

**For Sale**

Asking Price:

**\$5,800,000**

### Contact

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## Land and Building for Sale on Blanding Blvd.

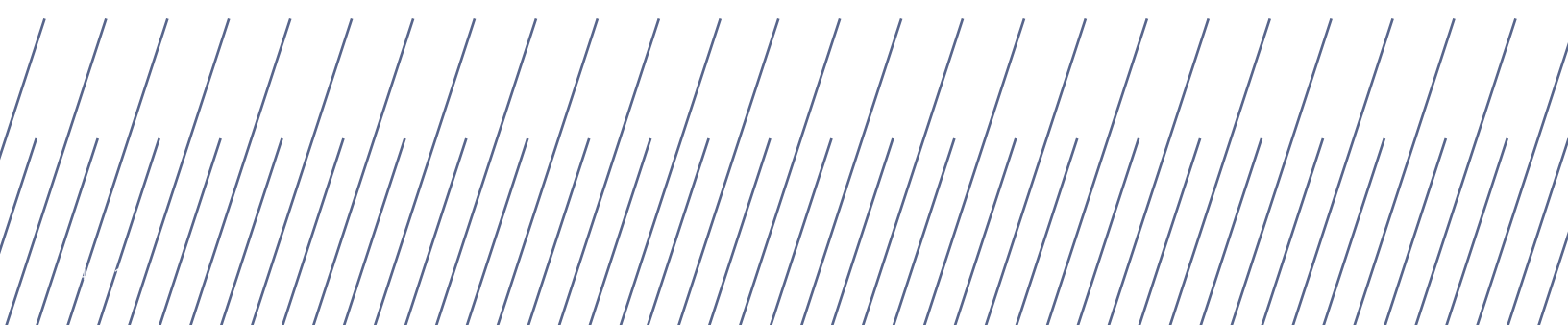
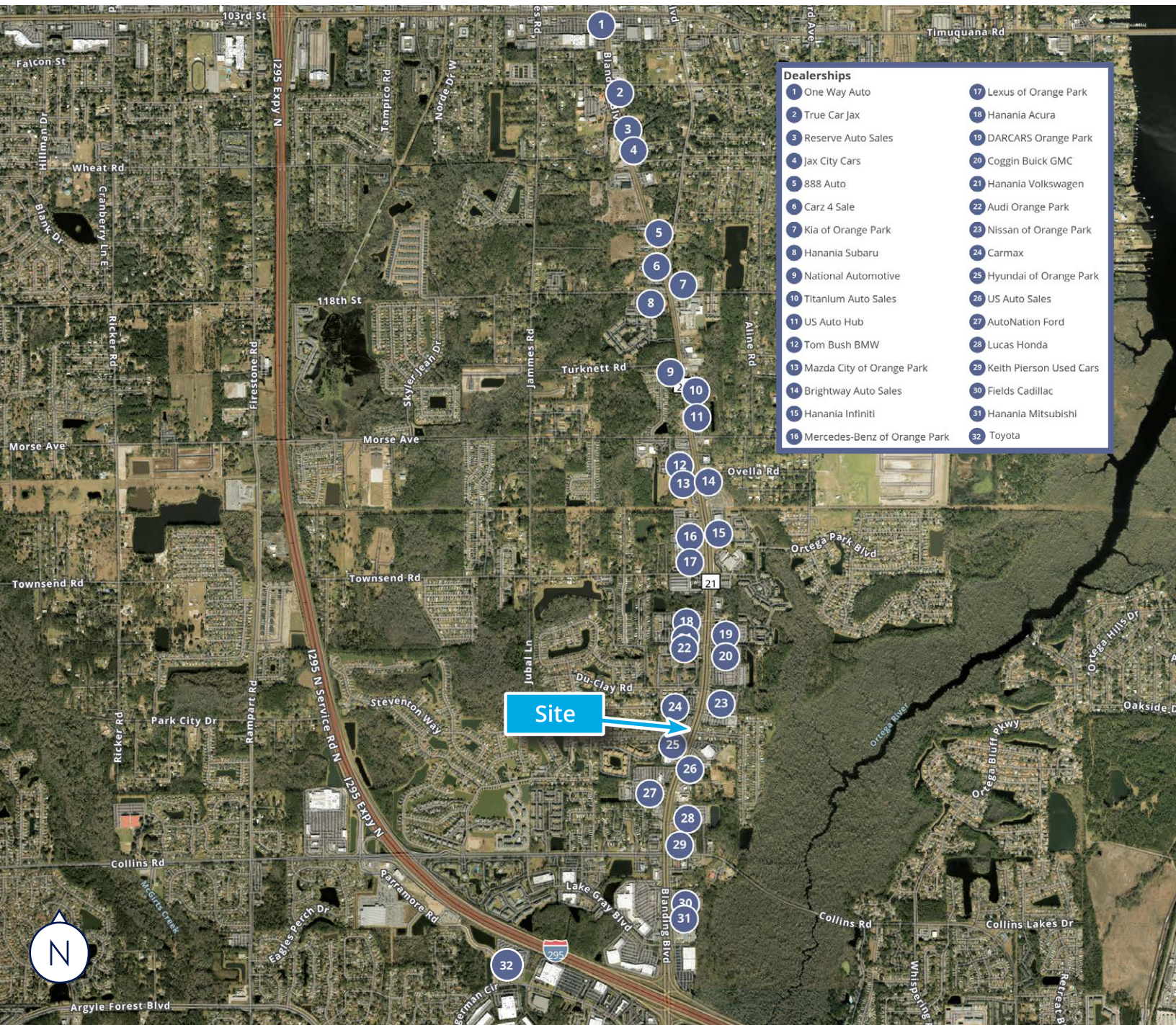
7532 Blanding Blvd. & 0 Longchamp Dr. | Jacksonville, FL 32244

### Property Highlights

- Operating automobile dealership less than 1 mile north of I- 295
- **Size land:** 2.50 acres
- **Size building:** Single-story building 5,992± SF
- **Zoning:**
  - Front of parcel (1.26± AC) is CCG-1
  - Back of parcel (1.24± AC) is CRO
- Frontage on Blanding Boulevard (327 feet) Longchamp Drive (294)
- Corner lot with direct left turn from Blanding Boulevard heading north
- Curb cuts on Longchamp Drive for better ingress & egress
- Traffic count on Blanding Boulevard: 40,000± AADT
- 500 cars can be displayed on subject property
- Utilities: City water and sewer
- Operated at location since 1996 & opened since 1991
- Operating dealership is in the heart of 31 active automobile dealerships (see page 2 which identifies and locates them)

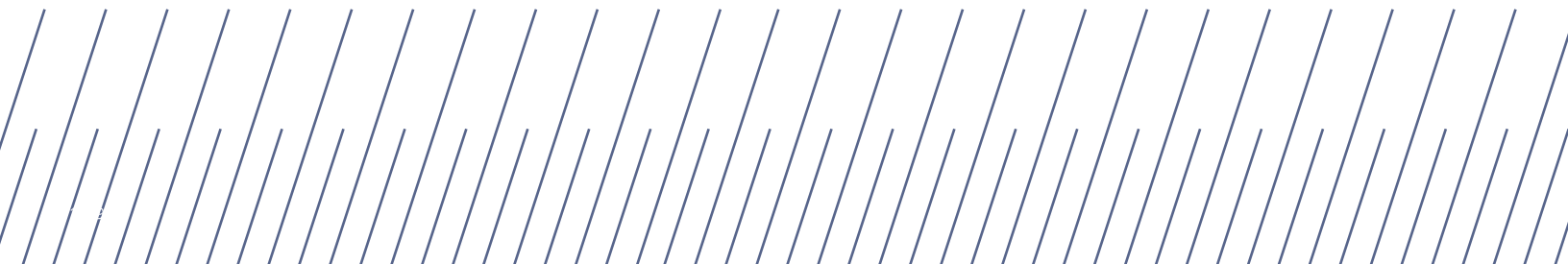
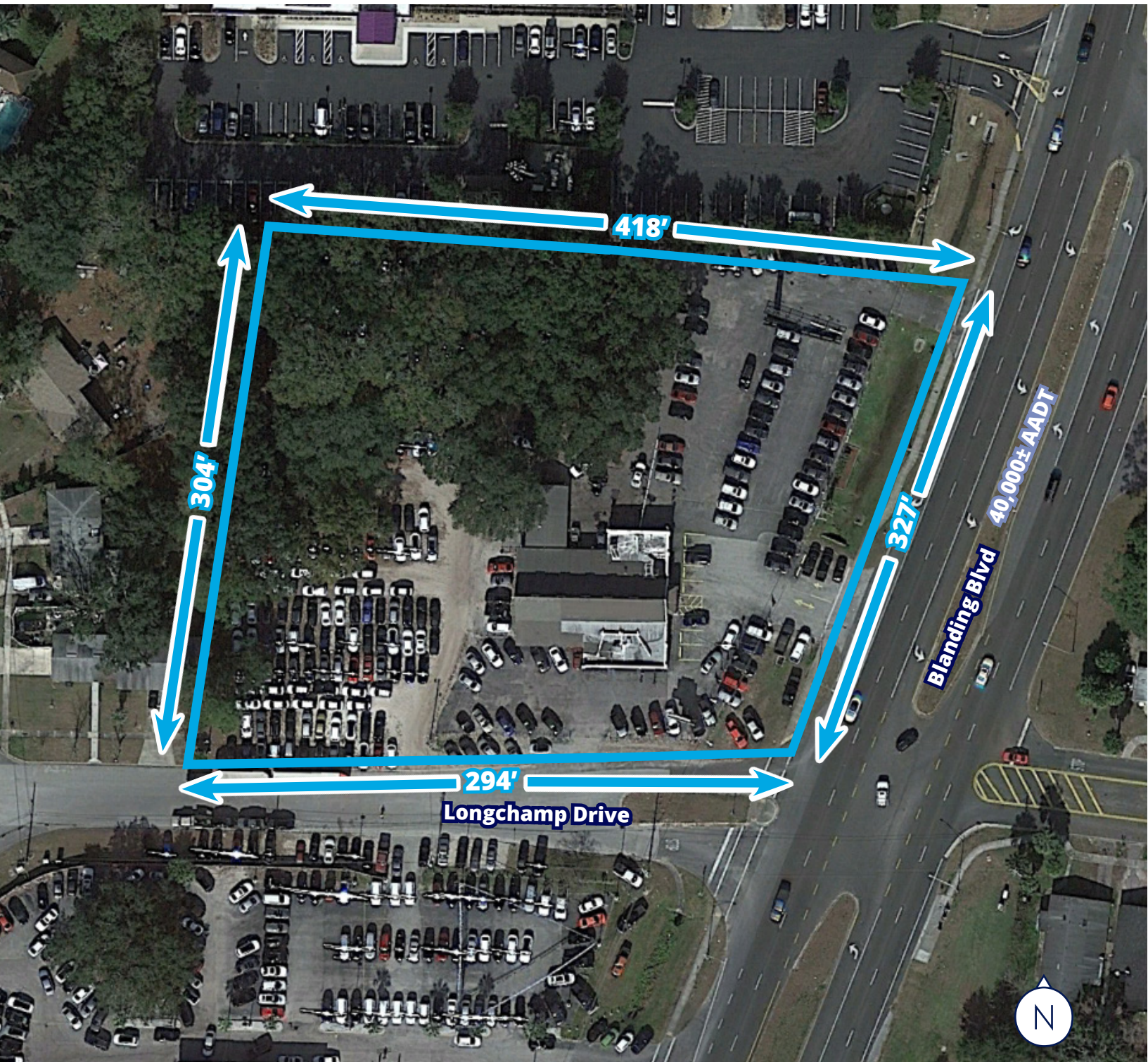


# Nearby Dealerships



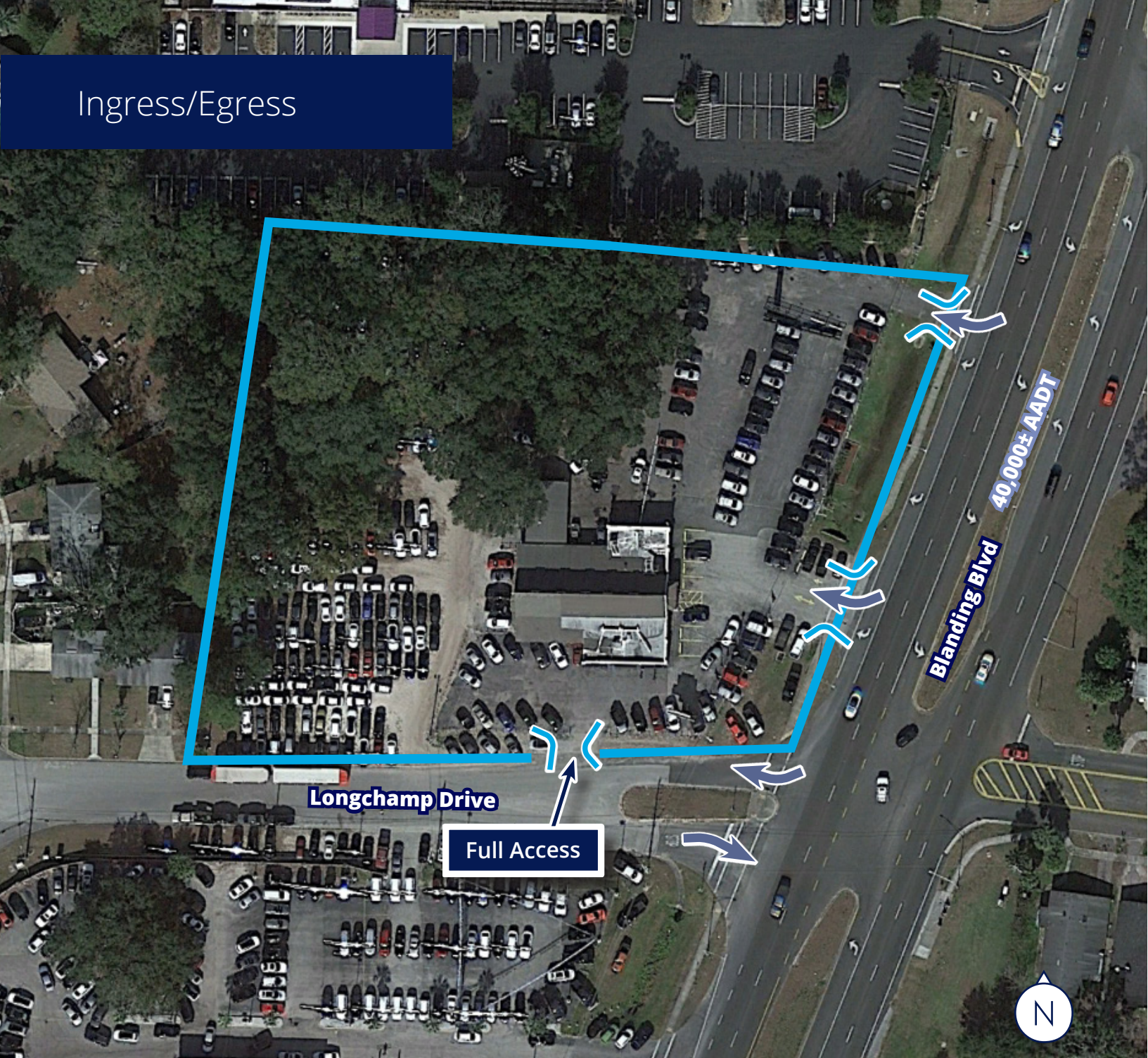


# Site Overview





# Ingress/Egress



## Demographics

Source: ESRI Business Analyst | 3 Mile Radius

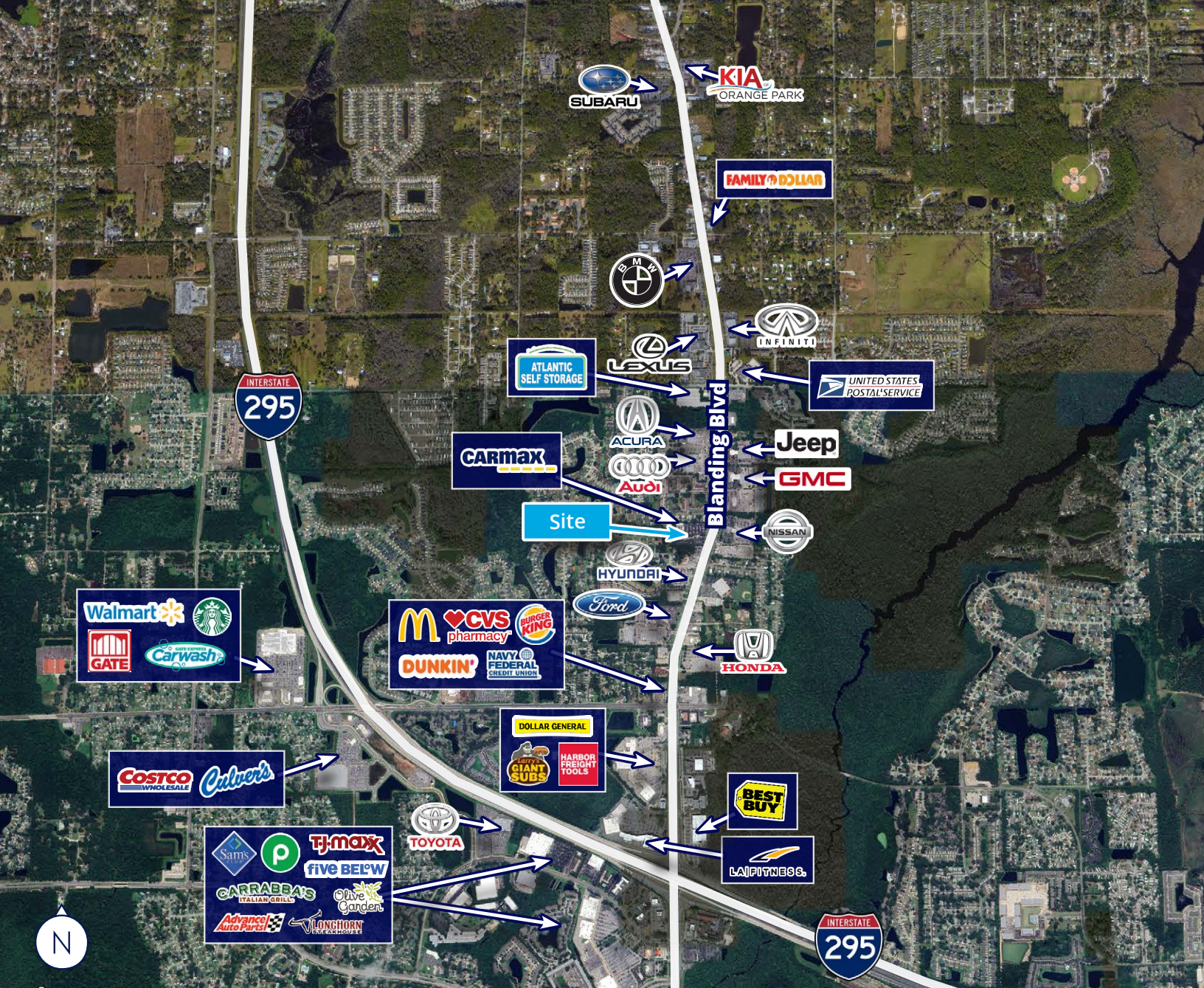
2024 Estimated  
Population  
 70,377

2024 Est. Avg.  
Household Income  
 \$75,091

2029 Projected  
Population  
 72,336

2029 Proj. Avg.  
Household Income  
 \$87,063





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