

# SALE/LEASE

## BLANDING BOULEVARD

Jacksonville, FL 32244



### PROPERTY DESCRIPTION

Prime 0.66-acre commercial land zoned CCG-1, ideally positioned at the high-traffic intersection of I-295 and Blanding Boulevard. Offering exceptional visibility and accessibility, the site is suitable for retail, office, or service-oriented development.

### PROPERTY HIGHLIGHTS

- Zoning: Commercial Community/General-1 (CCG-1)
- Annual Average Daily Traffic (AADT) of 86,000!

### OFFERING SUMMARY

Sale Price:	\$499,000
Lease Rate:	\$3,000.00 per month (NNN)
Lot Size:	0.66 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	241	860	3,309
Total Population	647	2,276	8,550
Average HH Income	\$69,651	\$71,715	\$66,307

**Eric Maimo**  
(904) 537-6443

**Adam Lanteigne**  
(904) 584-7777



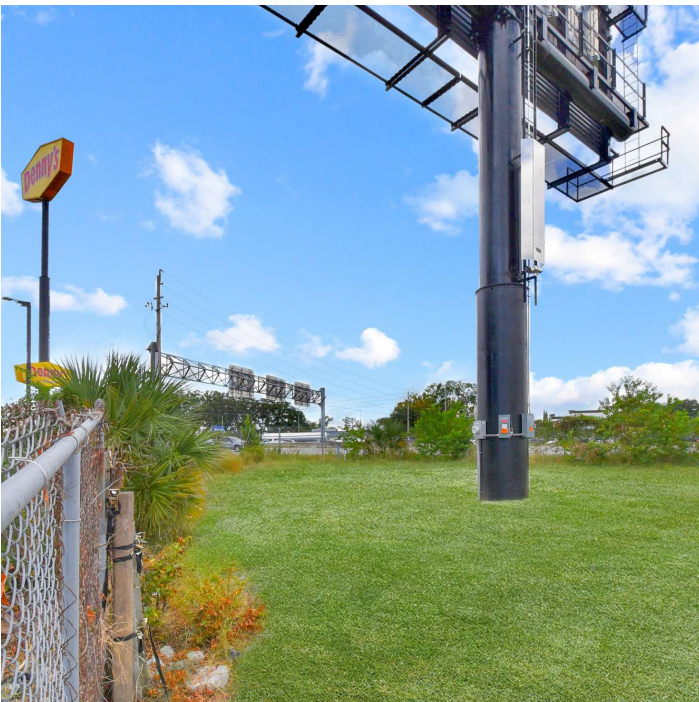
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PREMIER PROPERTIES



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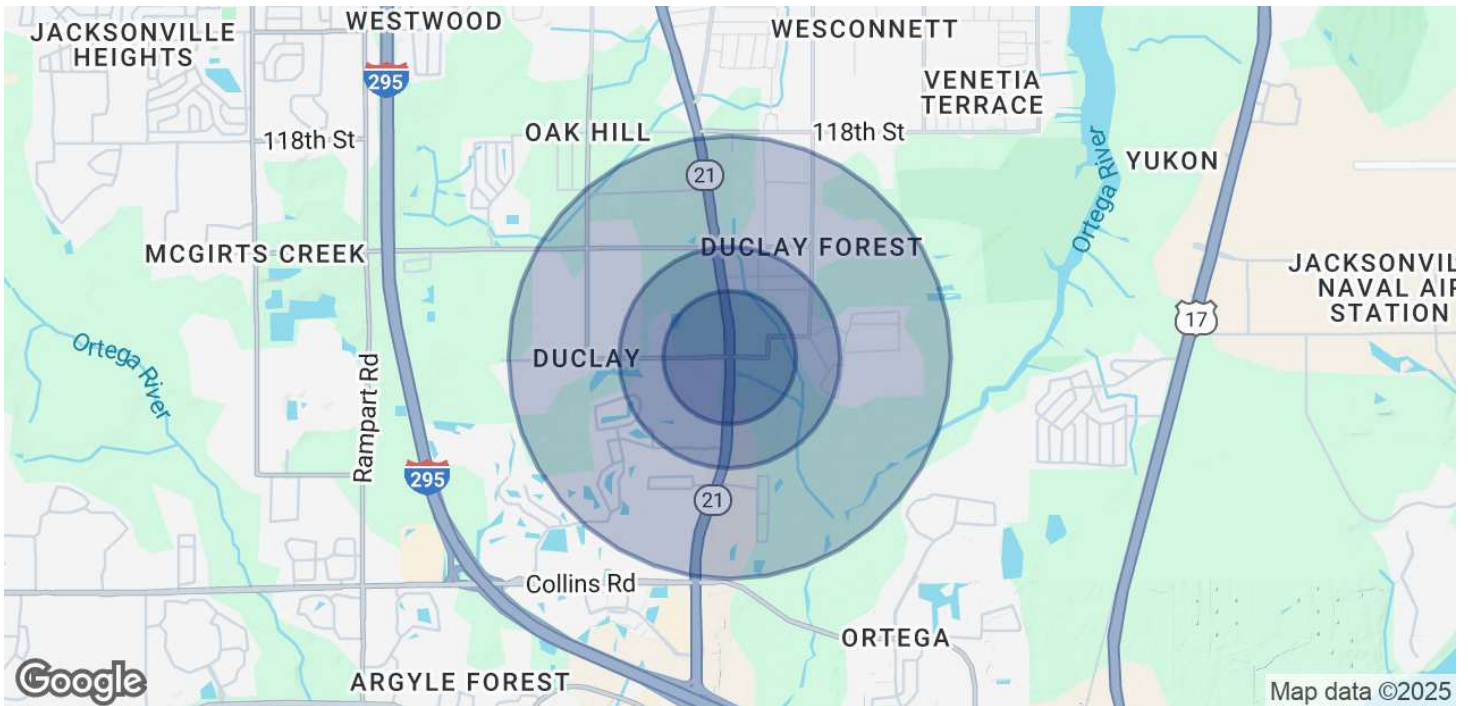
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	647	2,276	8,550
Average Age	37	37	37
Average Age (Male)	36	36	35
Average Age (Female)	38	38	38

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	241	860	3,309
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$69,651	\$71,715	\$66,307
Average House Value	\$244,547	\$243,410	\$236,906

Demographics data derived from AlphaMap

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