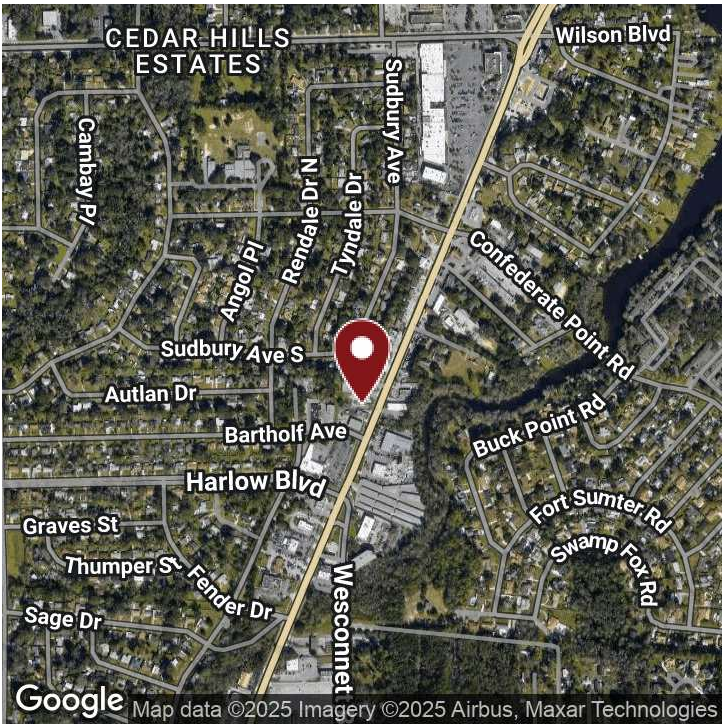


4228 BLANDING BLVD

4228 BLANDING BLVD, JACKSONVILLE, FL 32210



OFFERING SUMMARY

Sale Price:	\$325,000
Building Size:	1,740 SF
Available SF:	
Lot Size:	0.44 Acres
Number of Units:	1
Price / SF:	\$186.78
Year Built:	1980
Zoning:	CCG-2

PROPERTY OVERVIEW

Presenting an outstanding opportunity to acquire a high-exposure commercial property located directly on Blanding Blvd, 4228 Blanding Blvd offers an ideal setting for retail, medical, automotive, or service-based operators looking to capitalize on unbeatable street frontage, strong local demographics, and long-term market demand.

PROPERTY HIGHLIGHTS:

- STRATEGIC FRONTAGE: OVER 100 FEET OF FRONTAGE ON BLANDING BLVD WITH TRAFFIC COUNTS EXCEEDING 40,000 VEHICLES PER DAY
- LOT SIZE: ±0.44 ACRES WITH FLEXIBLE SITE CONFIGURATION AND GENEROUS PARKING

ZONING: COMMERCIAL ZONING ALLOWS FOR A WIDE RANGE OF RETAIL, OFFICE, OR SERVICE USES

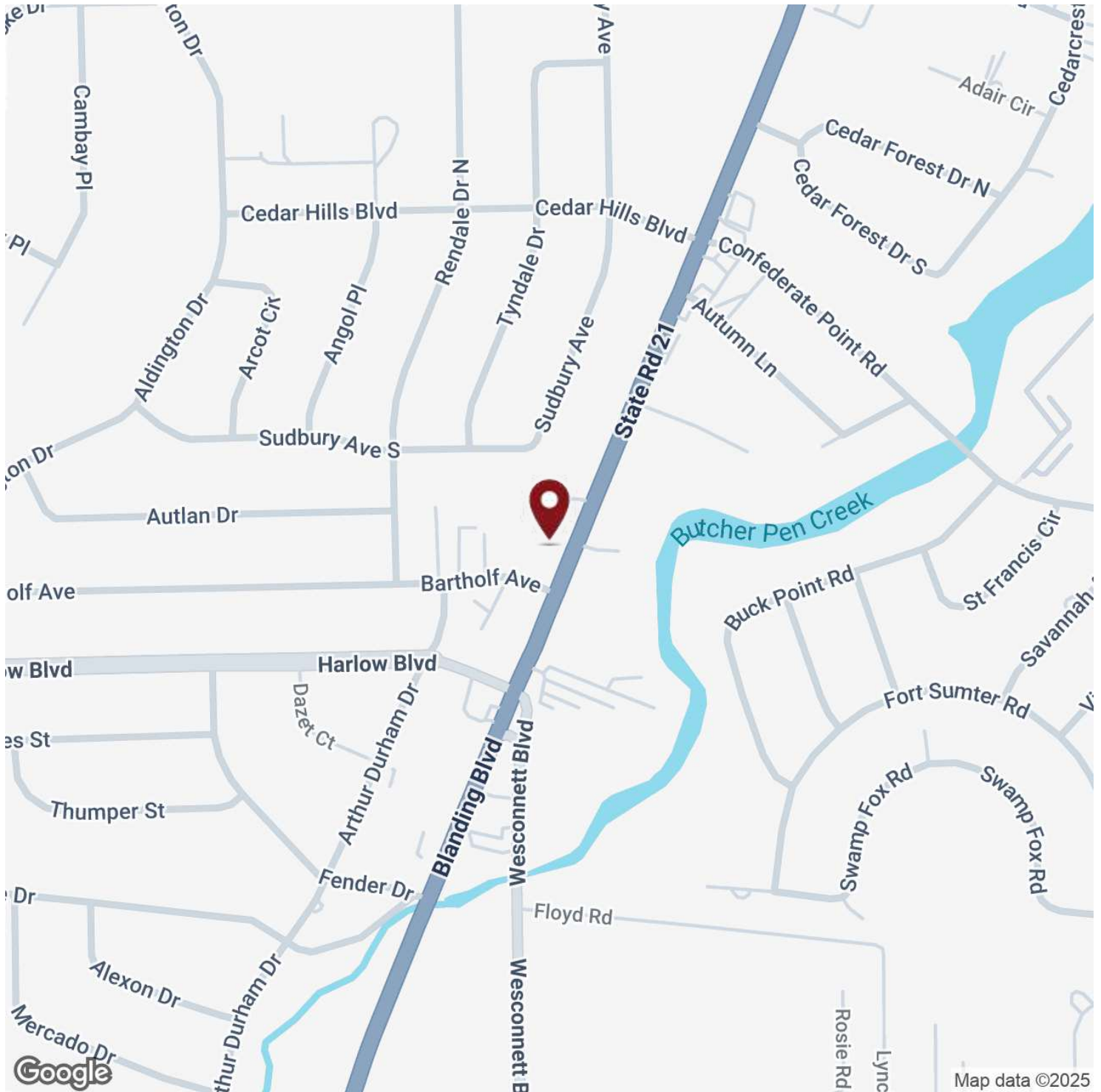
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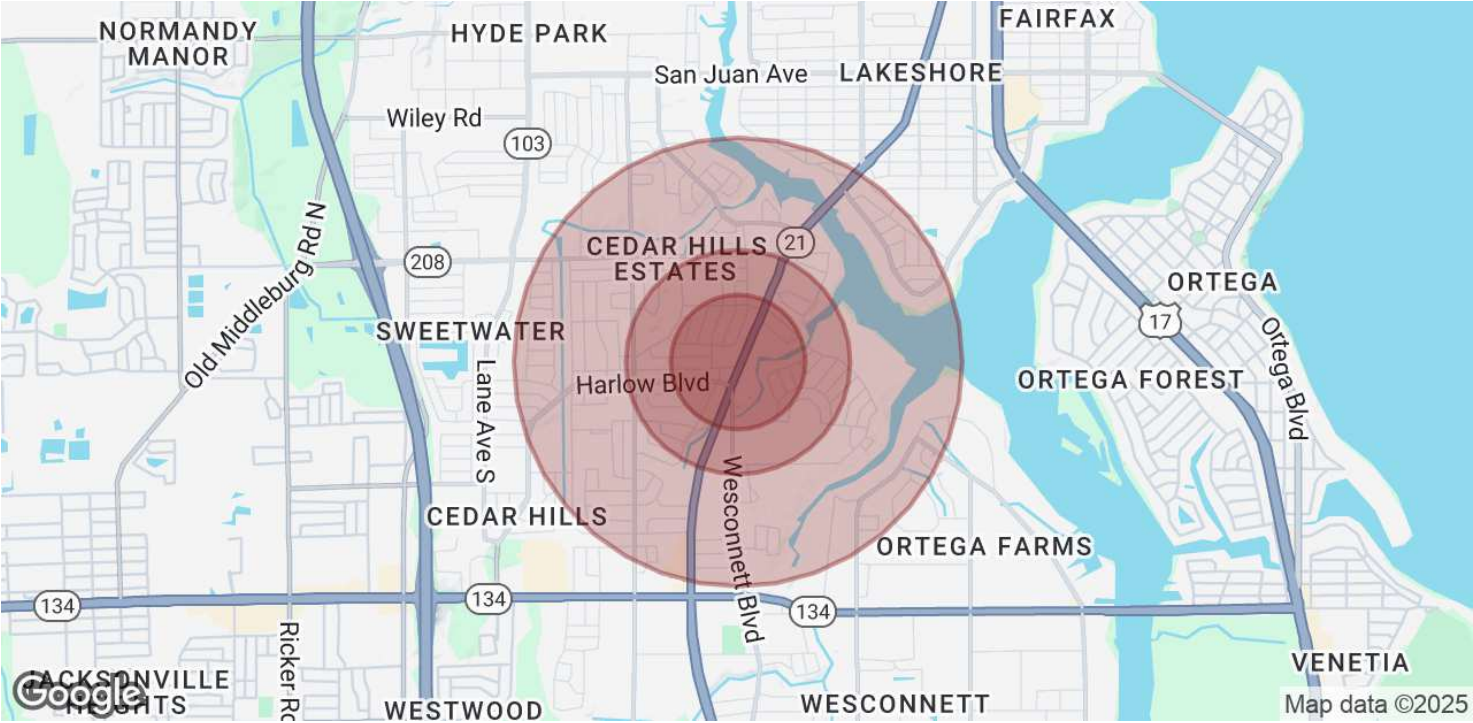
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	798	2,777	11,618
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	308	1,104	4,653
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$87,445	\$82,536	\$73,223
Average House Value	\$297,974	\$281,723	\$248,850

Demographics data derived from AlphaMap

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