

For Sale

6,097 SF on 1.42 Acres
Redevelopment Opportunity



4578 Blanding Blvd

Jacksonville, Florida 32210

Property Highlights

- ±6,097 SF building on 1.42 acres in two parcels
- Parcels are zoned CCG-1 and CCG-2, which will support most commercial uses
- Oversized parking lot with ±104 spaces (±15.52/1,000)
- ±400' frontage on Blanding Blvd (±31,500 cars per day)
- ±60' pylon sign structure with high visibility
- Two ingress/egress points with associated median cuts on Blanding Boulevard
- Building is perfect for retail, medical, restaurant, car wash, entertainment and sports related businesses.

Offering Summary

Sale Price:	Call for Pricing
Tax ID#:	095756-0005
Building Size:	6,097 SF
Lot Size:	1.42 Acres
Frontage:	+/-400' on Blanding
Zoning:	CCG-1 and CCG-2
Traffic Count:	31,500 A.A.D.T.

For More Information



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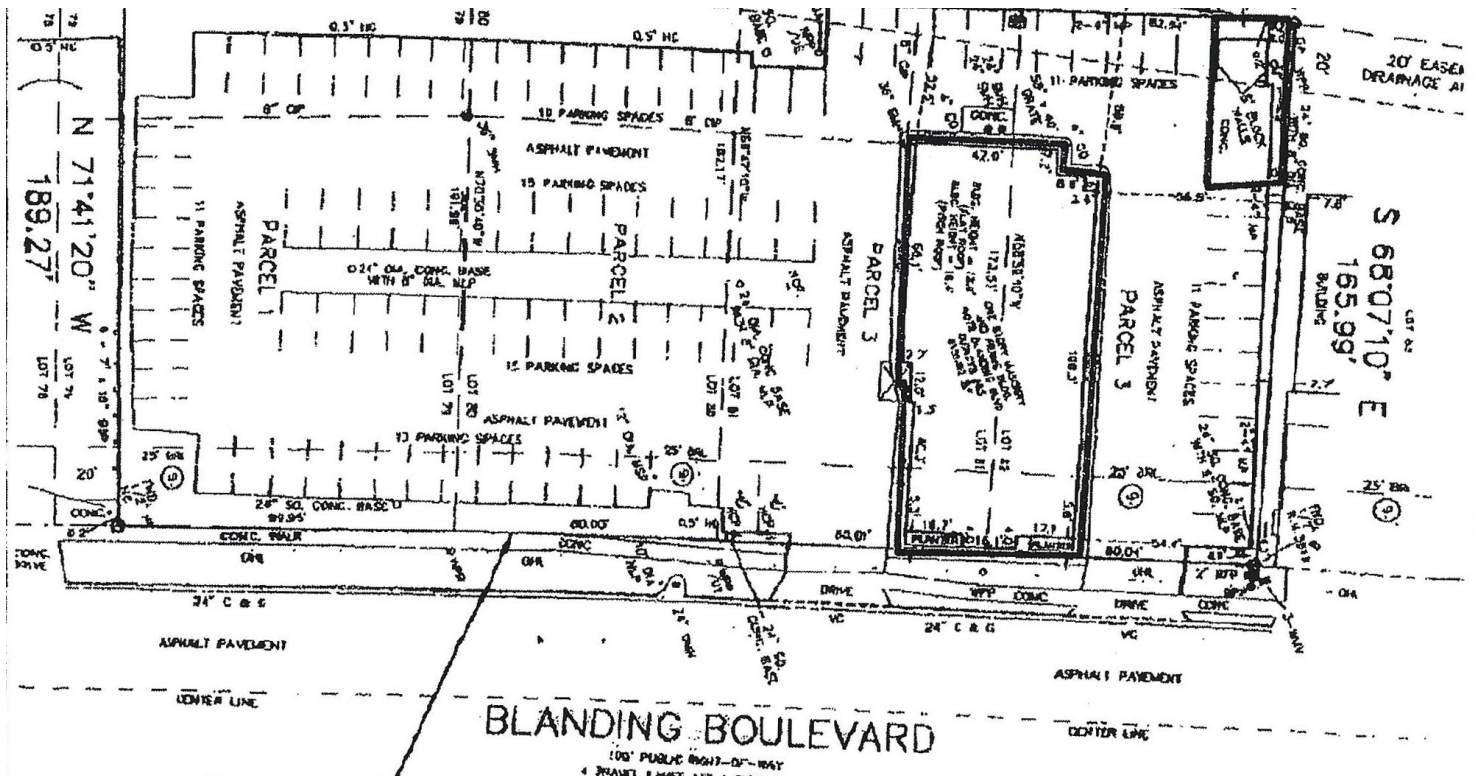
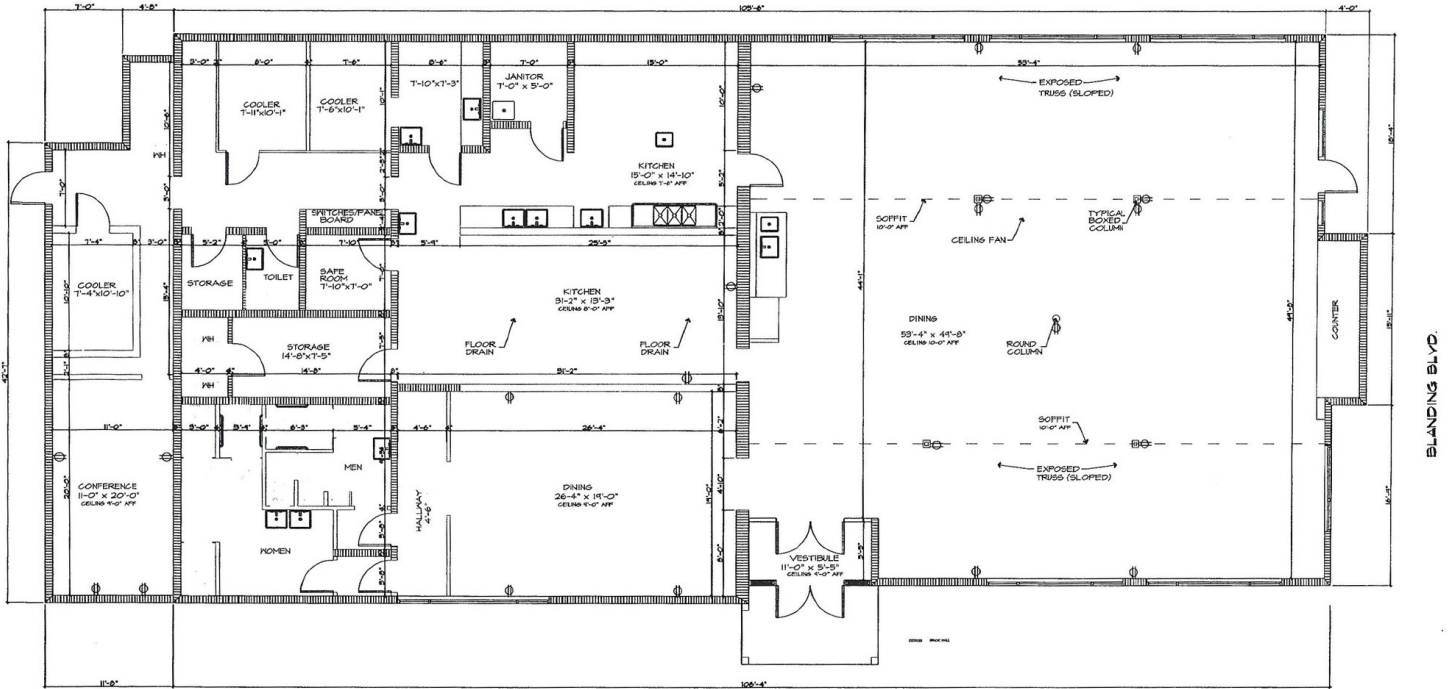
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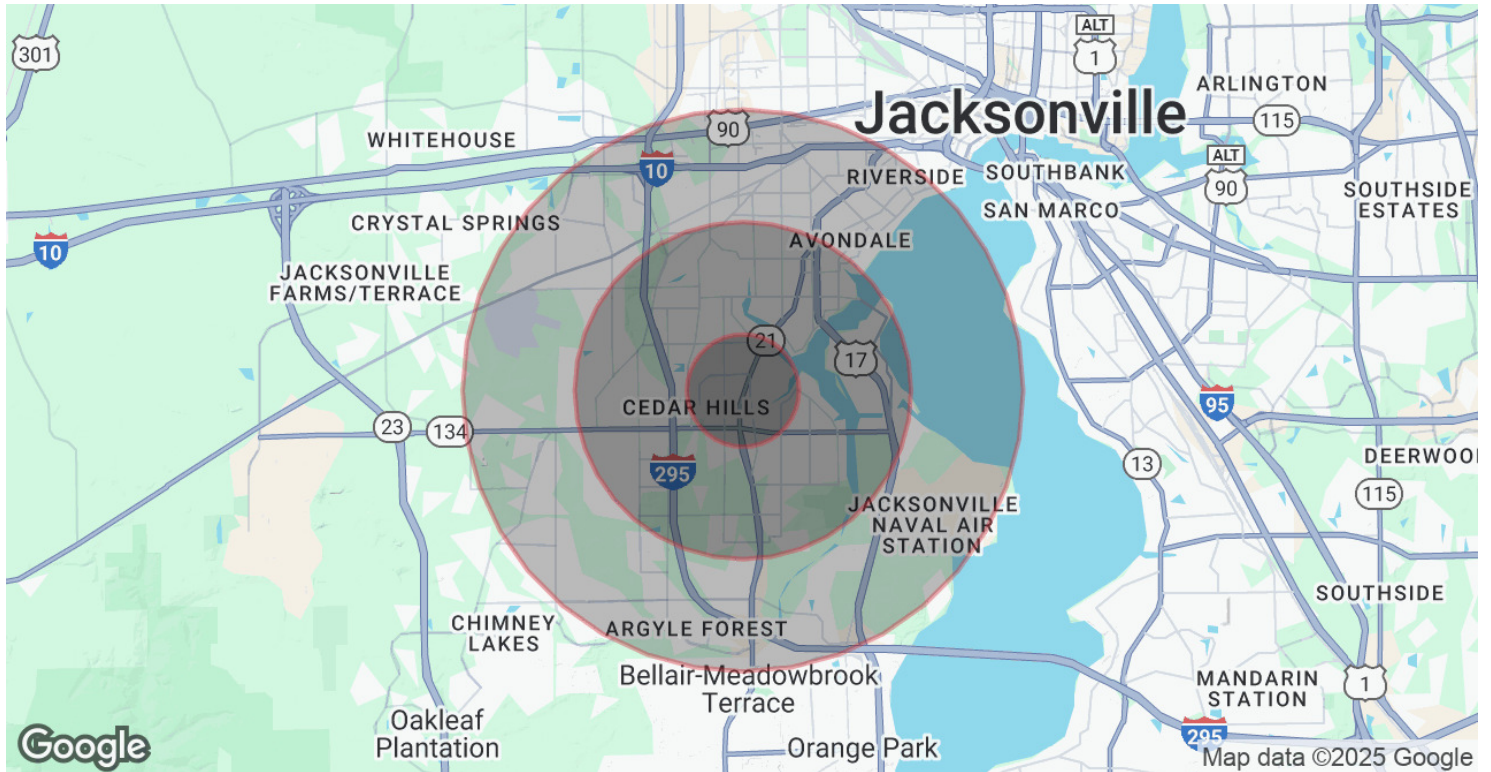
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Population	1 Mile	3 Miles	5 Miles
Total Population	11,689	88,658	174,350
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,579	34,860	70,572
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$69,984	\$73,730	\$77,805
Average House Value	\$225,484	\$259,531	\$273,654

Demographics data derived from AlphaMap