



6,220 SF FREESTANDING FLEX BUILDING | FOR SUB-LEASE

7739 Blanding Blvd
Jacksonville, FL 32244

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 **CANTRELL & MORGAN**

PROPERTY OVERVIEW

Cantrell & Morgan is proud to present a 6,220 SF freestanding flex building ideally located along the highly visible and heavily traveled Blanding Blvd corridor. This property offers an excellent balance of showroom and industrial space, providing outstanding flexibility to accommodate a variety of business needs.

With its prime location, adaptable design, and strong daily traffic exposure, this building is a rare opportunity to establish or expand your business in one of Jacksonville's most active and sought-after commercial areas.

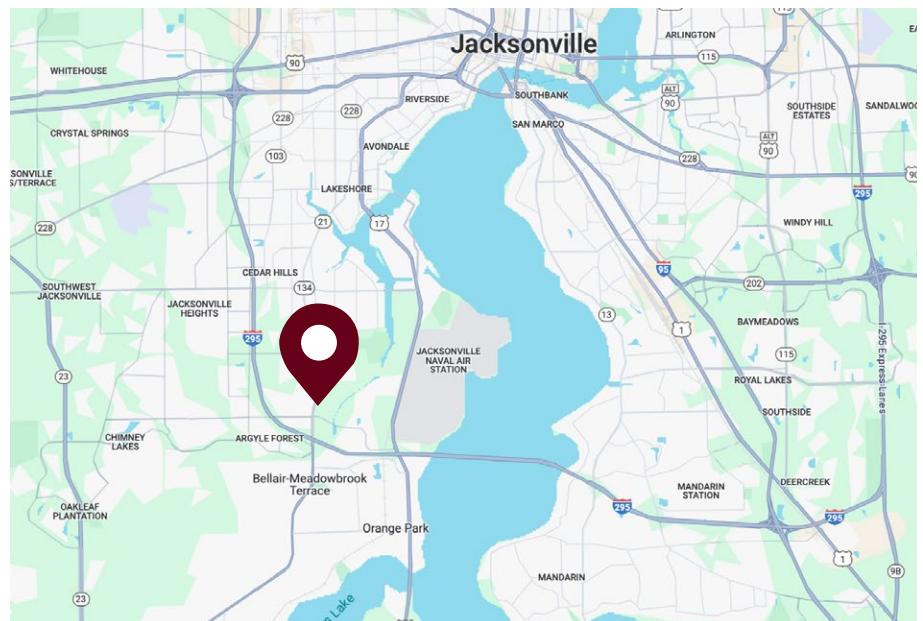
PROPERTY HIGHLIGHTS

- **Total Building Size:** 6,220sf (3,216 SF Retail + 3,004 SF Industrial)
- **Garage Features:** 3,004 SF Industrial - 7 grade level docks, New 7.5-ton HVAC
- **Showroom Features:** 3,216 SF Retail - 2 ADA bathrooms and 1 breakroom (recently renovated building)

This property offers unbeatable visibility on one of Jacksonville's busiest retail corridors, surrounded by major national brands that drive constant traffic. The property's prime location near I-295, flexible commercial zoning, ample parking, and strong frontage make it ideal for attracting customers and growing your business quickly in a prominent, opportunity-rich setting.

PROPERTY DETAILS

Address:	7739 Blanding Blvd
Lease Rate:	Call Broker
County:	Duval County
Frontage:	144'
Use Code:	27 (Auto Sales)
Year Built:	1987
Lot Size:	1.18 acres
Zoning:	CCG-1, allowing for a wide range of commercial activities
Access:	Full access with easy ingress/egress

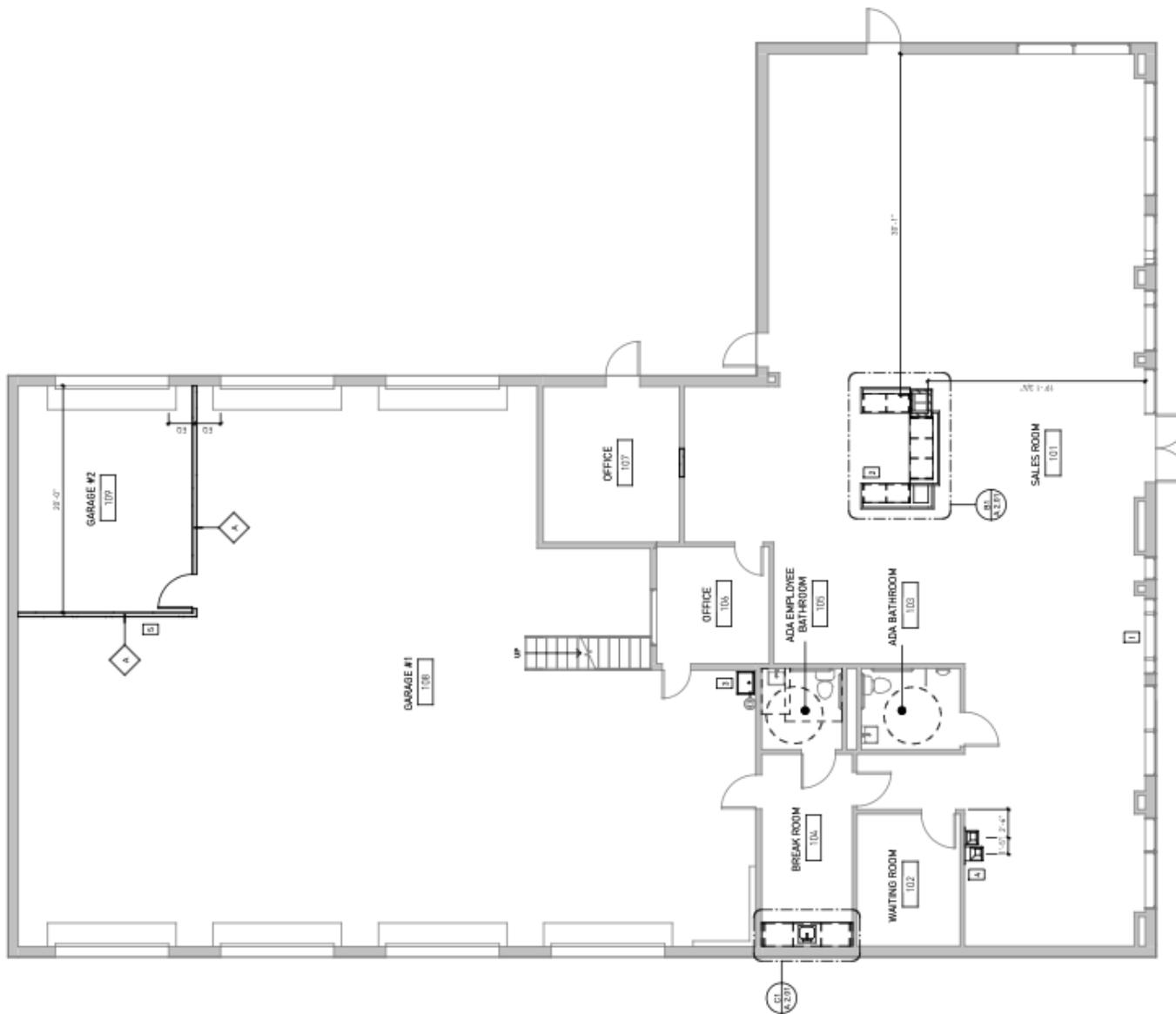


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FLOOR PLAN



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PROPERTY PHOTOS

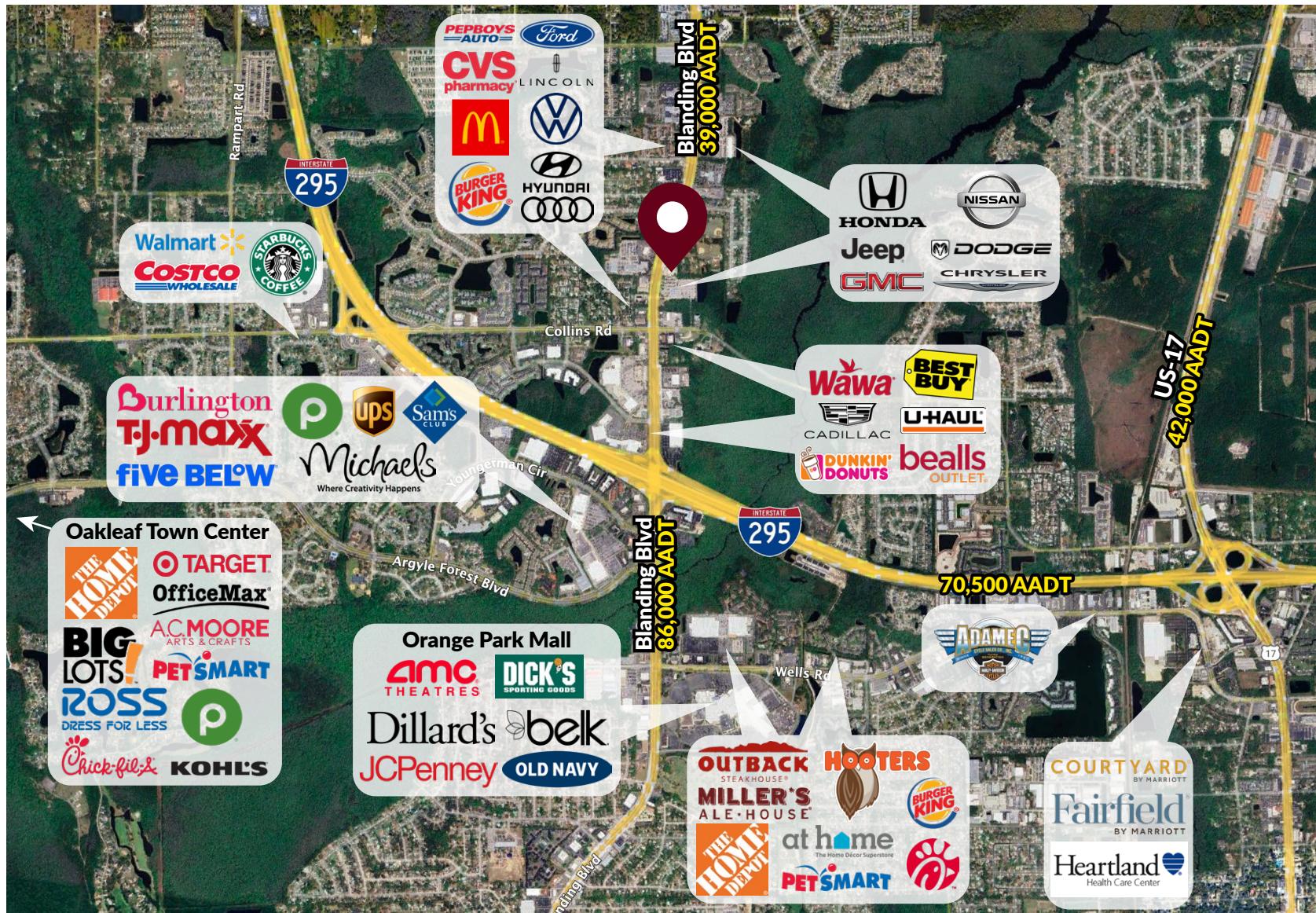


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SURROUNDING AREA & DEMOGRAPHICS



DEMOS:

	Population
3 Miles	72,494
5 Miles	170,450
	Median Age
3 Miles	35.8
5 Miles	36.9
	Households
3 Miles	28,481
5 Miles	65,190
	Average Household Income
3 Miles	\$78,957
5 Miles	\$94,225

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