



## 1.72 Acre Development Land

4539 Blanding Boulevard  
Jacksonville, Florida 32210

### Property Highlights

- 4 egress & ingress points (2 ea on Blanding & Wesconnett)
- Adjacent to a new Amazon Facility
- Pylon signage on Blanding and Wesconnett
- 480 sf of heated and cooled office space with restroom
- New LED parking lot lights
- Completely fenced in
- Five (5) minutes to I-295 and ten (10) minutes to I-10

### Property Overview

1.72 acre development site located near Interstate-295 and Interstate-10 adjacent to the new Amazon Facility.

### Offering Summary

Sale Price:	\$1,350,000
Tax ID#:	095461 0020
Lot Size:	1.72 Acres
Zoning:	CCG-2
Traffic Count:	32,500 AADT

### Demographics 1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
Total Households	4,636	33,758	70,572
Total Population	11,760	85,368	174,350
Average HH Income	\$70,066	\$74,487	\$77,805

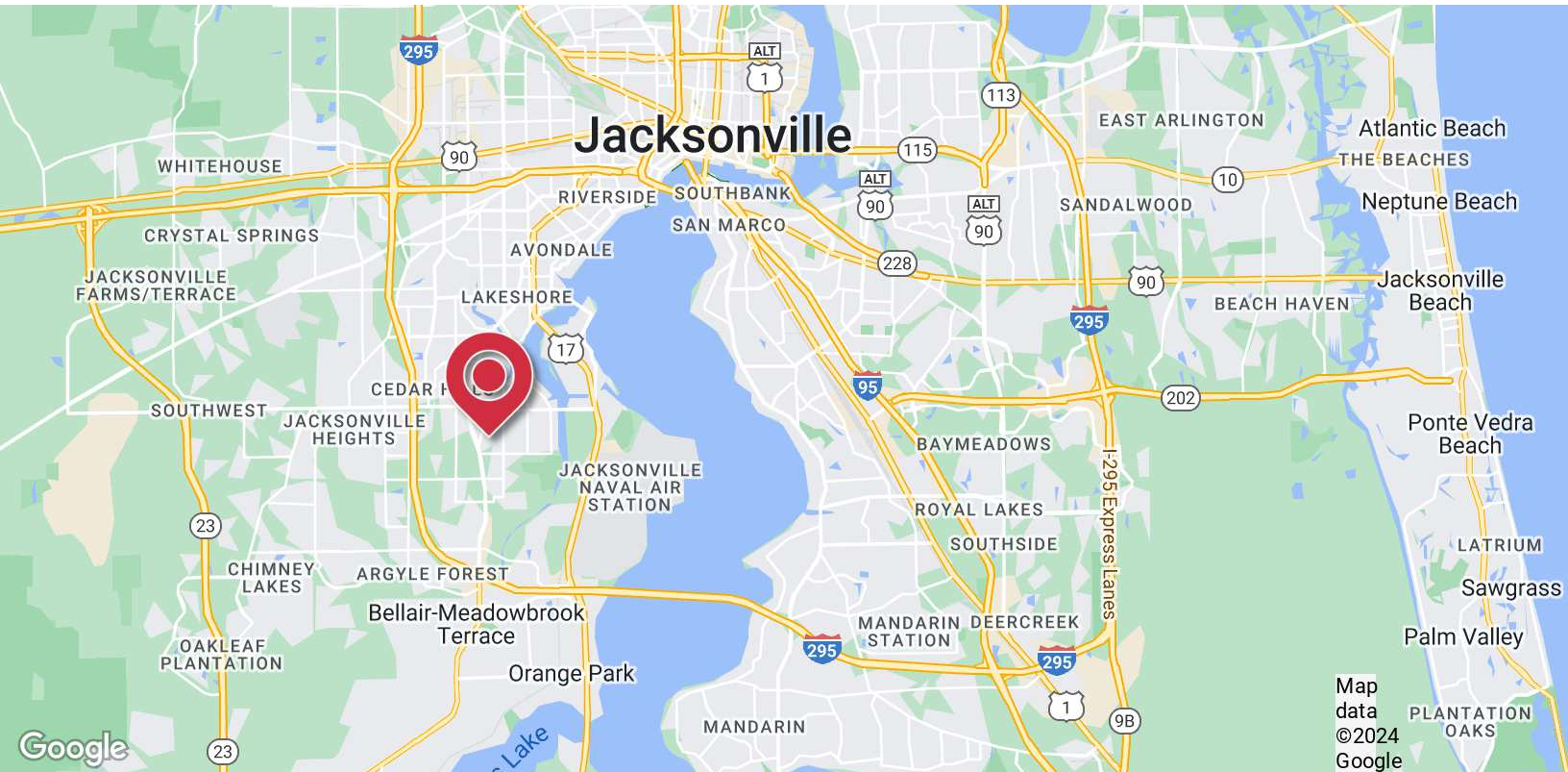
### For More Information



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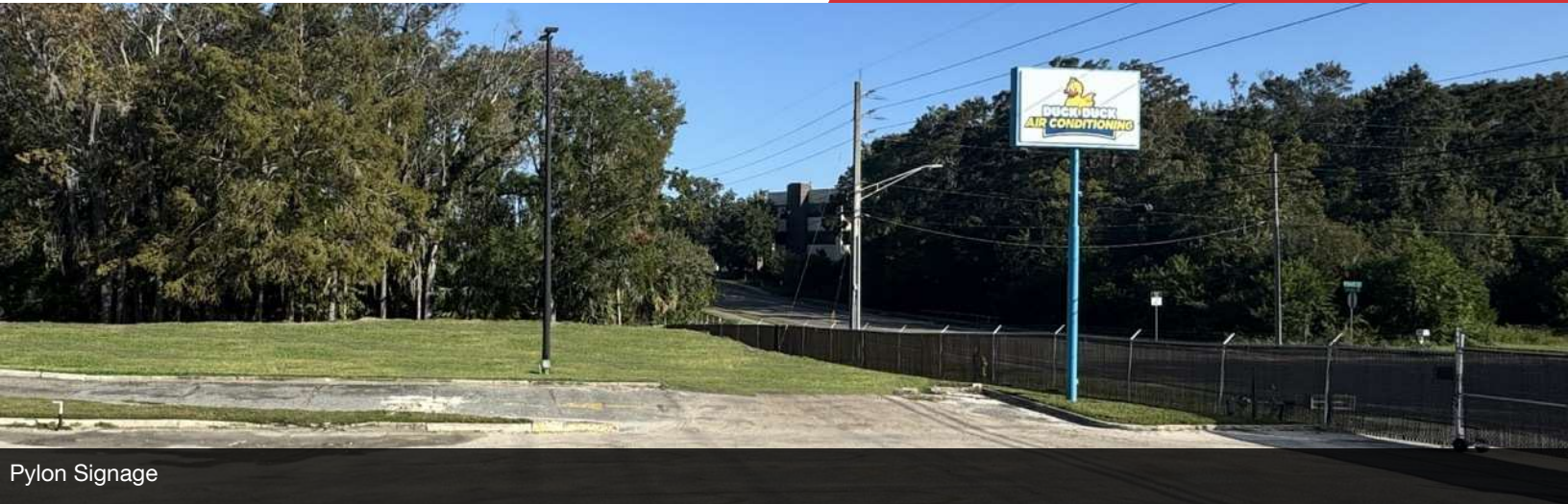




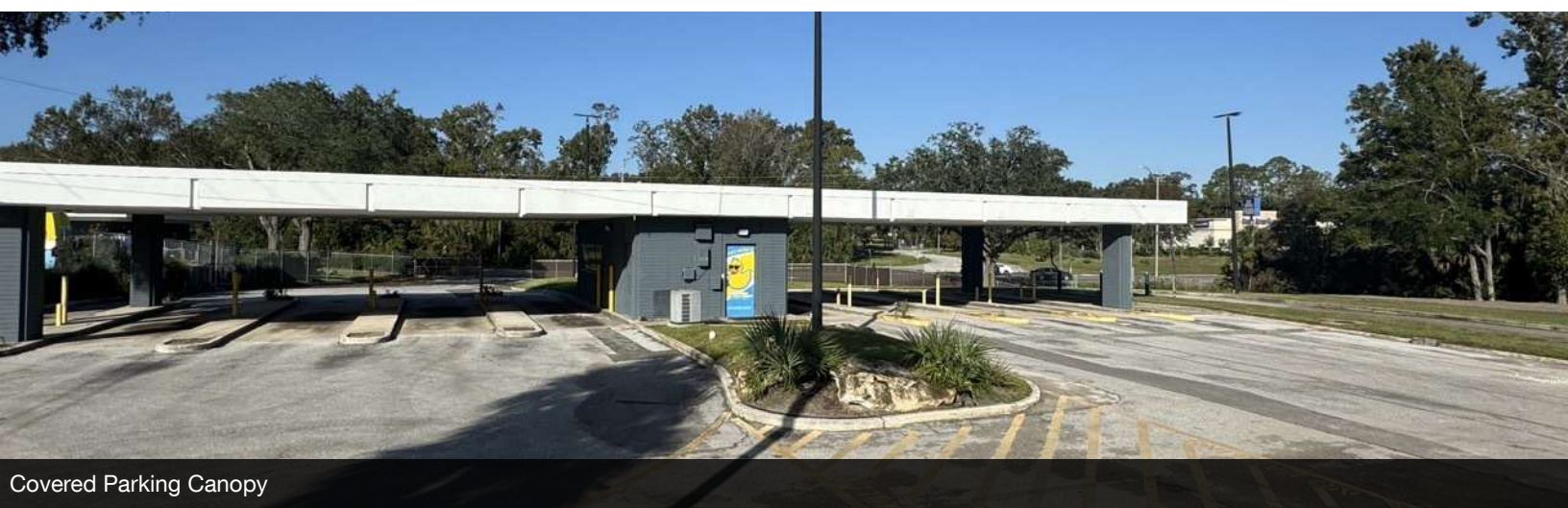
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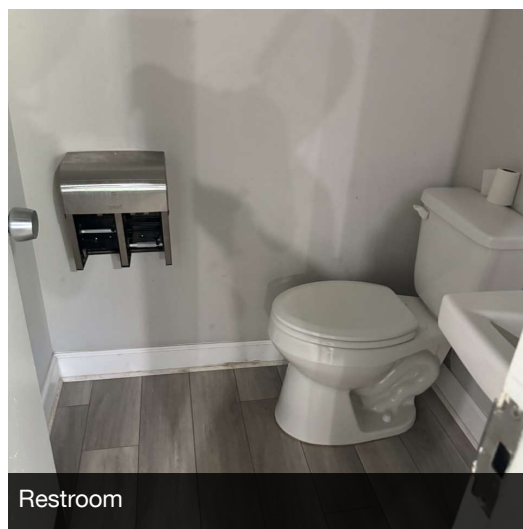
Pylon Signage



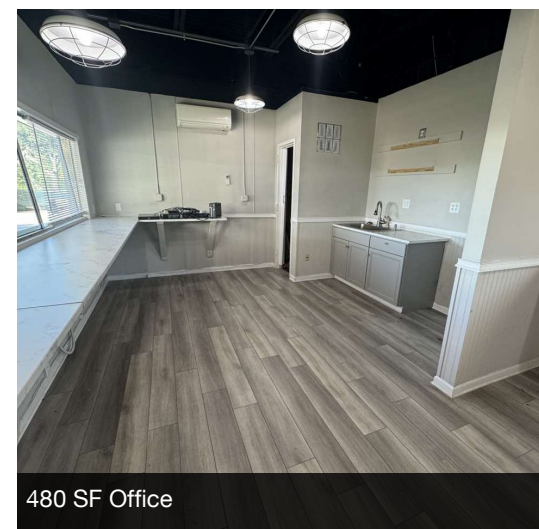
Covered Parking Canopy



480 SF Office



Restroom

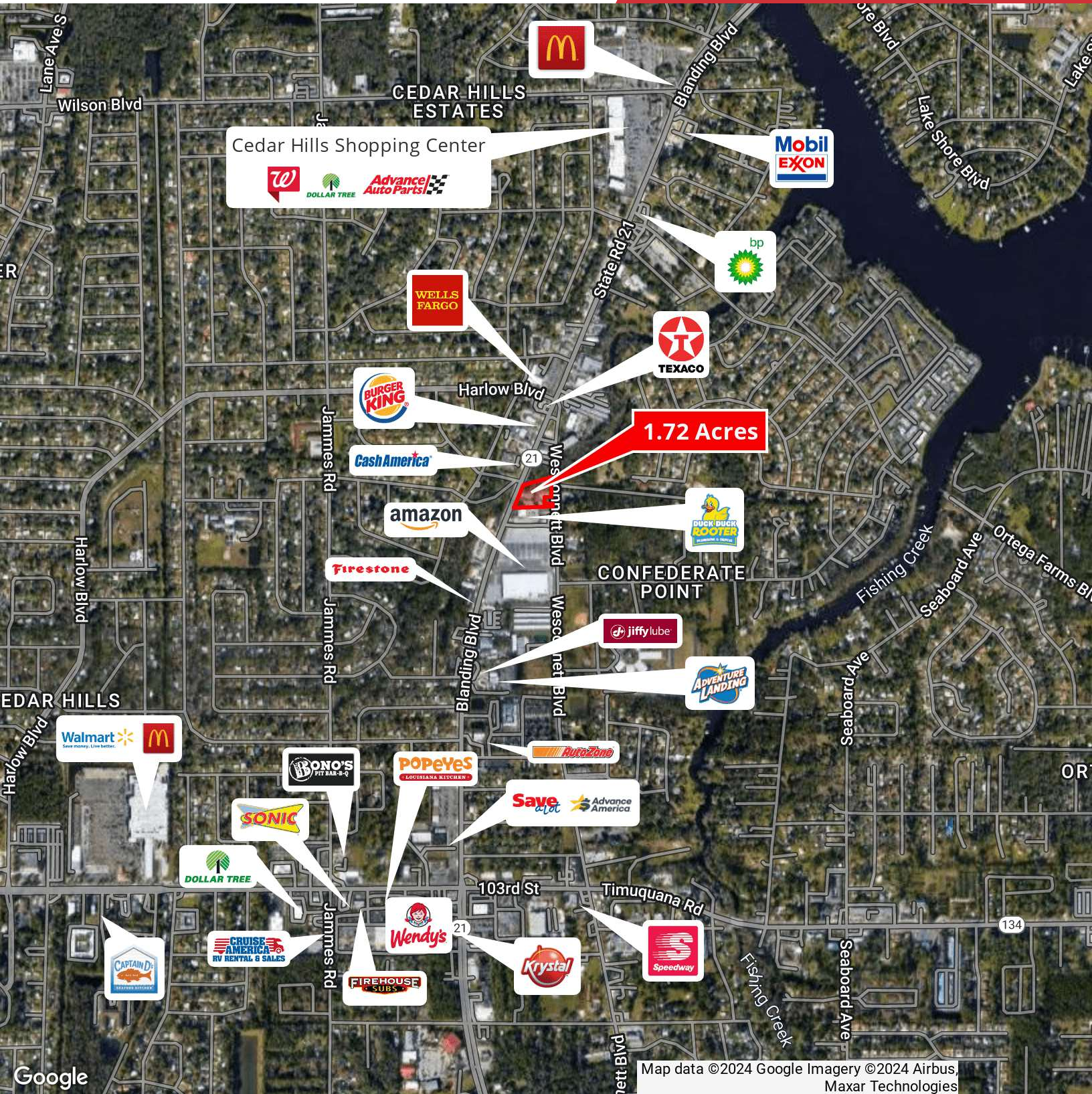


480 SF Office

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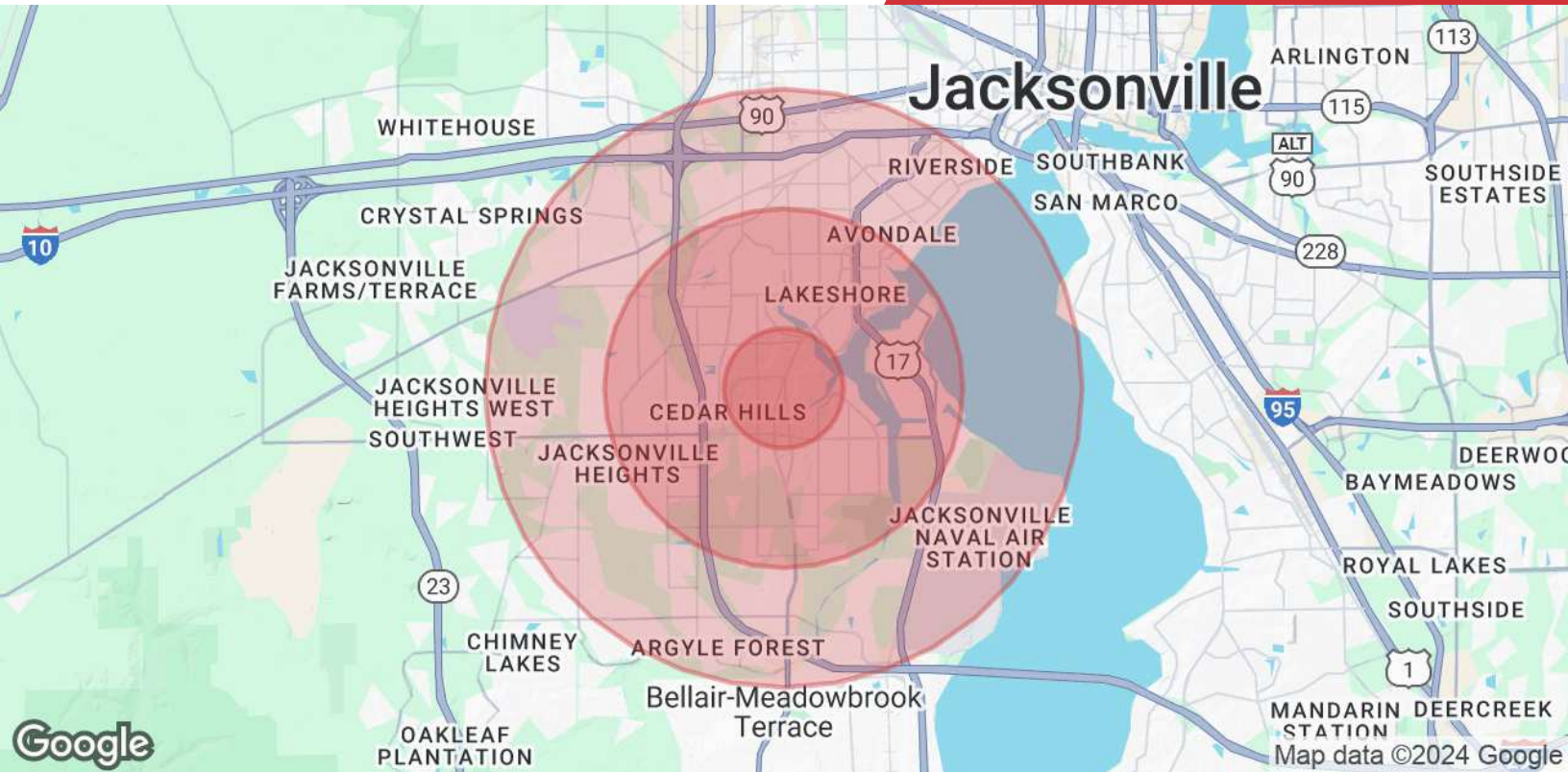




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Population	1 Mile	3 Miles	5 Miles
Total Population	11,760	85,368	174,350
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,636	33,758	70,572
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$70,066	\$74,487	\$77,805
Average House Value	\$227,035	\$264,861	\$273,654

Demographics data derived from AlphaMap