

RETAIL PROPERTY FOR SALE

4556 Blanding Blvd Jacksonville, FL 32210



OFFERING SUMMARY

| | |
|-------------|------------|
| Sale Price: | \$625,000 |
| Building SF | 5,104± |
| Dimensions | 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

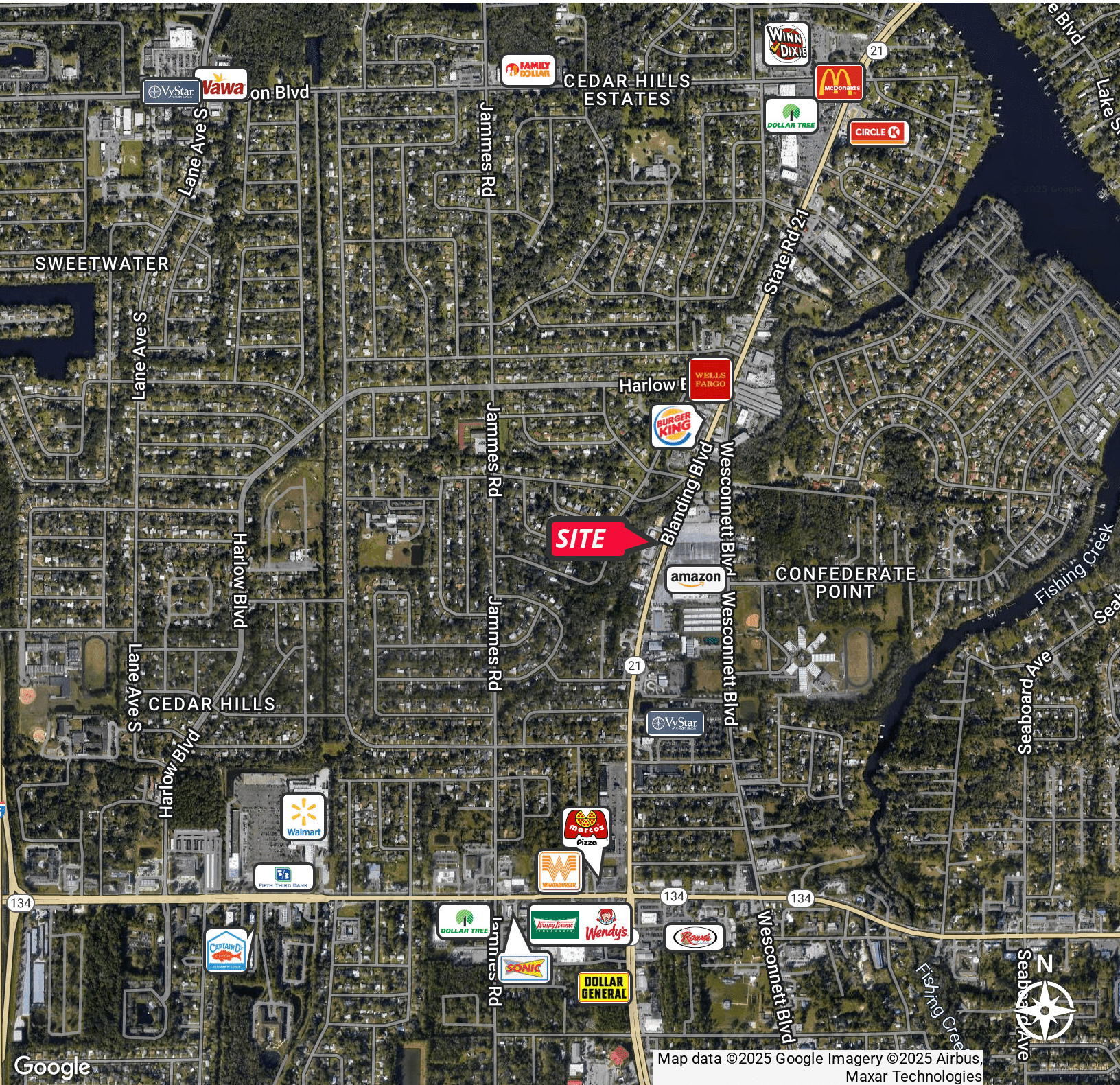
Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com
Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS

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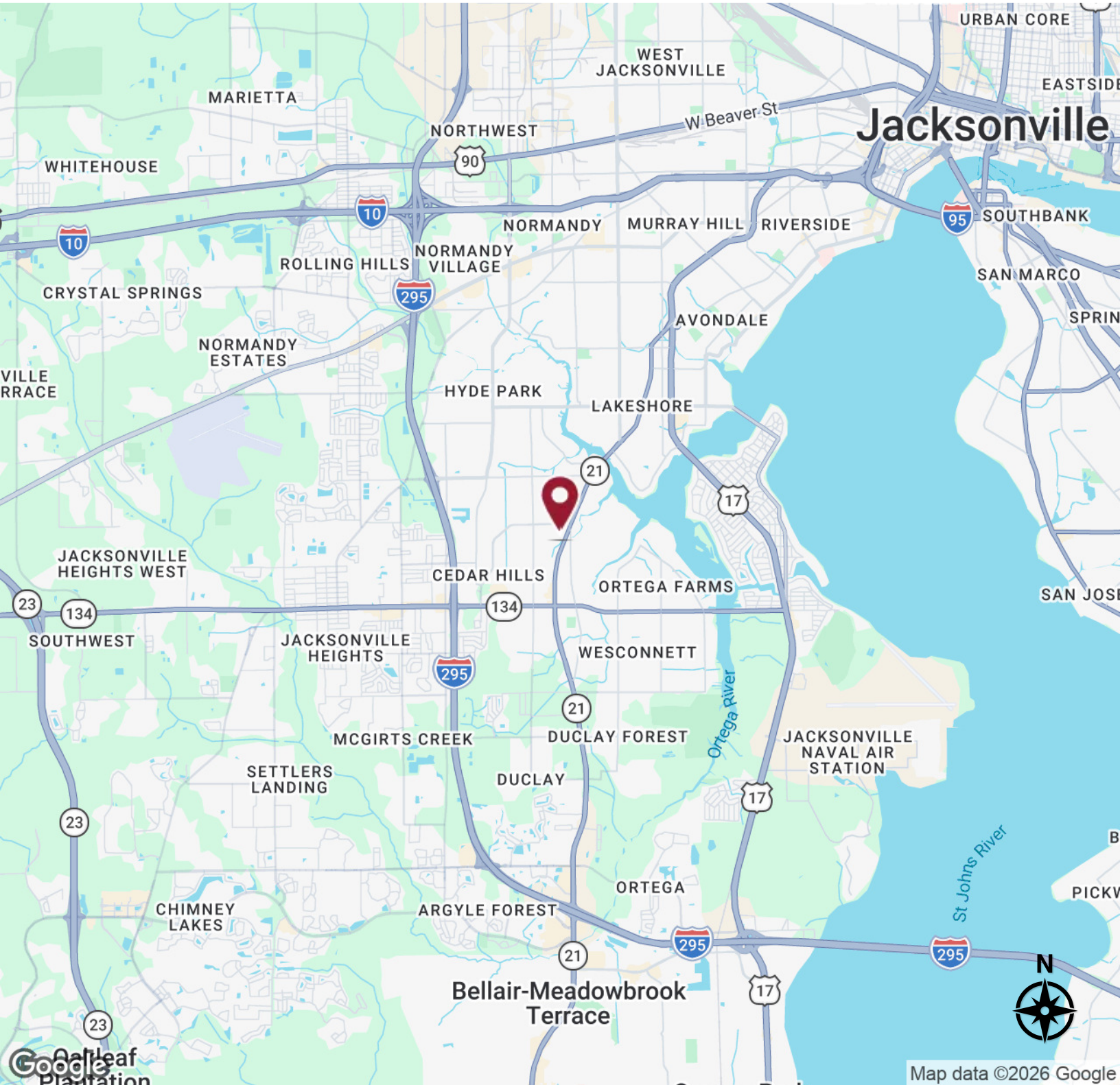
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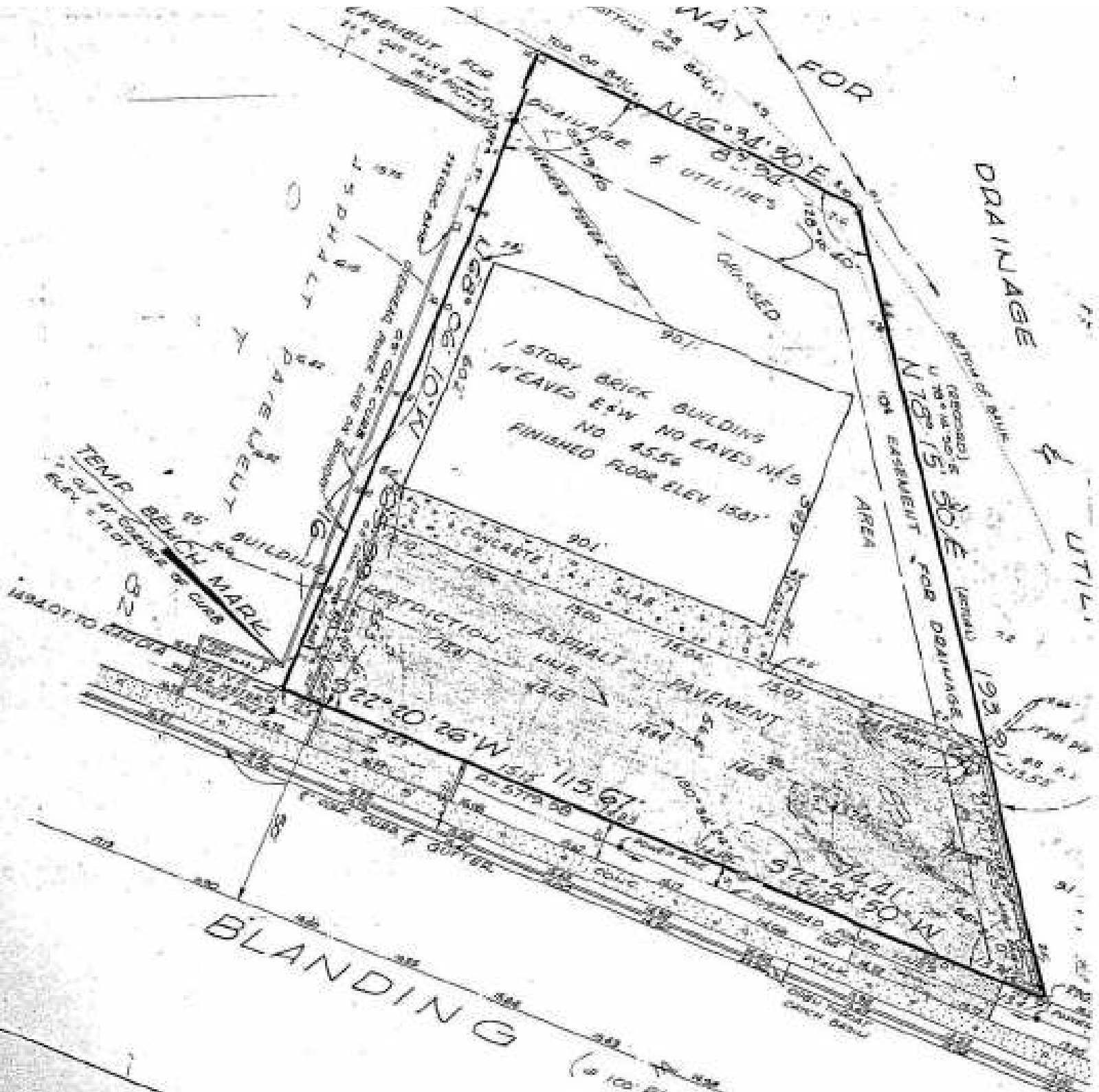
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Pine Street / RPS

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 |
|---|--------------|---------------|---------------|
| Population | | | |
| 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% |
| 2024 Population by Hispanic Origin | 1,285 | 10,705 | 22,547 |
| 2024 Population | 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 |
| Households | | | |
| 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% |
| 2024 Households by HH Income | 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% |
| 2024 Avg Household Income | \$64,203 | \$67,252 | \$70,331 |
| 2024 Med Household Income | \$46,679 | \$50,552 | \$53,845 |