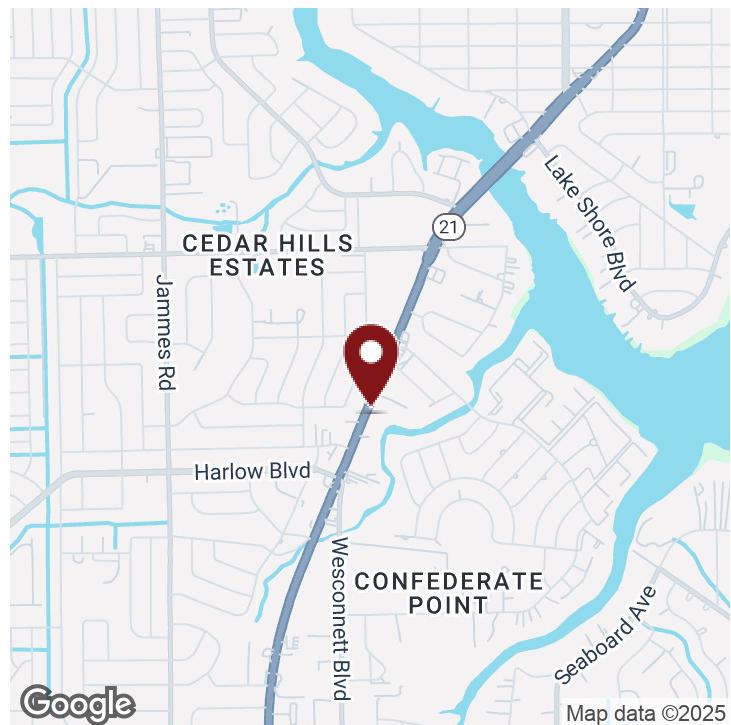
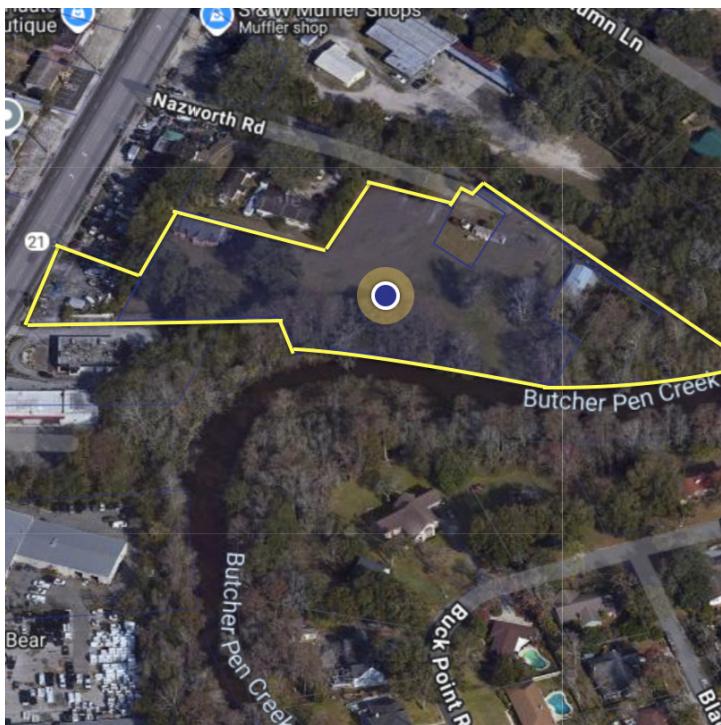


4217 BLANDING BLVD.

4217 BLANDING BLVD, JACKSONVILLE, FL 32210



OFFERING SUMMARY

Sale Price:	\$5,000,000
Lot Size:	3.9± Acres
Year Built:	1930
Zoning:	CCG-2

PROPERTY OVERVIEW

This 3± acre commercial development site offers exceptional visibility and strategic positioning along Blanding Boulevard, one of Jacksonville's highest-traffic commercial corridors. Zoned CCG-2, the property allows for a wide range of intensive commercial uses, including retail, automotive, medical, office, restaurant, and service-based operations, making it ideal for developers or owner-users seeking flexibility and strong market exposure. The site benefits from substantial frontage on Blanding Blvd, ensuring strong daily traffic counts and excellent signage potential.

PROPERTY HIGHLIGHTS

- Strong daily traffic counts provide premium signage and exposure
- Located minutes from Interstate 295, offering convenient regional access
- Ideal for owner-users, developers, or investors seeking high-demand commercial land
- Utilities located nearby to support future development

DEAN MCCARTHY

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dmccarthy@svrcom.com

ROSS MCCARTHY

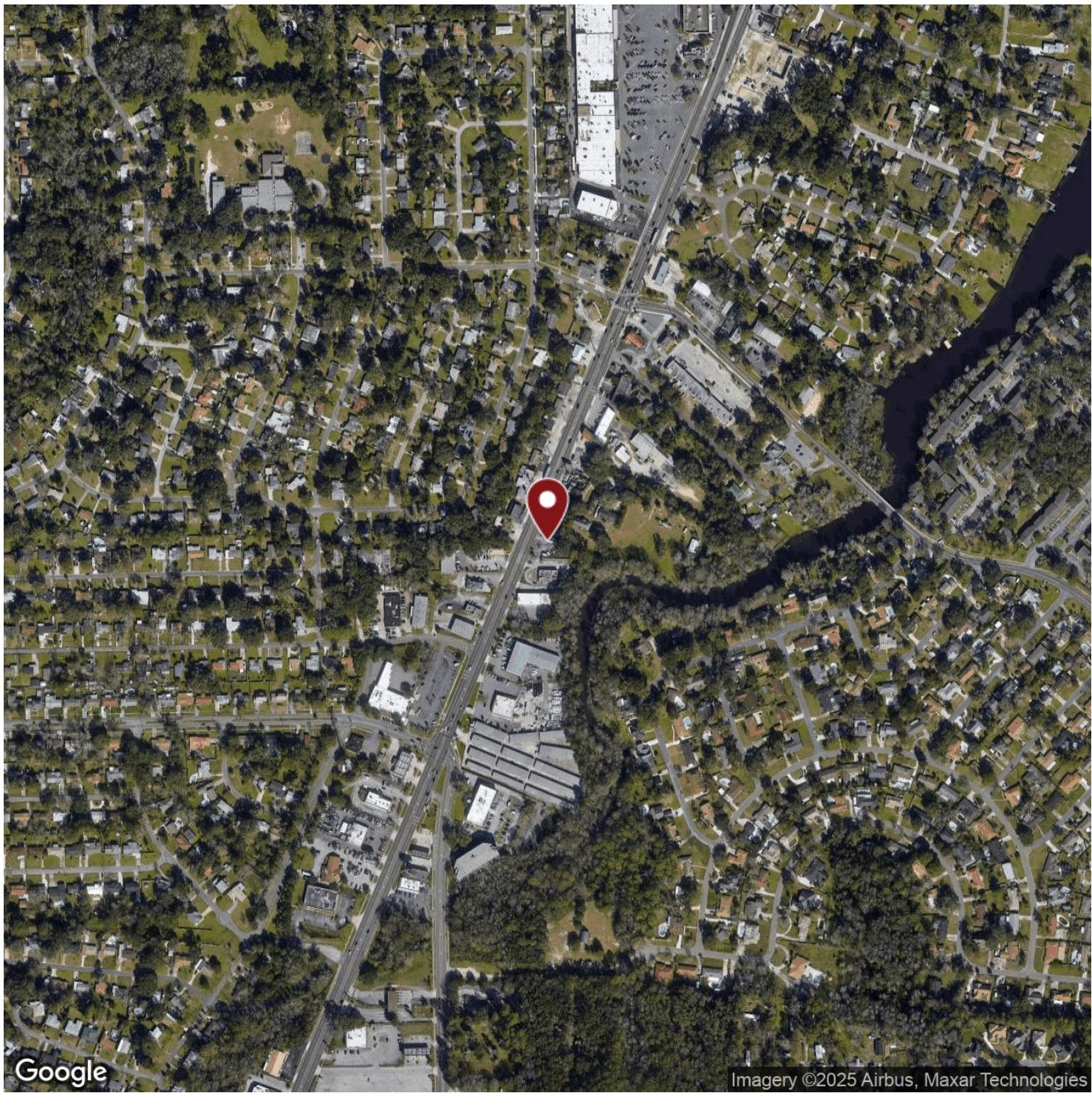
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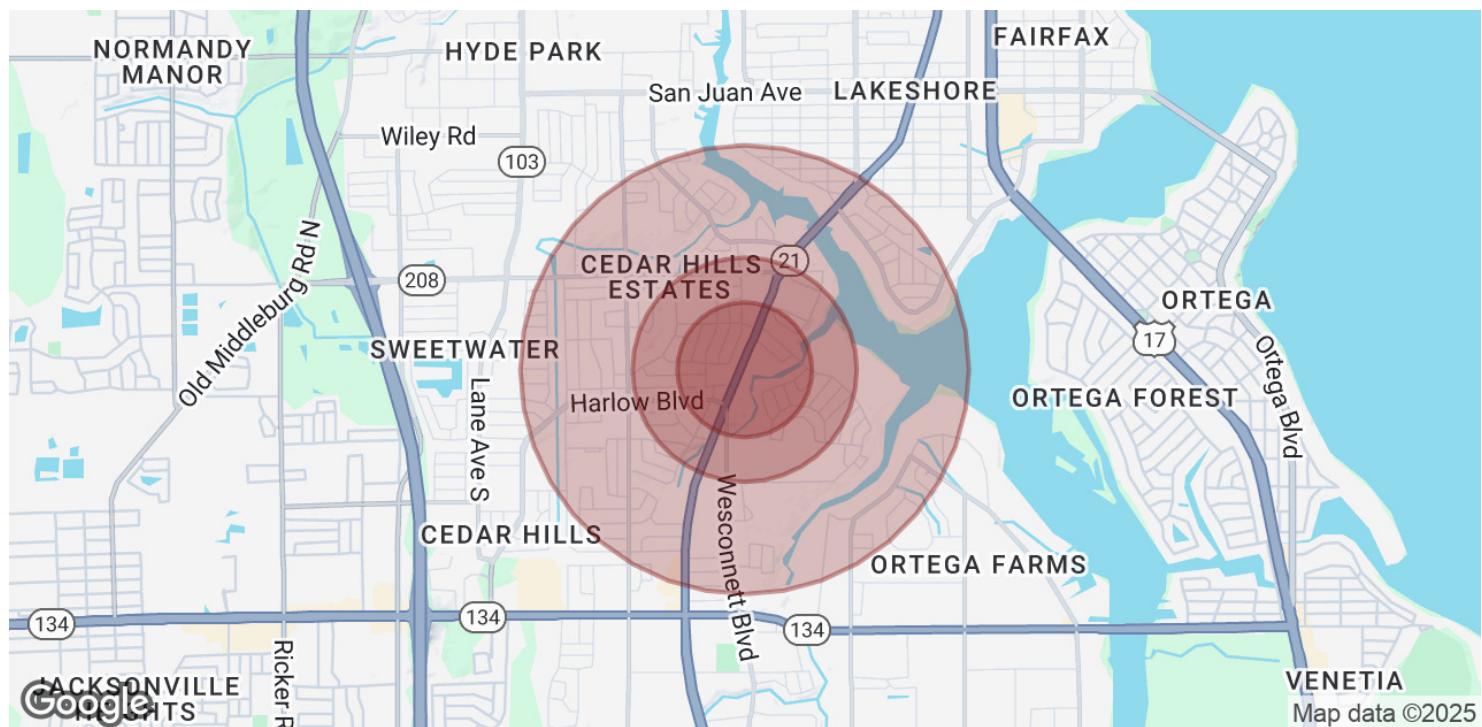
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	903	3,179	11,795
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	350	1,314	4,752
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$86,441	\$77,278	\$73,490
Average House Value	\$301,004	\$266,537	\$249,819

Demographics data derived from AlphaMap

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