



**SALE**

# Office For Sale

**5010 BLACKBURN ST**

Jacksonville, FL 32210

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**PRESENTED BY:**

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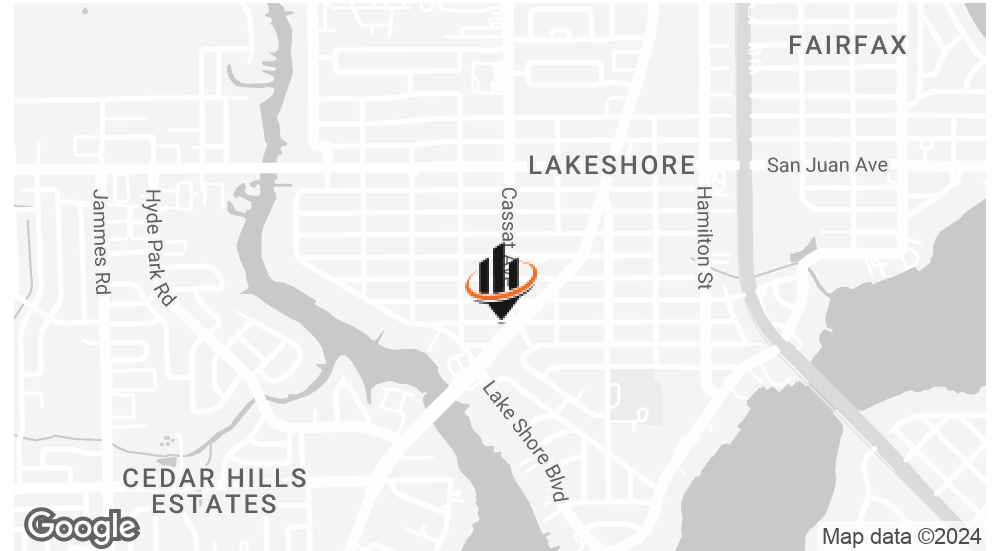
**OAKLEY A. WISE**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$220,000
<b>BUILDING SIZE:</b>	1,392 SF
<b>LOT SIZE:</b>	7,814 SF
<b>PRICE / SF:</b>	\$158.05
<b>YEAR BUILT:</b>	1942
<b>ZONING:</b>	CRO
<b>MARKET:</b>	Jacksonville

### PROPERTY OVERVIEW

Nice, charming converted office, former home, located on N. Blanding Blvd. Great visibility on the corner of Blanding and Blackburn (near Cassat). Several rooms that can be offices or other use. Recently painted inside. Has a fireplace, kitchen and full bathroom with shower. Newer roof (2020). CRO zoning. Priced to move.

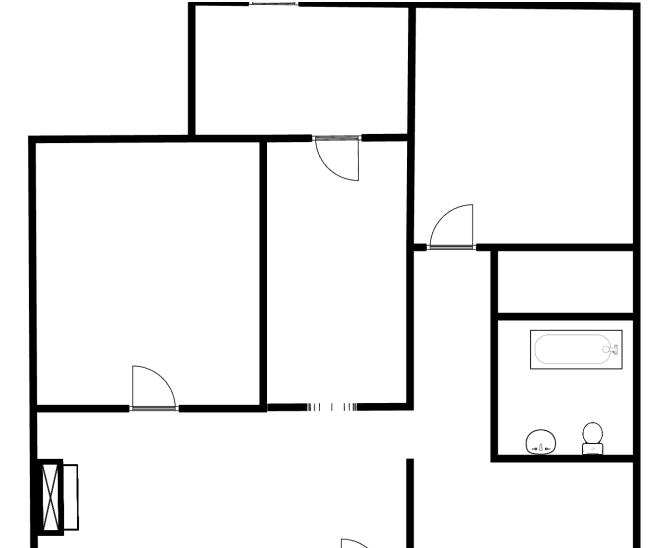
### PROPERTY HIGHLIGHTS

- Excellent location
- Newer roof
- Unique property

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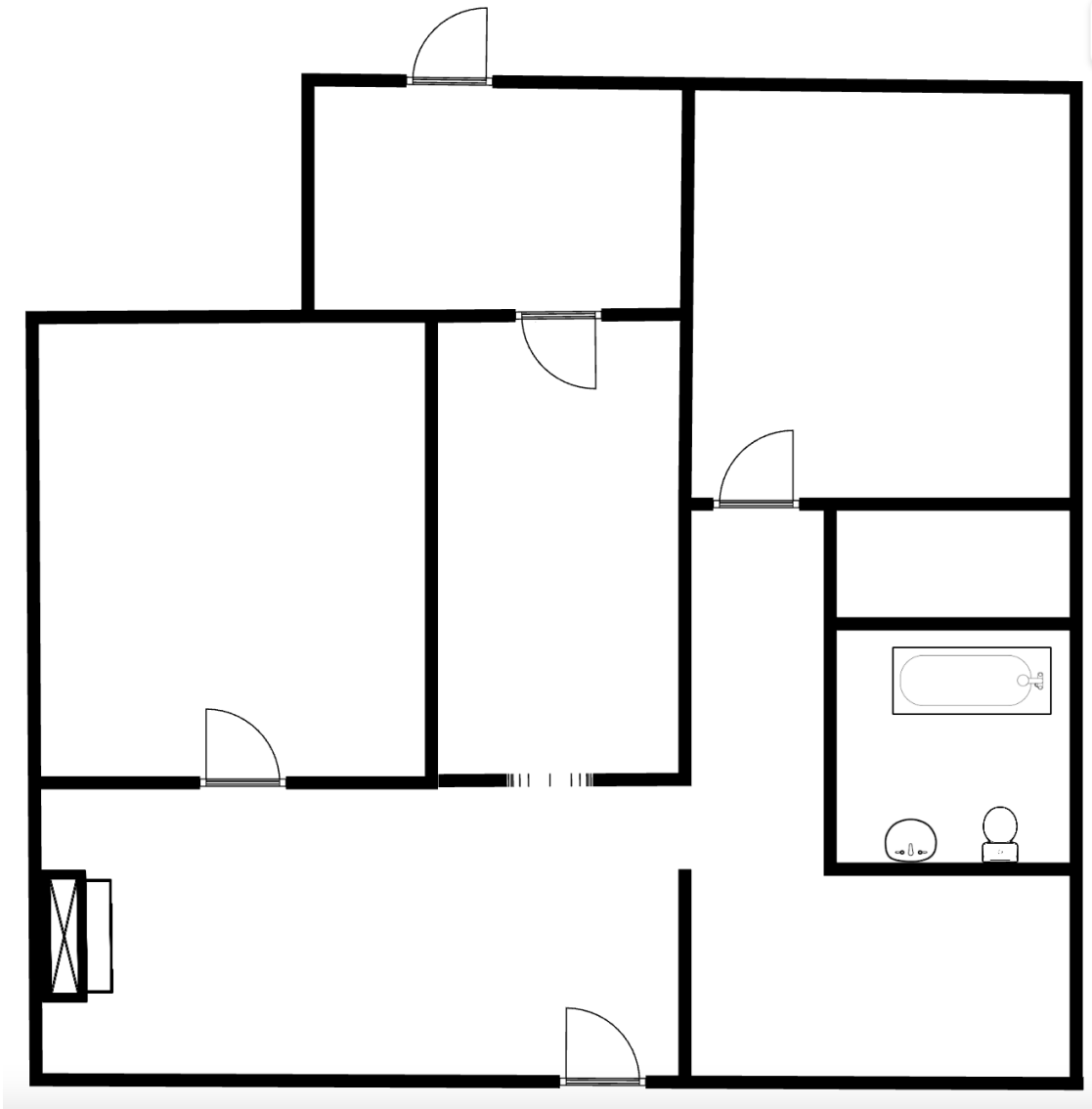
## ADDITIONAL PHOTOS



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**FLOOR PLANS  
(NOT TO SCALE)**

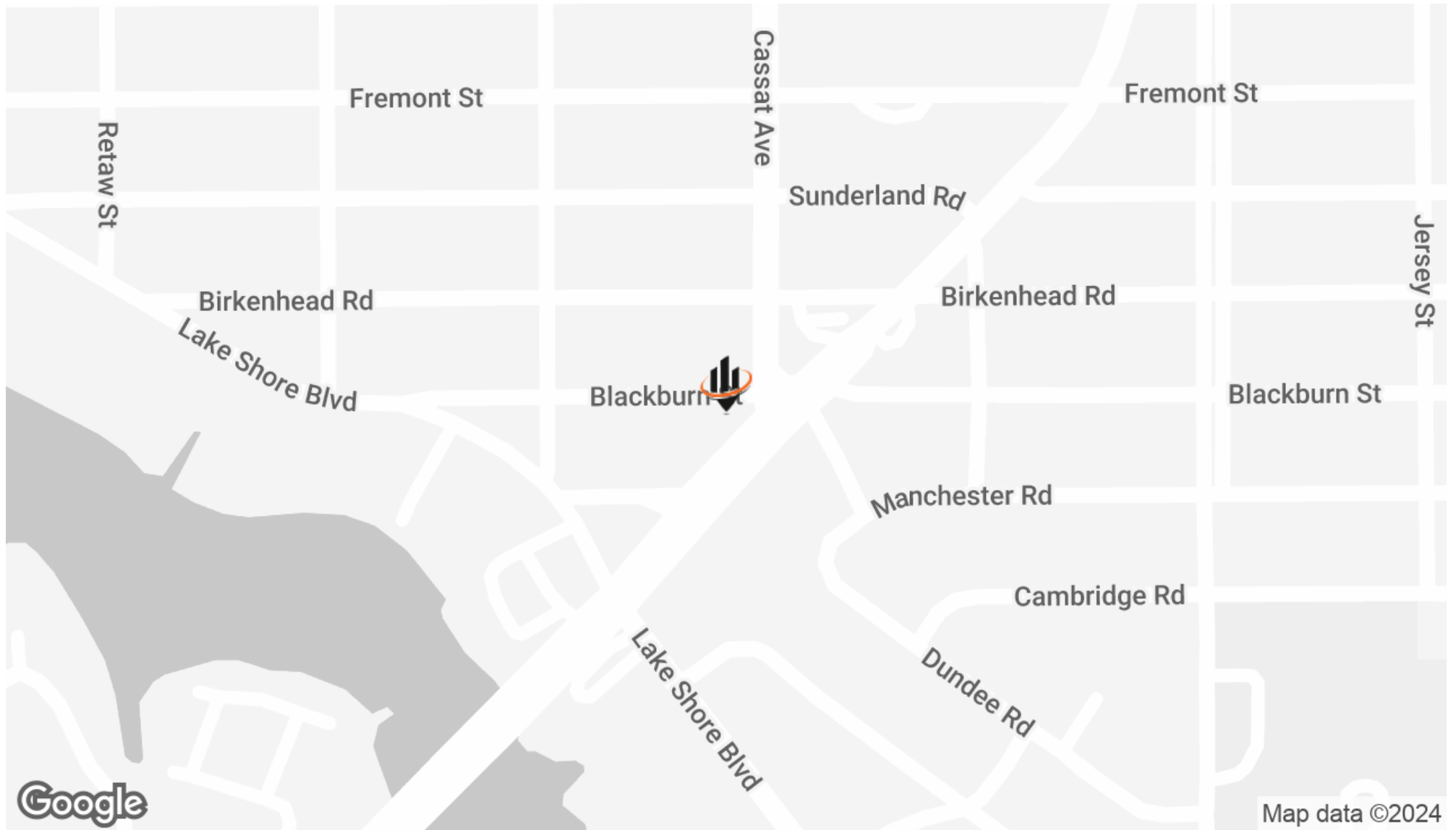


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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

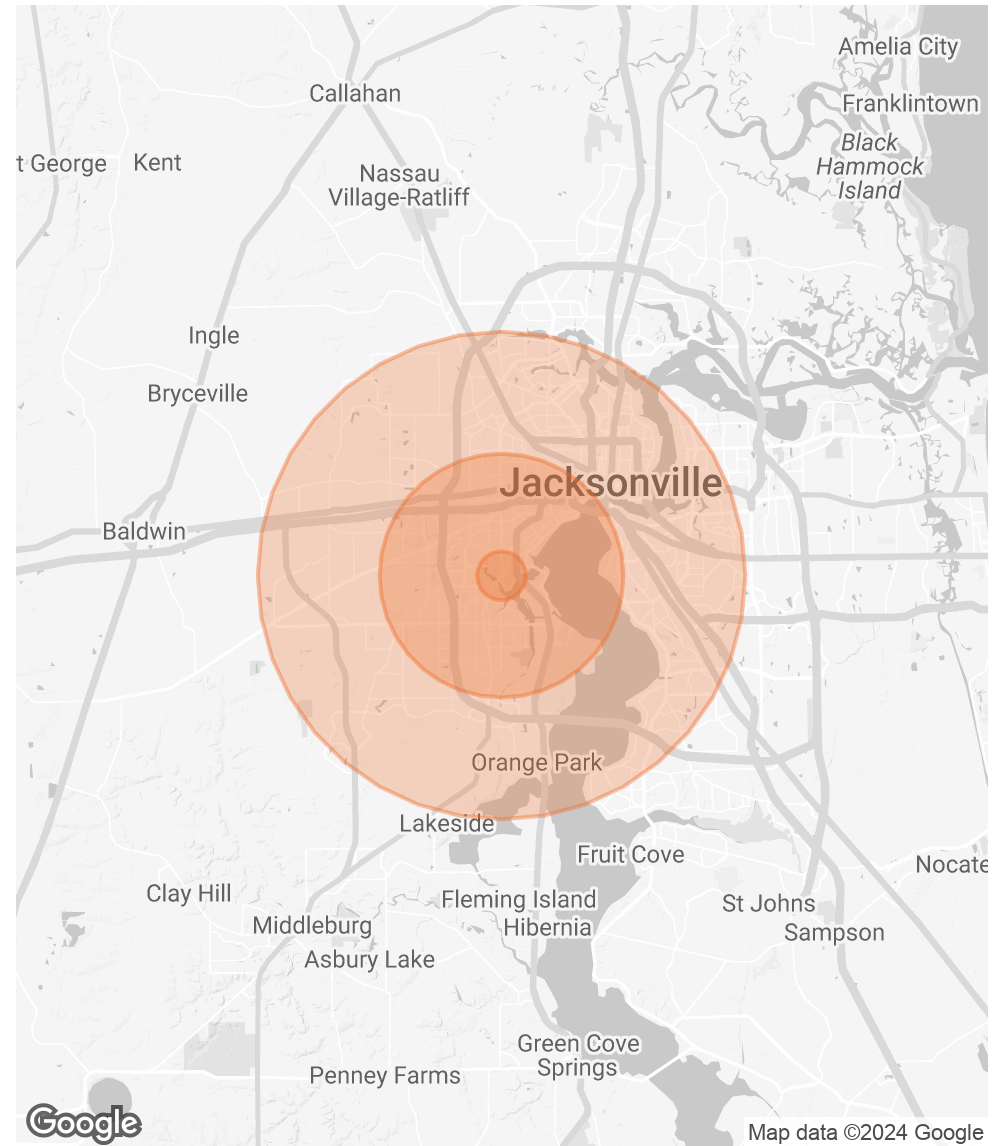
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	10,705	169,243	549,147
<b>AVERAGE AGE</b>	38.2	37.1	37.9
<b>AVERAGE AGE (MALE)</b>	39.7	35.9	36.2
<b>AVERAGE AGE (FEMALE)</b>	36.6	38.6	39.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	5,363	76,272	241,463
<b># OF PERSONS PER HH</b>	2.0	2.2	2.3
<b>AVERAGE HH INCOME</b>	\$63,897	\$62,532	\$61,396
<b>AVERAGE HOUSE VALUE</b>	\$131,930	\$203,342	\$174,173

\* Demographic data derived from 2020 ACS - US Census



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