

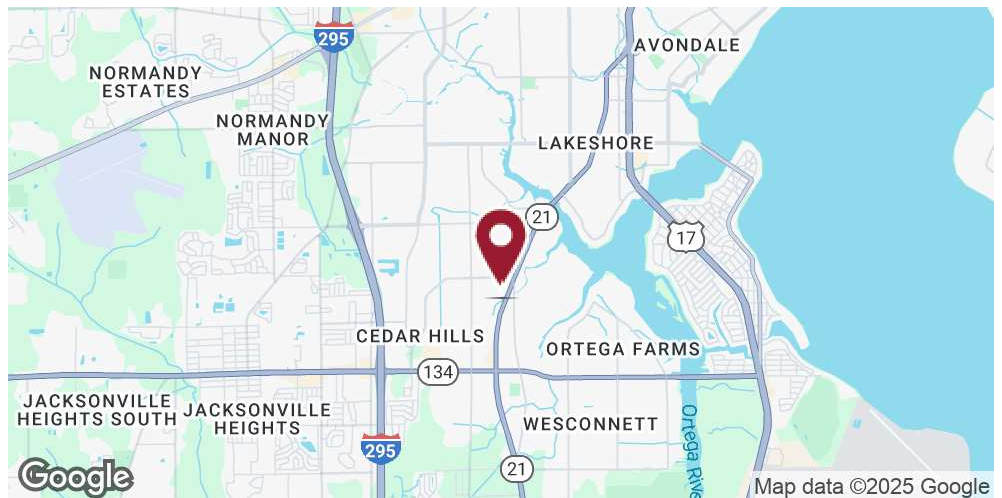
## RETAIL PROPERTY FOR SALE

# 4556 Blanding Blvd Jacksonville, FL 32210



### OFFERING SUMMARY

Sale Price:	\$750,000
Building SF Dimensions	5,104± 88' x 58'
Lot Size:	0.46 acres
Year Built:	1972
Zoning:	CCG-1



**Jack Robison**

904.398.1044 / jack@psrps.com

**Stanton Hudmon, CCIM**

904.398.1044 / stanton@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

Information provided is deemed accurate, but subject to errors and/or omissions.

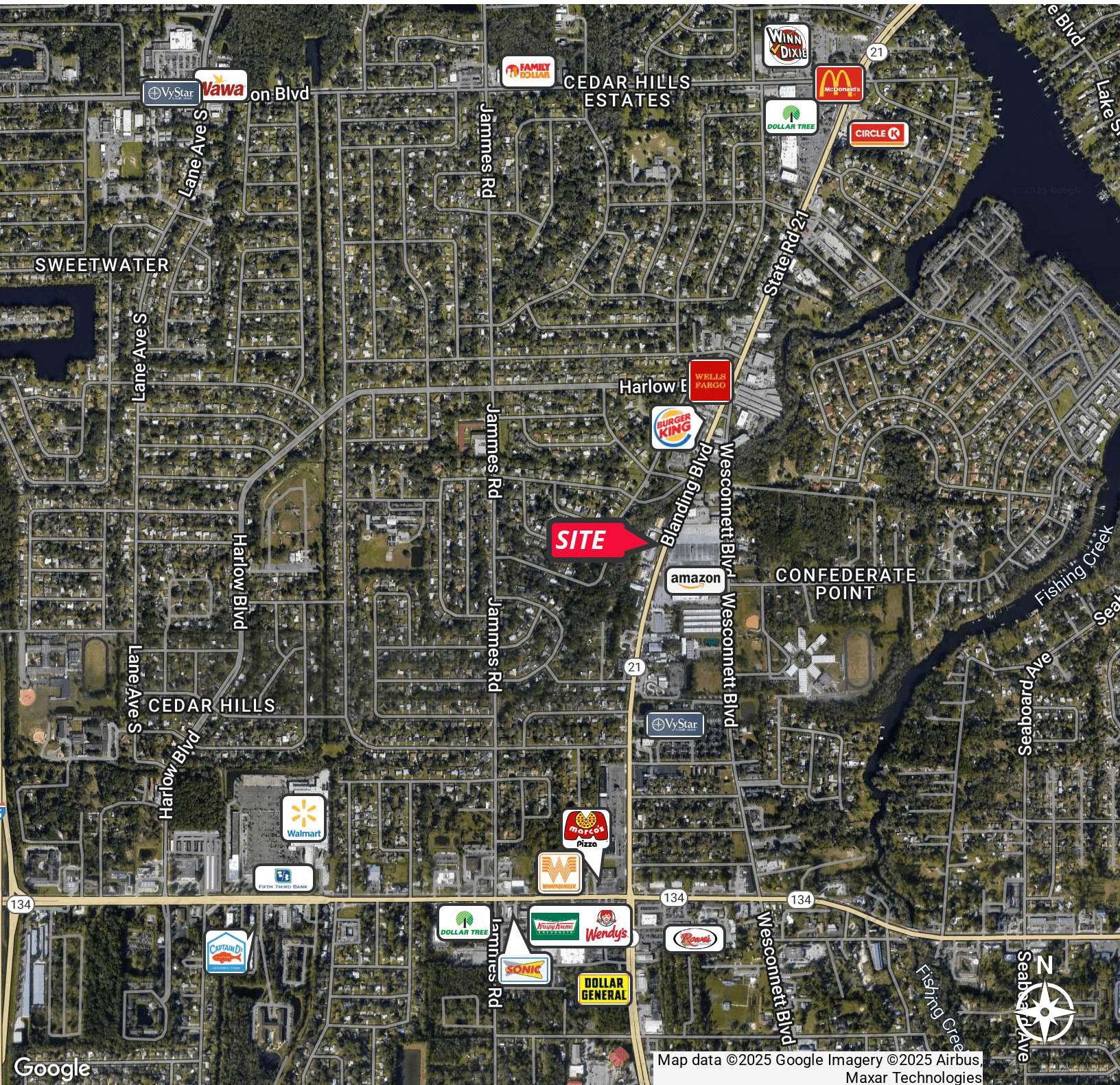


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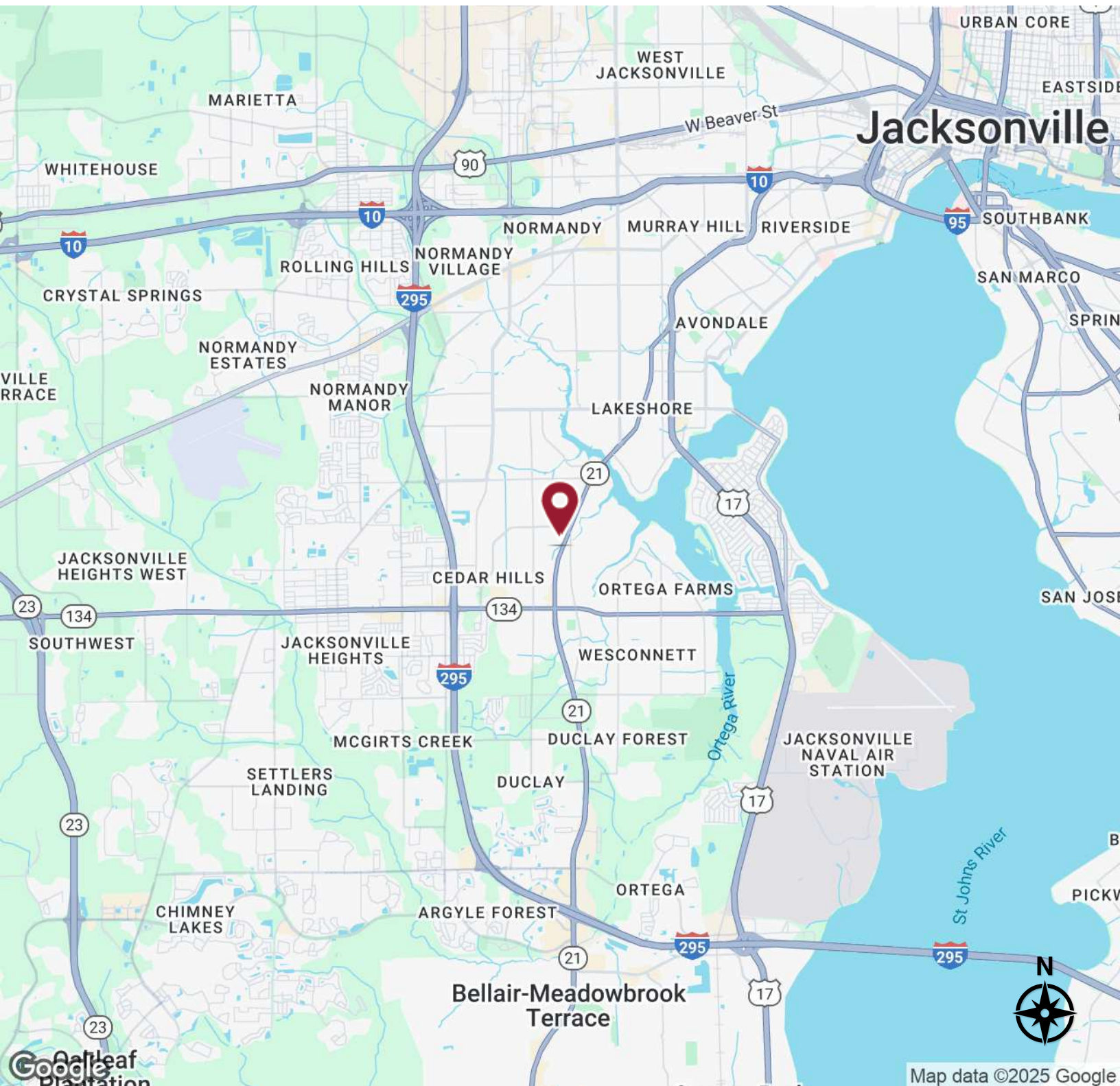


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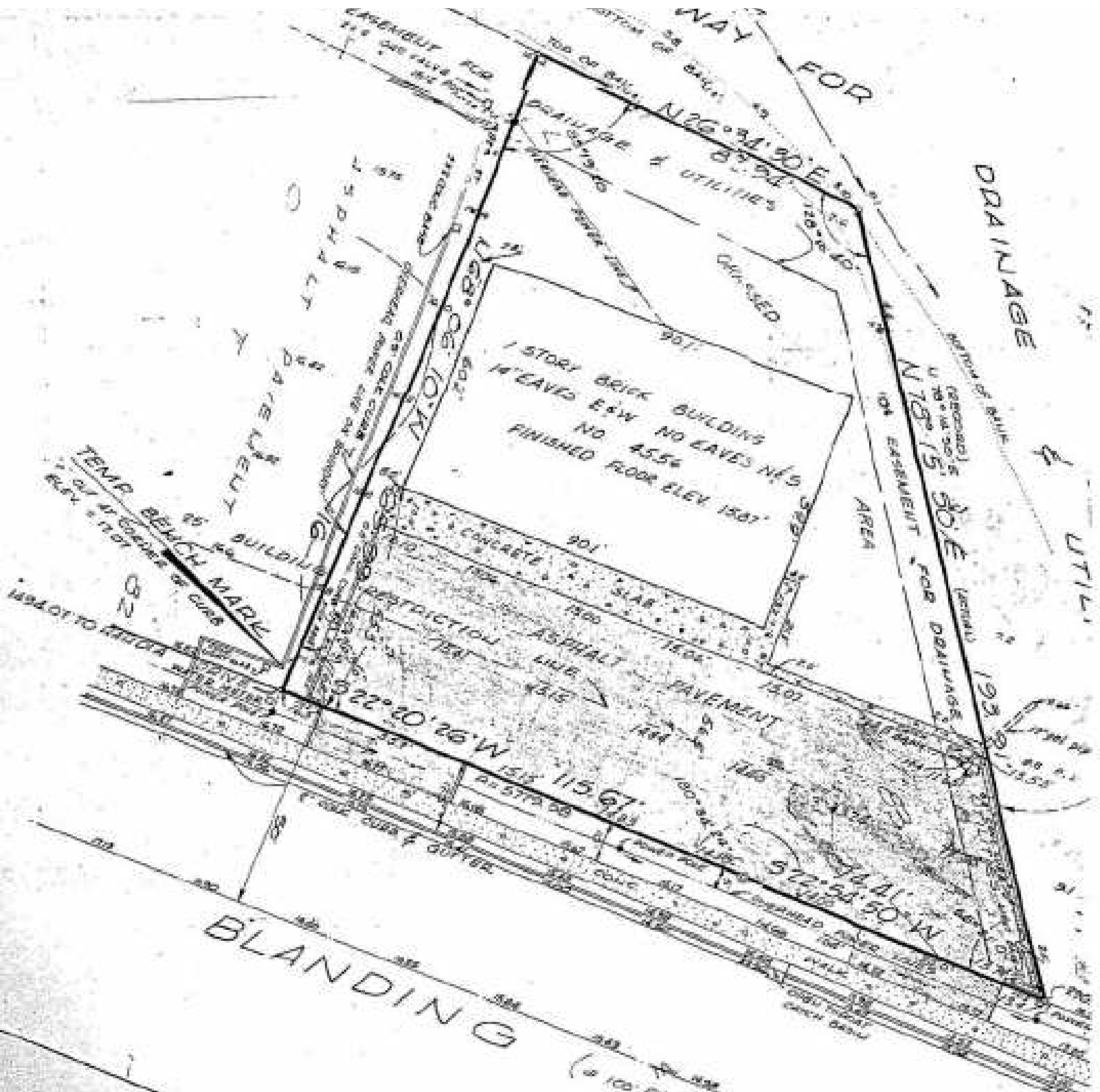
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Pine Street / RPS

# Demographic Summary Report

4556 Blanding Blvd, Jacksonville, FL 32210

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **6,200 SF**  
 Year Built: **1972**

Total Available: **6,200 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	12,372	92,790	188,347
2024 Estimate	11,823	88,431	179,512
2020 Census	11,827	87,154	177,530
Growth 2024 - 2029	4.64%	4.93%	4.92%
Growth 2020 - 2024	-0.03%	1.47%	1.12%
<b>2024 Population by Hispanic Origin</b>	1,285	10,705	22,547
<b>2024 Population</b>	11,823	88,431	179,512
White	5,487 46.41%	38,999 44.10%	87,291 48.63%
Black	4,093 34.62%	32,776 37.06%	57,854 32.23%
Am. Indian & Alaskan	33 0.28%	220 0.25%	417 0.23%
Asian	515 4.36%	3,507 3.97%	6,958 3.88%
Hawaiian & Pacific Island	3 0.03%	40 0.05%	87 0.05%
Other	1,692 14.31%	12,889 14.58%	26,906 14.99%
U.S. Armed Forces	27	490	2,160
<b>Households</b>			
2029 Projection	4,879	36,400	75,644
2024 Estimate	4,650	34,640	72,003
2020 Census	4,622	34,145	71,292
Growth 2024 - 2029	4.92%	5.08%	5.06%
Growth 2020 - 2024	0.61%	1.45%	1.00%
Owner Occupied	2,374 51.05%	17,902 51.68%	38,148 52.98%
Renter Occupied	2,275 48.92%	16,737 48.32%	33,854 47.02%
<b>2024 Households by HH Income</b>	4,650	34,642	72,002
Income: <\$25,000	1,342 28.86%	8,391 24.22%	15,648 21.73%
Income: \$25,000 - \$50,000	1,244 26.75%	8,752 25.26%	17,647 24.51%
Income: \$50,000 - \$75,000	745 16.02%	6,983 20.16%	14,729 20.46%
Income: \$75,000 - \$100,000	415 8.92%	3,878 11.19%	8,923 12.39%
Income: \$100,000 - \$125,000	376 8.09%	2,590 7.48%	5,841 8.11%
Income: \$125,000 - \$150,000	243 5.23%	1,723 4.97%	3,664 5.09%
Income: \$150,000 - \$200,000	115 2.47%	920 2.66%	2,696 3.74%
Income: \$200,000+	170 3.66%	1,405 4.06%	2,854 3.96%
<b>2024 Avg Household Income</b>	\$64,203	\$67,252	\$70,331
<b>2024 Med Household Income</b>	\$46,679	\$50,552	\$53,845