

# FORMER FAMILY DOLLAR FOR SALE



6729 BLANDING BOULEVARD, JACKSONVILLE, FL 32244

SIGNALIZED INTERSECTION, 1.3 ACRE PARCEL W/30,000 CARS PASSING DAILY



Hard-Corner  
Location

Over 30,000 Cars  
Passing Daily

Positioned at  
Traffic Signal

Just 11 Miles to  
Downtown Jacksonville

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PAPPAS CARDONE  
NET LEASE GROUP



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# Executive Summary

## Former Family Dollar

6729 Blanding Boulevard | Jacksonville | Florida

Offering Price

**\$1,000,000**

Zoning

**CCG-2**

Signalized Intersection

**Yes (4-Way)**

Gross Leaseable Area

**+/- 9,180 SF**

Parcel Size/Parking Spaces **1.30 Acres / 29**

Year Built/Renovated **2010**

Traffic Counts **+/- 30,000 VPD**



### Location Details

County	Duval County	US City Size Rank	Tenth Largest
City Population	949,611 (2020 Census)	Year Founded	1822
MSA Population	1.7 Million (2020 Census)	GDP (2022)	\$129.1 Billion (2023)
FL City Size Rank	First Largest	City Area Size	875 Square Miles

# Investment Highlights



**Large Corner Parcel at a Signalized Intersection with 30k VPD**  
Prime Corner 1.30-Acre Parcel at a Four-Way Signalized Intersection on Blanding Boulevard with Over 30,000 Vehicles Passing Per Day and Multiple Points of Ingress/Egress in Jacksonville, Florida



**High Activity Auto Dealership Node Providing Huge Traffic**  
Subject Property is Located in the Center of a Concentrated Node of Automobile Dealerships Driving Traffic Including BMW, Mercedes Benz, Mazda, Lexus, and Infiniti, Among Several Others



**Just 11 Miles to Downtown Jacksonville, Florida's Largest City**  
This Owner Occupant, Lease, or Redevelopment Opportunity is Just 11 Miles from Downtown Jacksonville, FL, with Over 1.7 Million People Living Within the MSA and GDP Exceeding \$129 Billion (2023)



**Limited Surrounding Retail Competition**  
Despite High Traffic Activity, This Parcel Benefits from Limited Retail Competition Providing a Unique Opportunity for a Wide Range of Retailers to Meet Consumer Demands



**Flexible Commercial Zoning (Duval County CCG-2)**  
Flexible CCG-2 Zoning Allows for a Variety of Community Oriented Commercial, Recreational, and Entertainment Facilities Including Retail Shops, Restaurants, and Light Industrial Services



**Dense, Rapid Growth Area Providing Upside**  
Dense Area with Over 177,000 People Within a 5-Mile Radius with Population Growth Projected at Nearly Seven Percent Within a One Mile Radius Between 2024 and 2029



Roughly 11 Miles from Downtown Jax  
Largest City in Florida - MSA 1.7 Million People

Large, 1.30-Acre Parcel  
Provides Broad Range of  
Repositioning Options

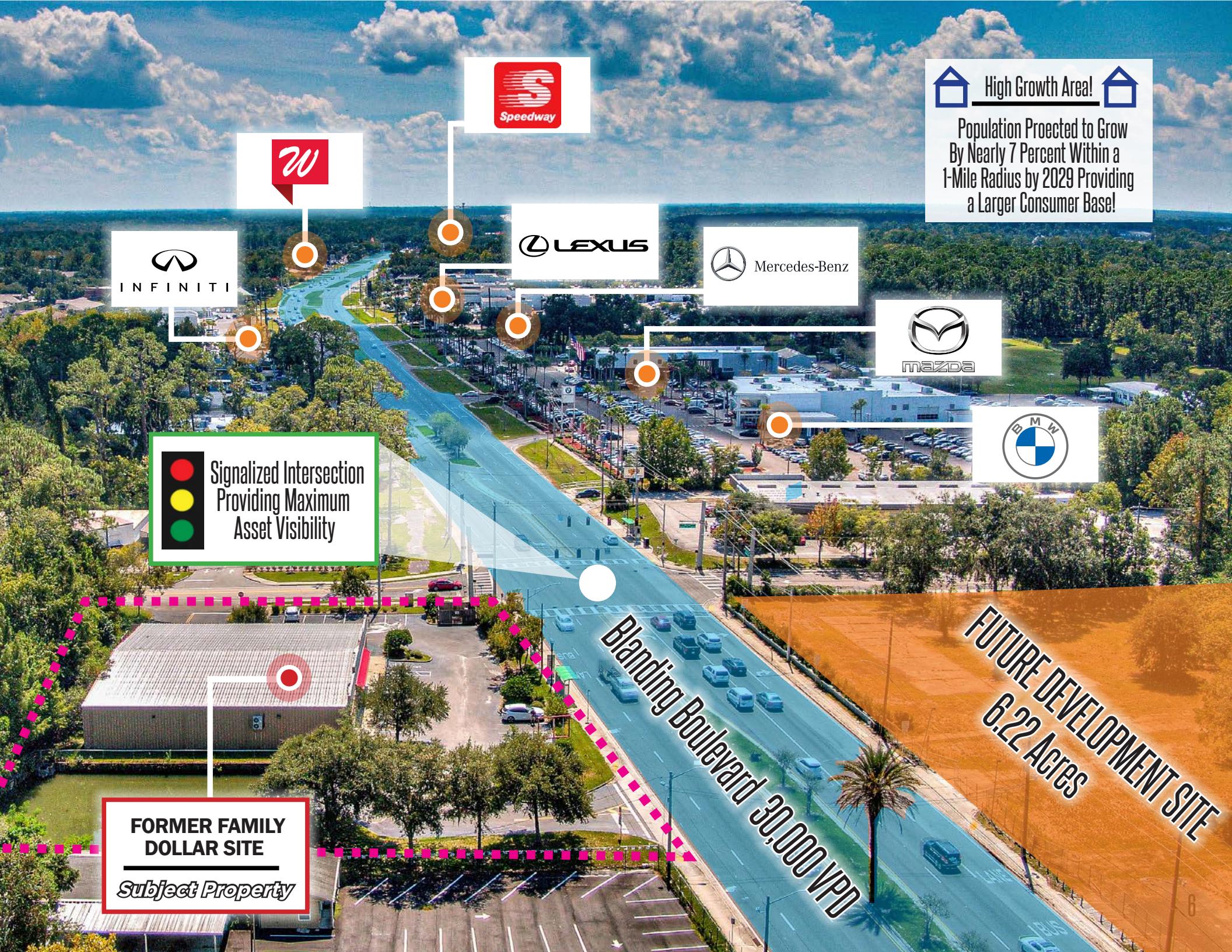
**FORMER FAMILY  
DOLLAR SITE**  
*Subject Property*

Ingress/Egress

Four-Way Signalized  
Intersection Provides  
Maximum Site Visibility

Blanding Boulevard 30,000 VPD

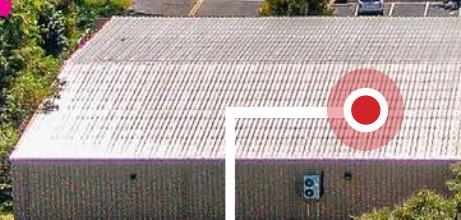
Ingress/Egress



Population Projected to Grow  
By Nearly 7 Percent Within a  
1-Mile Radius by 2029 Providing  
a Larger Consumer Base!



Signalized Intersection  
Providing Maximum  
Asset Visibility



FORMER FAMILY  
DOLLAR SITE

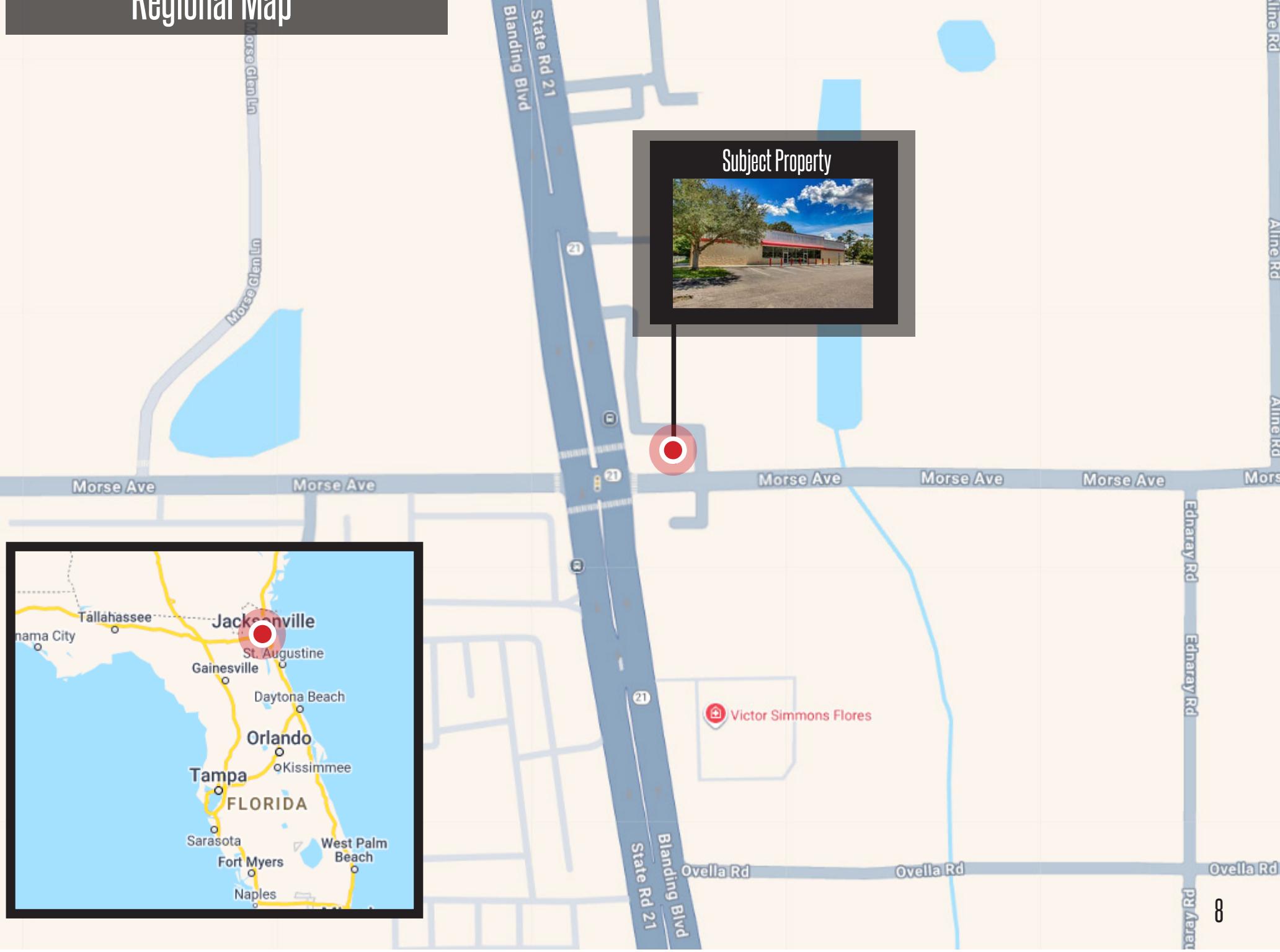
*Subject Property*

Blanding Boulevard 30,000 VPD

FUTURE DEVELOPMENT SITE  
6.22 Acres

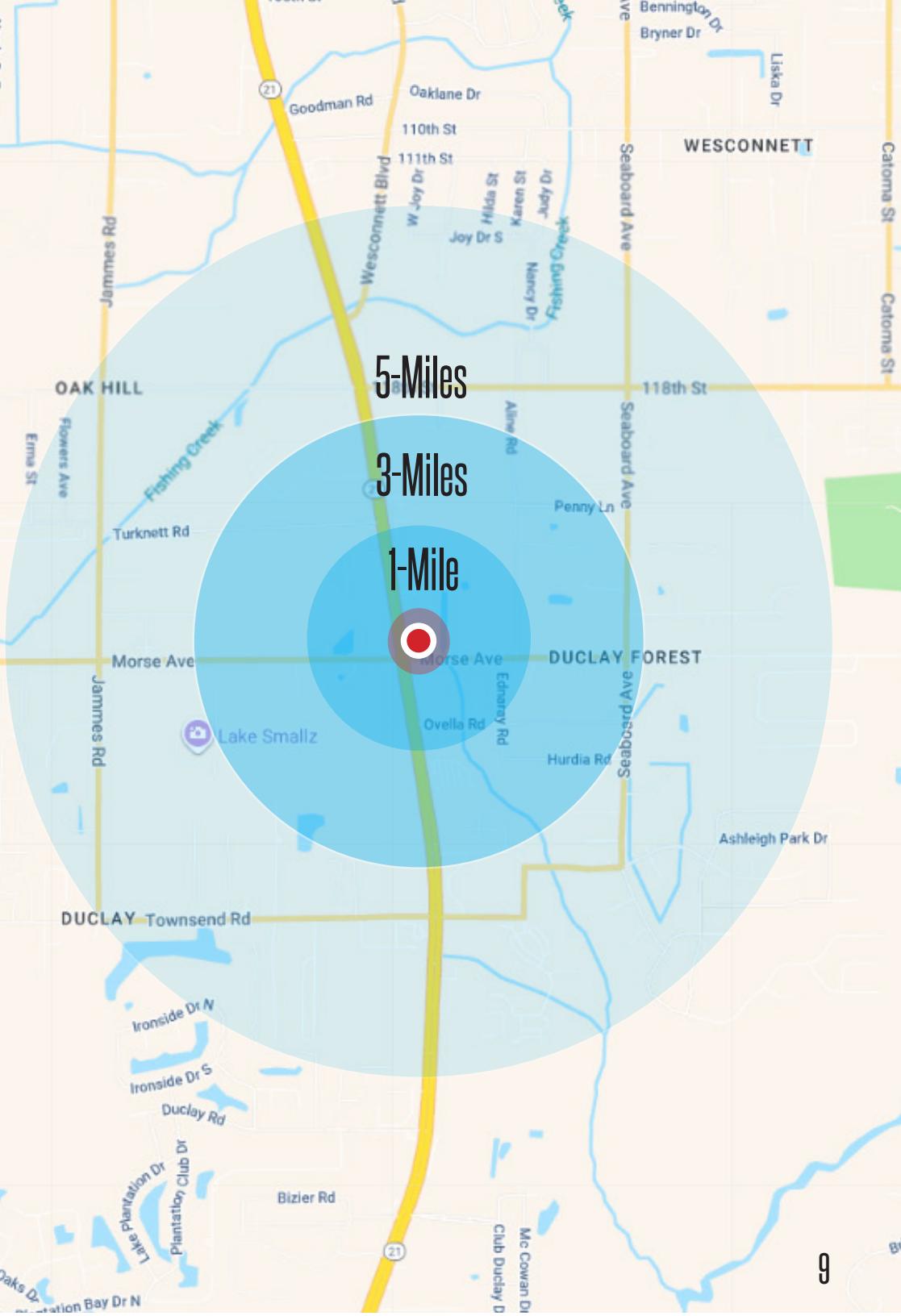


# Regional Map

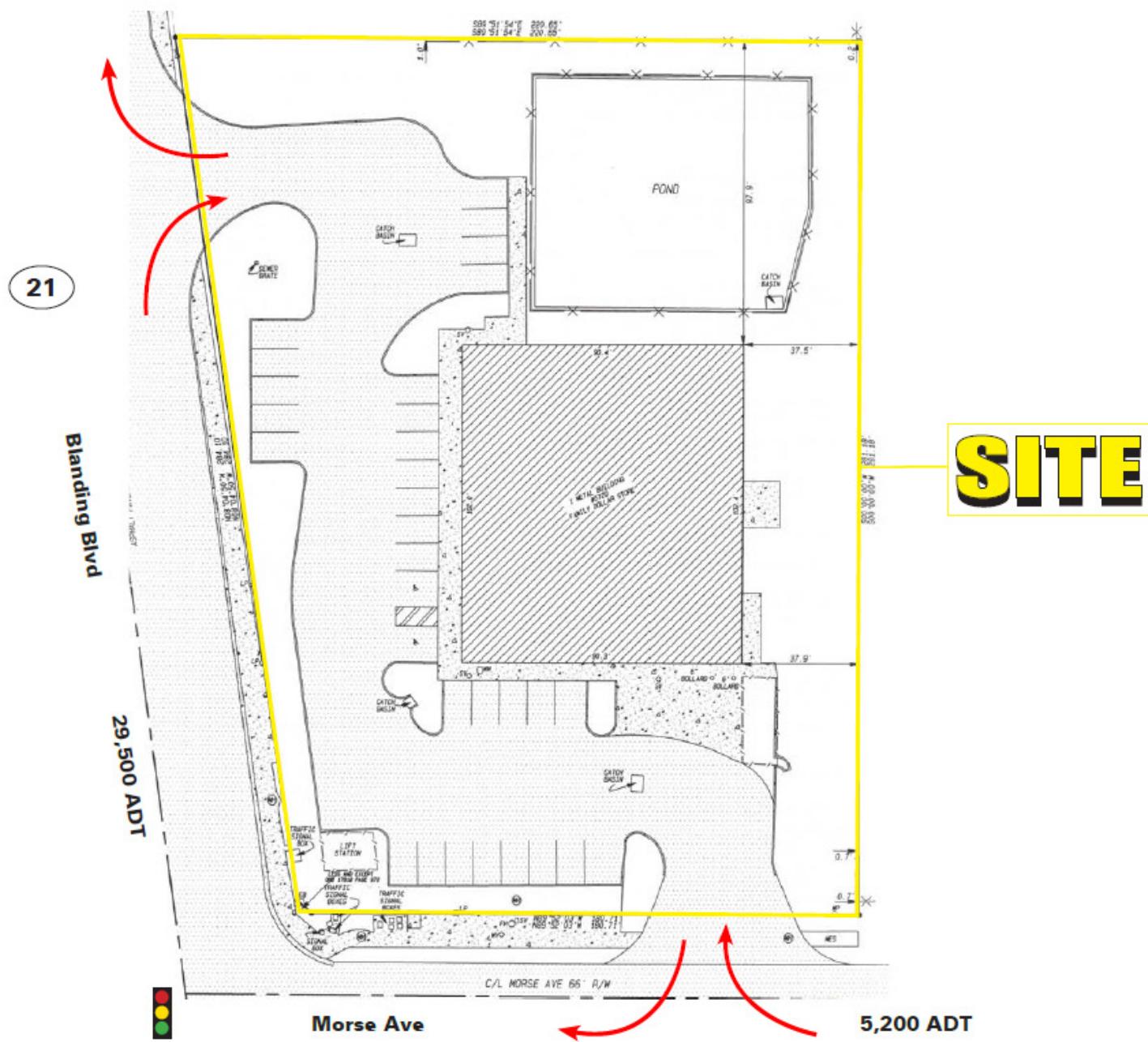


# Demographics

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2029 Projection	6,908	77,107	183,317
2024 Estimate	6,482	74,389	177,023
Projected Growth 2024-2029	6.57%	3.65%	3.56%
Growth 2000-2010	13.36%	12.21%	10.42%
<b>INCOME</b>			
Average	\$71,246	\$79,592	\$91,026
Median	\$66,821	\$74,493	\$83,903
Per Capita	\$52,571	\$61,994	\$70,627
<b>HOUSEHOLD</b>			
2029 Projection	2,805	31,846	73,727
2024 Estimate	2,627	30,503	70,701
Projected Growth 2024-2029	6.76%	4.40%	4.28%
Growth 2000-2010	10.76%	13.65%	10.72%



# Site Plan



# Location Overview



# City of Jacksonville | Duval County | Florida

Jacksonville, Florida, the largest city in area in the continental United States, is a rapidly growing metropolitan city in Northeast Florida, with approximately 955,000 residents. Due to its convenient location, mild climate, reasonable cost of living, high quality of life and a business-friendly government, Jacksonville is a popular location for corporate expansions and relocations. Its status as an intermodal transportation hub is another incentive, and the city is also a leading distribution center, with a transportation network embracing port and air cargo facilities, rail and trucking routes. Millions of tons of raw materials and manufactured goods move through the city annually.

Jacksonville's momentum continues to boost the city's stature in the national and international marketplace. In fact, Jacksonville is consistently rated one of the 'Hottest Cities in America' for business expansions and relocations in an annual poll featured in Expansion Management magazine. As a rapidly growing municipality, Jacksonville is recognized as a national leader in managing development. Jacksonville also features the youngest population in the entire state of Florida providing employers with a robust labor force from which to hire talented employees.

With a growing population, a strong economy, diverse cultural and recreational opportunities and abundant natural resources, Jacksonville continues to distinguish itself as one of the nation's most dynamic and progressive cities.



Over 1.7 MM Residents  
Living in the Jacksonville MSA

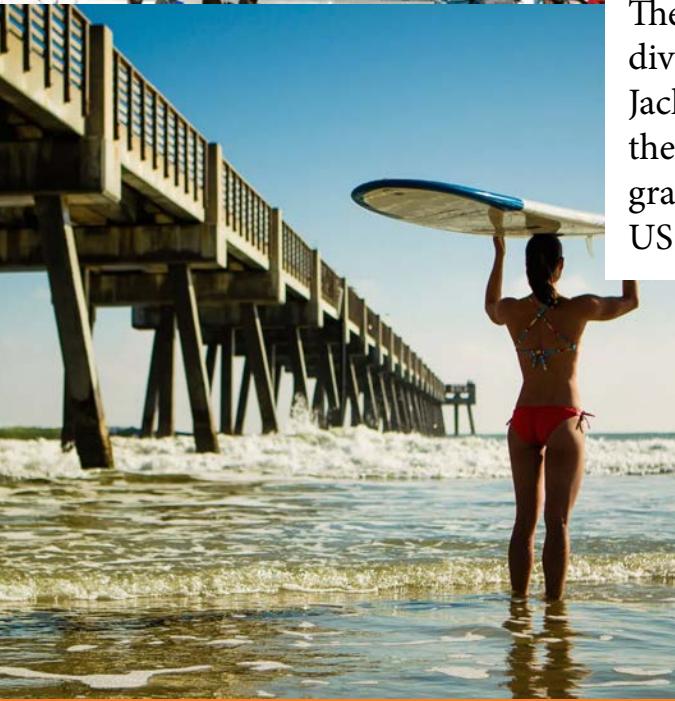


12th Most Populous  
City in the Entire Southeast



Largest City in the US  
By Area (874 Square Miles)

# Location Overview



## Jacksonville, Florida

### Vibrant Tourist Destination

Over 8 million overnight and day trippers visit Jacksonville annually with an average of over 22,000 people touring the city daily. The total economic impact of tourism annually in Duval County exceeds \$7.4 billion which amounts to an estimated 56,000 tourism employees.

### Elite Transportation Connectivity

Jacksonville International Airport provides non-stop flights to more than 30 major US cities and offers an average of 140 daily arrivals and departures on all major domestic air carriers and a network of regional carriers. Amtrak also connects the city with all other locations in its rail system.

### Hotbed for Corporate Relocations

There are more than 150 corporate, regional, and divisional headquarters currently operating in the Jacksonville region. Jacksonville currently ranks in the top 10 US cities with the most corporate migrations and was recently ranked the 2nd hottest US job market by the Wall Street Journal.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any

guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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## FORMER FAMILY DOLLAR



**6729 Blanding Boulevard  
Jacksonville, Florida**

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