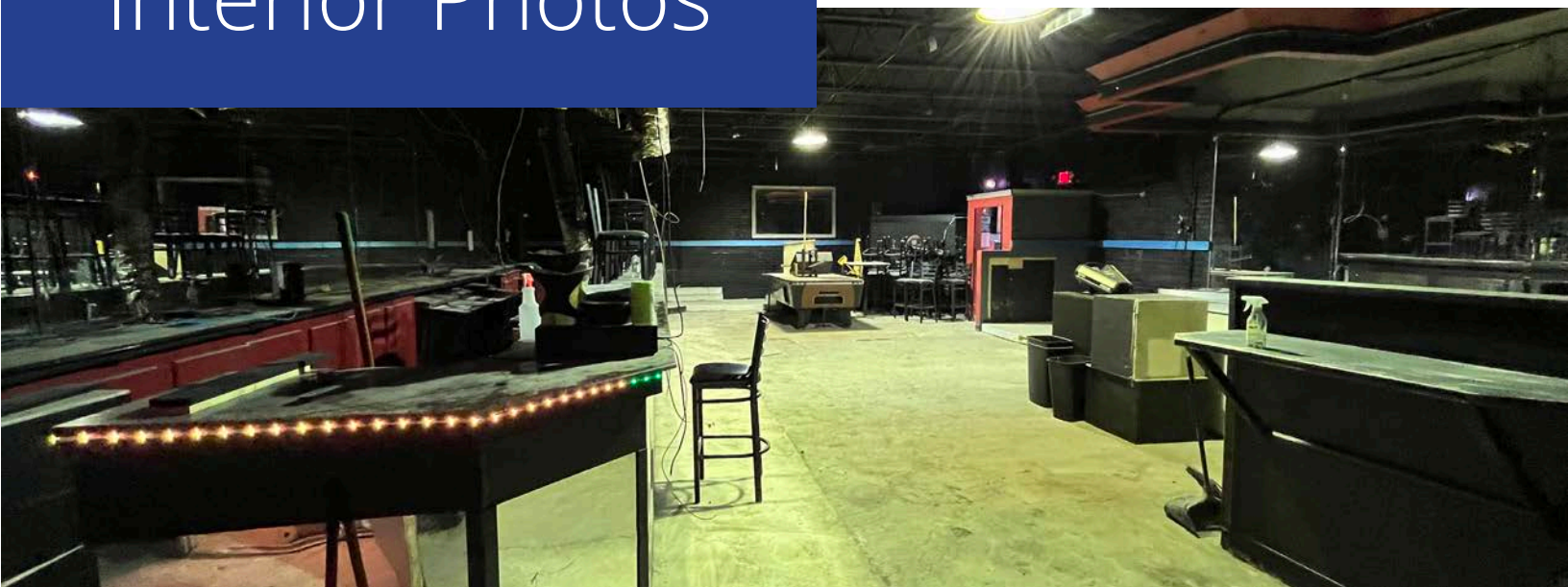


2027 Proj. Avg.
Household Income
\$72,215

Aerial & Floor Plan



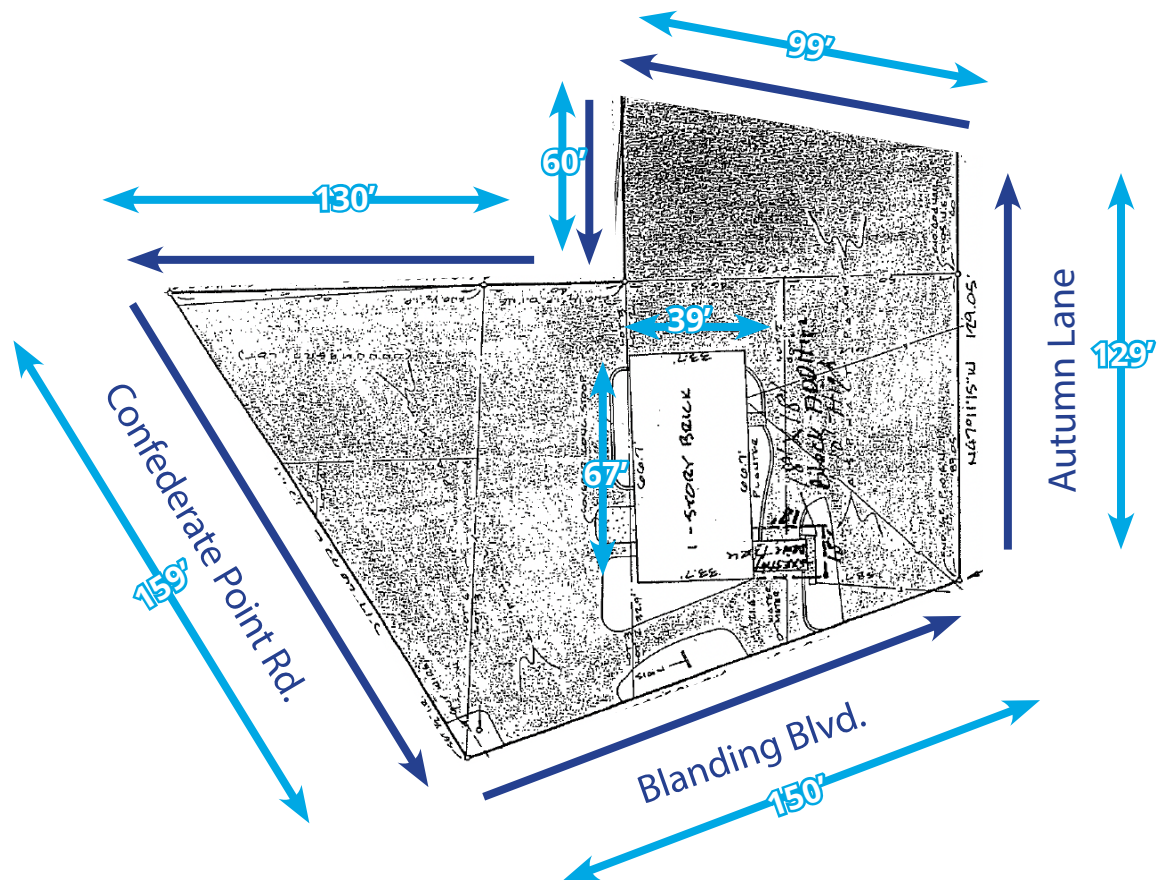
Interior Photos



Exterior Photos



Survey



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