

Colliers

Cassat Avenue

AADT: 17,100±

San Juan Avenue || AADT: 14,500±

Blanding Boulevard

AADT: 26,500±



Sale Price:

**\$2,500,000**

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**Colliers**

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## Parcel with freestanding buildings at signalized intersection of 1985 Blanding Boulevard and San Juan Avenue

### Property Highlights

- 1.03 acre parcel - will subdivide
- Two buildings available for lease:
  - Building 1 | 7,000± SF of retail
  - Building 2 | 1,400± SF of retail
- 287 frontage feet on Blanding Boulevard and 125 frontage feet on San Juan Avenue
- Across the street from a new retail development
- City water and sewer at the property
- Zoned CCG-1
- Traffic counts:
  - Blanding: 26,500± AADT
  - San Juan Avenue: 17,700± AADT
- Lease or build-to-suit preferred
- Minutes from Roosevelt Mall

4717 San Juan Ave (0.22 AC)

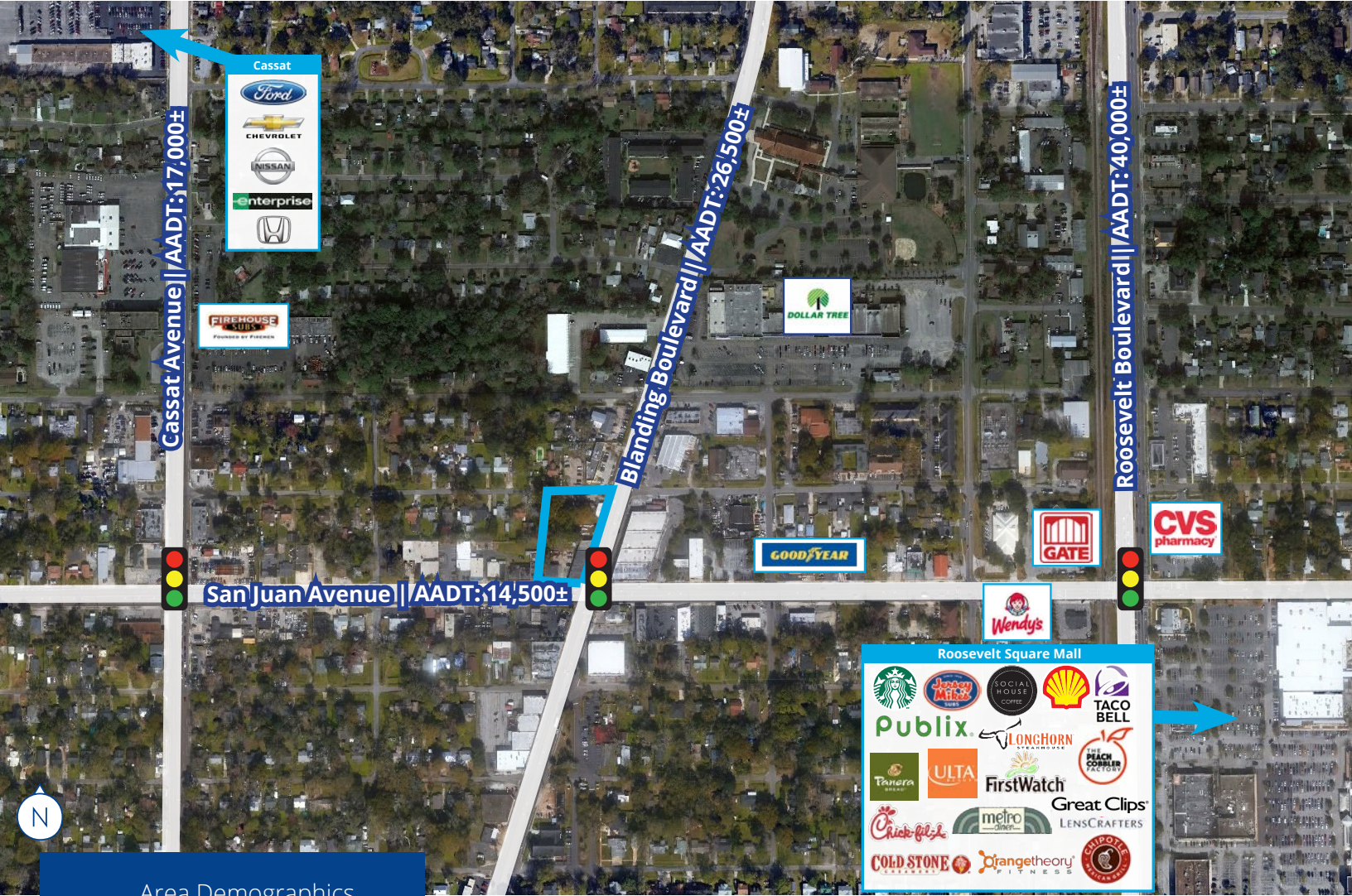
4718 Lexington Ave (0.22 AC)

1936 Blanding Blvd (0.33 AC)

1960 Blanding Blvd (0.25 AC)



# Surrounding Retail

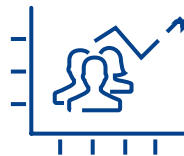


## Area Demographics

Source: ESRI Business Analyst, 2022



Population  
(2022)



Population  
Projection (2027)



Average Household  
Income (2022)



Daytime Population  
(2022)

	Population (2022)	Population Projection (2027)	Average Household Income (2022)	Daytime Population (2022)
<b>1 Mile</b>	8,356	8,360	\$80,811	10,845
<b>3 Mile</b>	76,152	77,805	\$81,396	75,792
<b>5 Mile</b>	173,999	178,370	\$78,946	211,421

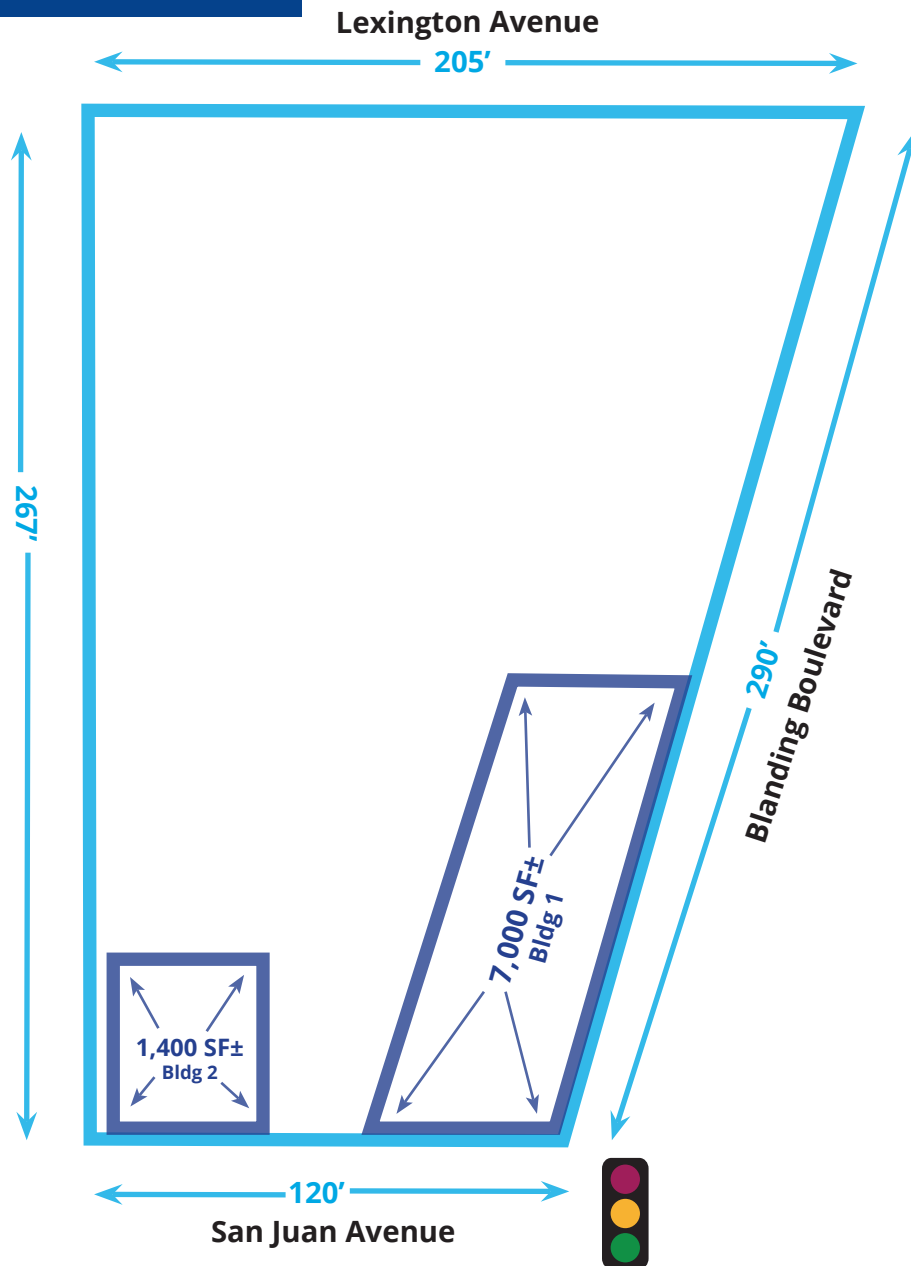


# Location





# Survey



## Contact

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