

Site

Cedar Hills Blvd

Blanding Blvd

Confederate Point Rd

N

For Sale

Sale Price:

\$295,000

Contact

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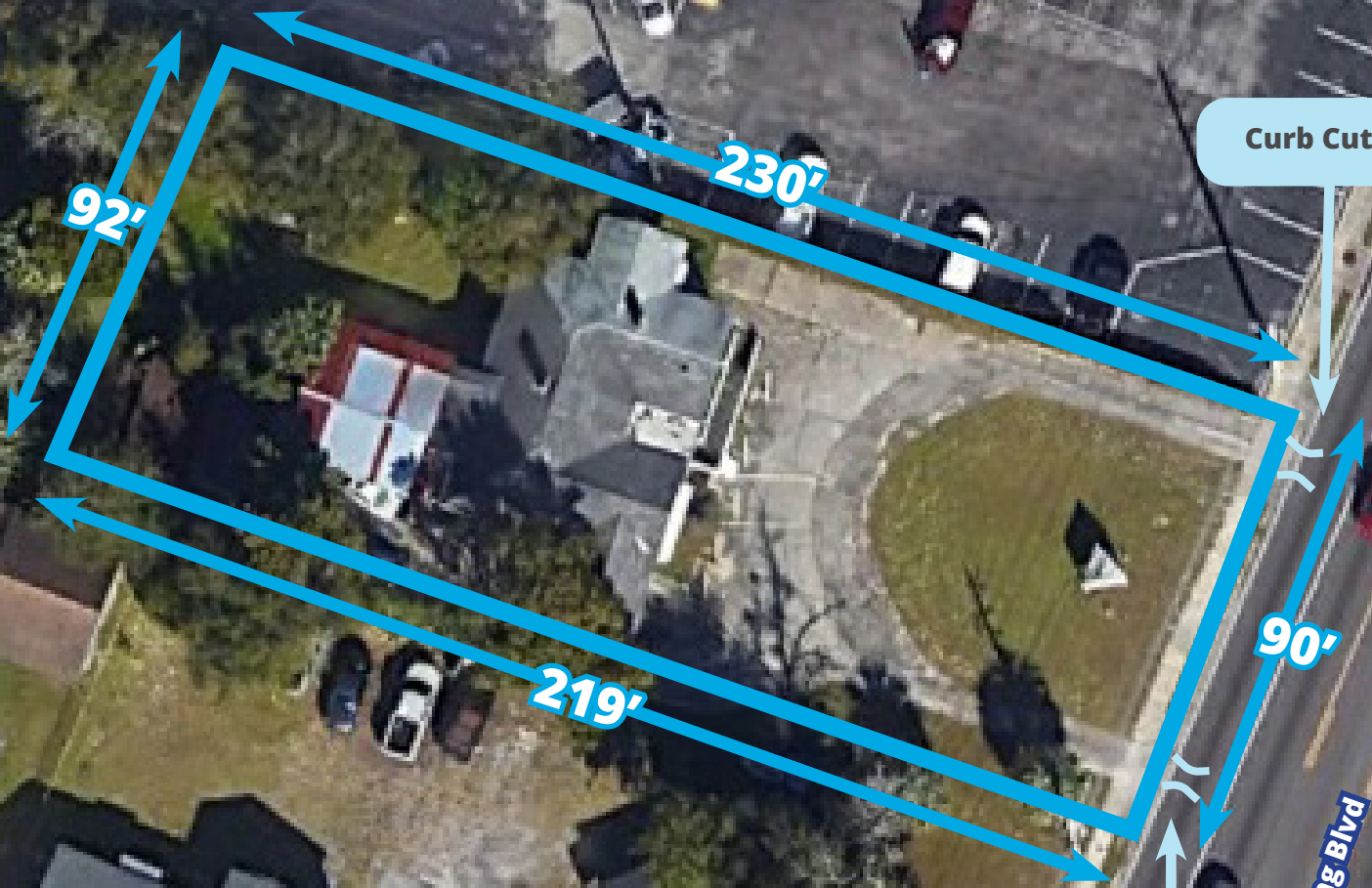
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0.46± AC Outparcel on Blanding Blvd. Near Confederate Point (Cedar Hills Mall)

3834 Blanding Blvd., Jacksonville, FL 32210

Property Highlights

- Land size: 0.46± acres, 90± feet of frontage on Blanding Blvd.
- Building size: 1,917± SF
- Built in 1926
- Zoned CCG-1
- Highly visible retail/office location on Blanding Blvd., just east of Confederate Point Rd.
- Located near a Winn-Dixie, Planet Fitness, Dollar Tree, McDonald's, Dunkin', Burger King, Advance Auto Parts and other retailers
- Traffic count on Blanding Blvd.: 31,000± cars per day
- Good location for doctor, lawyer, accountant, oil lube, smoke shop, ice cream and many other small retail and office users
- Adjacent land available



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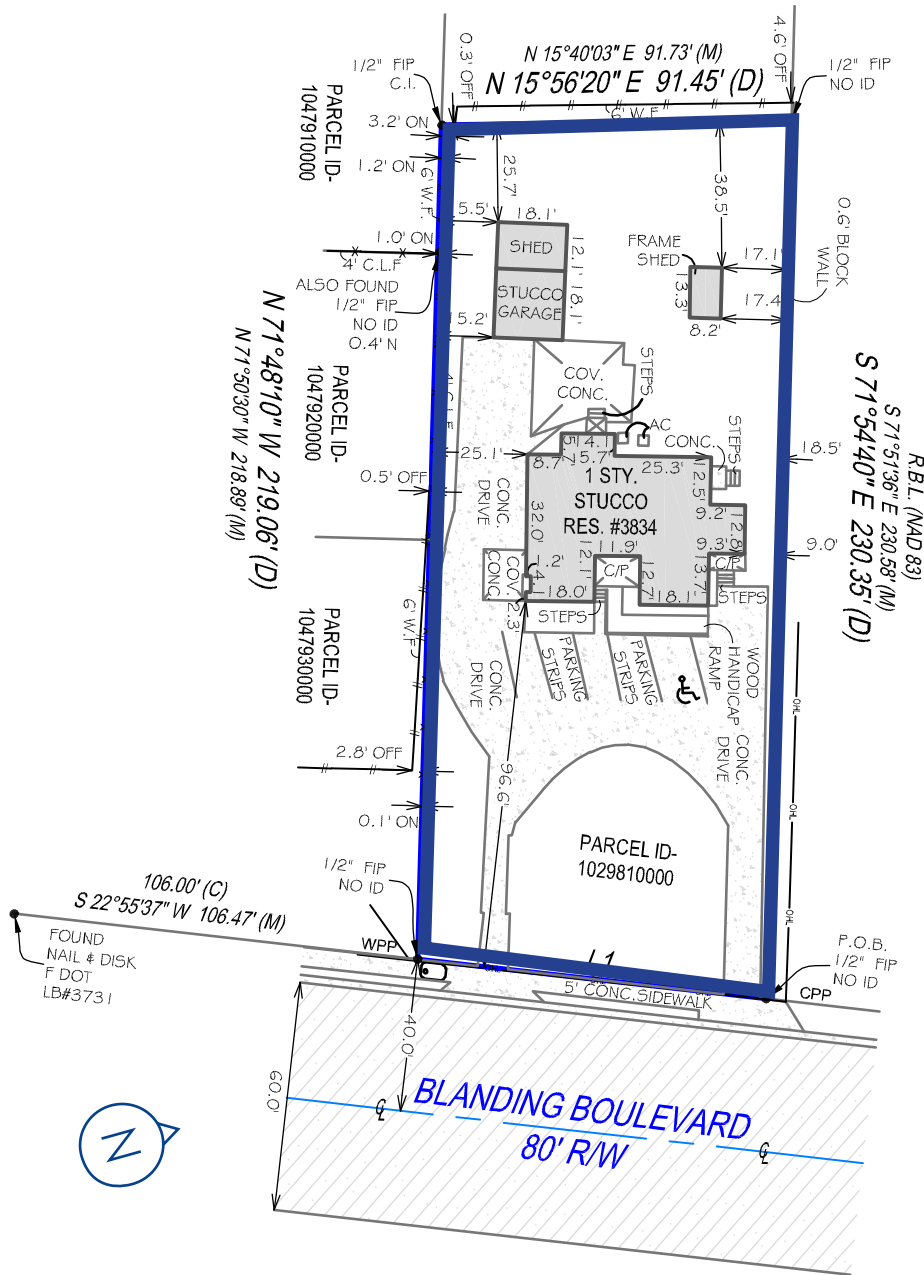
Curb Cut

Blanding Blvd

Cedar Hills Blvd



Survey



Legal Description

A part of Lots 3 and 4, Block 10, Ortega Farms, as recorded in Plat Book 3, page 79 of the current public records of Duval County, Florida and being more particularly described as follows:

Begin at the southern corner of Tract A, Cedar Hills Unit 1, as recorded in Plat Book 19, pages 20 and 20A of said current public records; thence south 22 degrees 54 minutes 50 second west along the Westerly right of way line of Blanding Boulevard (an 80 foot right of way as now established), 92.13 feet to the northeast corner of Lot 17, Cedar Hills Unit 1; thence north 71 degree 48 minutes 10 second west along the northeasterly line of Lots 15, 16, & 17, Cedar Hills Unit 1, 219.06 feet to the southeast corner of Lot 13, Cedar Hills unit 1; thence north 15 degrees 58 minutes 20 seconds east along the easterly line of said Lot 13, 91.45 feet to the northeast corner of said Lot 13; thence south 71 degrees 54 minutes 40 seconds east along the southerly line of Tract A, 230.35 feet to the point of beginning.

Aerials





Demographics

Source: ESRI Business Analyst | 5 Mile Radius



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