



- **Call for pricing**
- **Site:** +/-1.21 Acres/ +/- 52,749 SF
- Parcel #13-04-25-020338-003-01
- Zoning: BB - Intermediate Business District
- Site has approximately 210 feet of frontage on Blanding Blvd.
- Located at the southeast corner of Blanding Blvd. and Twelve Oaks Dr., about 2 miles south of Kingsley Ave.
- Traffic Count: Blanding Blvd. AADT +/-97,500 -FDOT 2024

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	9,018	51,898	147,943
Average HH Income	\$100,039	\$111,440	\$111,340
Total Employees	3,691	15,861	65,587

For Additional Information Contact:
Katie Kirchner
 katiek@strategicsites.com
 OR
Kate Clifford
 kate@strategicsites.com

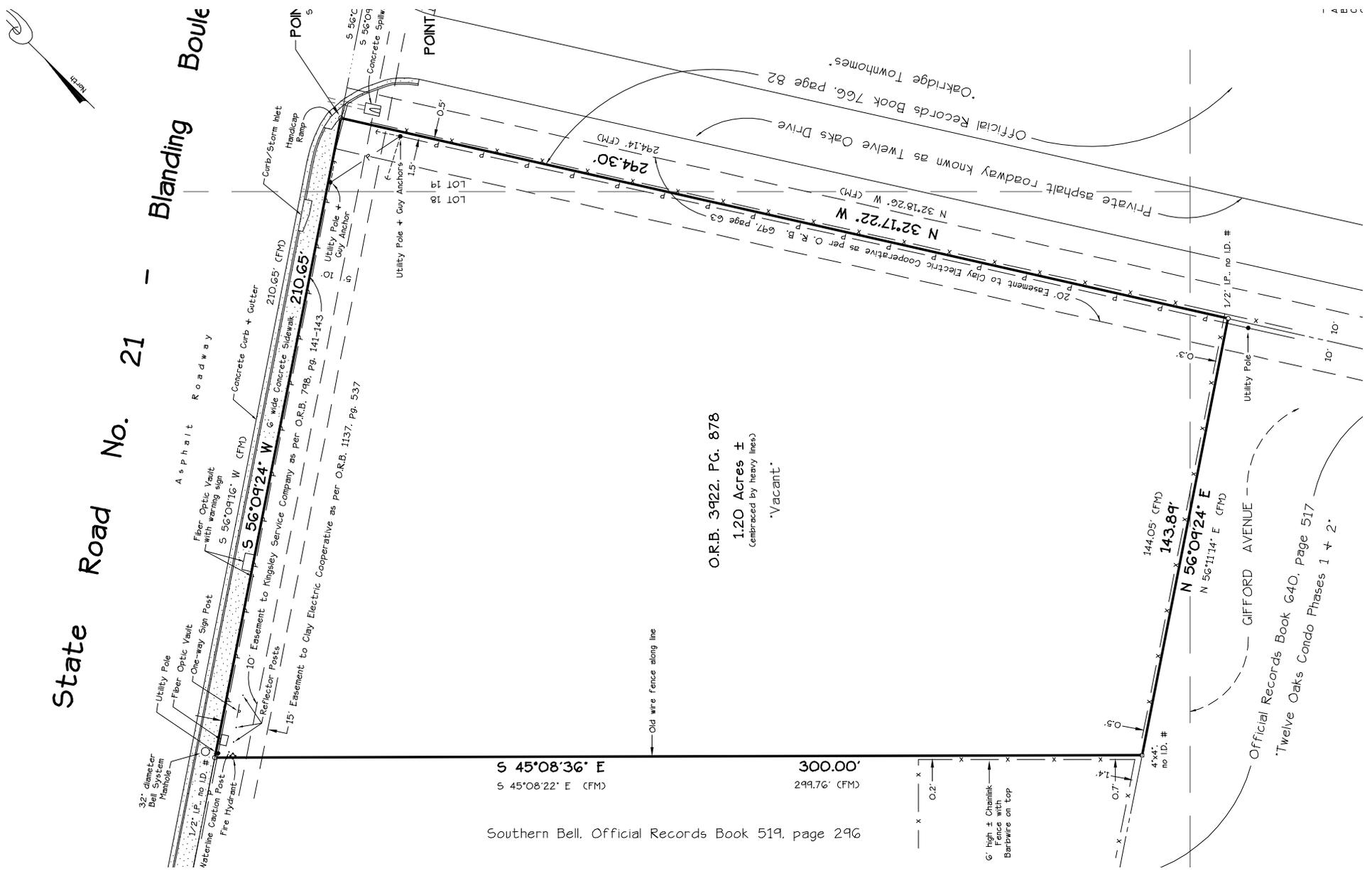


422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Survey



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