

COMMERCIAL PROPERTY FOR LEASE OR SALE  
4301 Blanding Boulevard, Jacksonville, FL 32210



## DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
<b>2020 Total Population:</b>	10,971	83,303	173,835
<b>2025 Population:</b>	11,519	87,836	183,221
<b>Pop Growth 2020-2025:</b>	4.99%	5.44%	5.40%
<b>Average Age:</b>	39.00	37.10	37.00
<b>2020 Total Households:</b>	4,482	32,931	69,189
<b>HH Growth 2020-2025:</b>	4.98%	5.35%	5.33%
<b>Median Household Inc:</b>	\$47,537	\$44,864	\$49,006
<b>Employees:</b>	3,002	20,577	59,901

Traffic Count: 32,500 cars a day

## PROPERTY DETAILS

<b>Sale Price</b>	\$1,300,000
<b>Lease Rate</b>	\$6 per sf, NNN (NNN are est. to be \$2.50 per sf)
<b>Lot Size</b>	1.56 ± Acres
<b>Frontage</b>	200' ± Blanding Boulevard
<b>Zoning</b>	CCG-2
<b>Utilities</b>	City Water & Sewer
<b>Year Built</b>	2005
<b>Total Building Size</b>	15,315 ± sf
<b>Space occupied</b>	4,030 ± leased to Safari Truck (2 roll up doors, each 12'x10') 11,285 ± sf available - 3,036± sf showroom space, - 8259 ±sf warehouse
<b>Space Available</b>	(9 Roll up doors, 8 are 10'x10, and 1 is 12'x10')



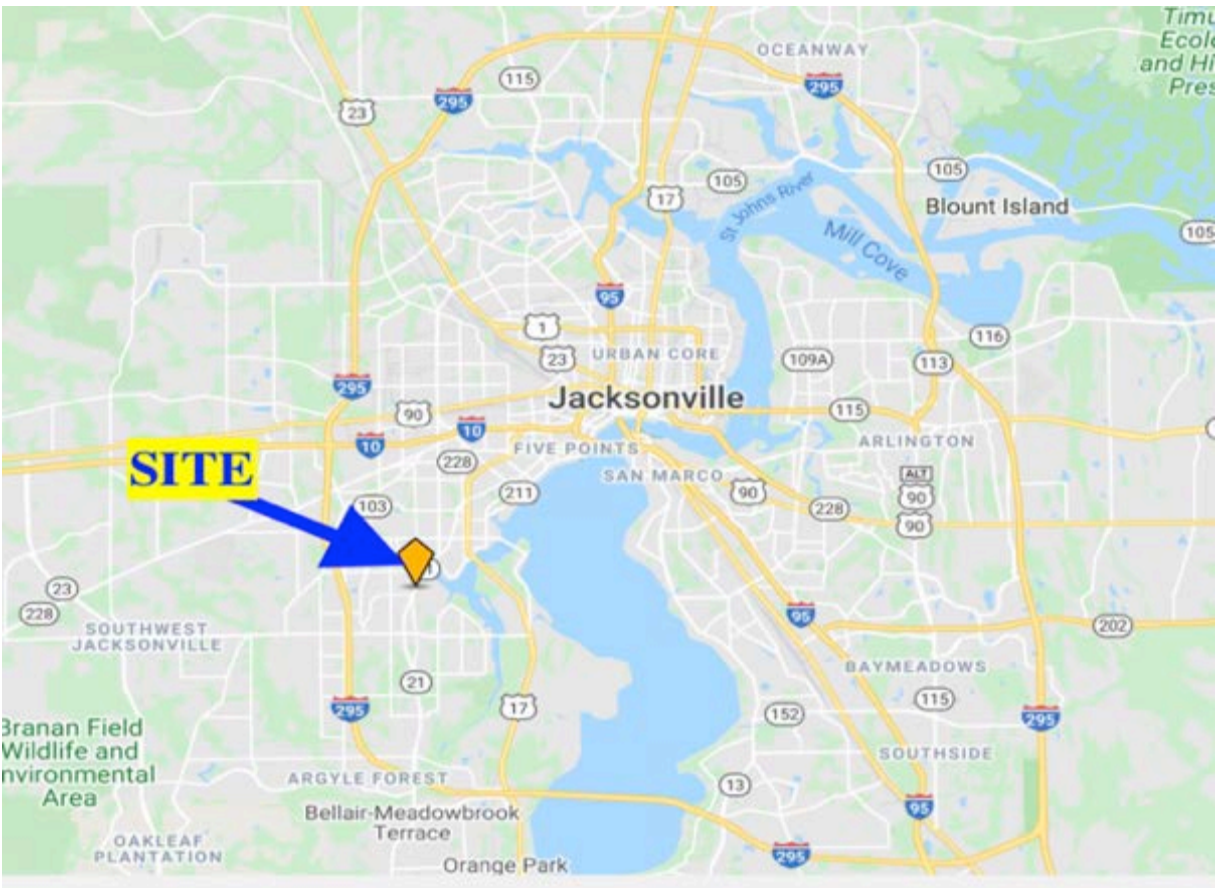
Pine Street / RPS

For more information, contact Stanton Hudmon, CCIM

904.398.1044 | [shudmon@pinestreetrps.com](mailto:shudmon@pinestreetrps.com)

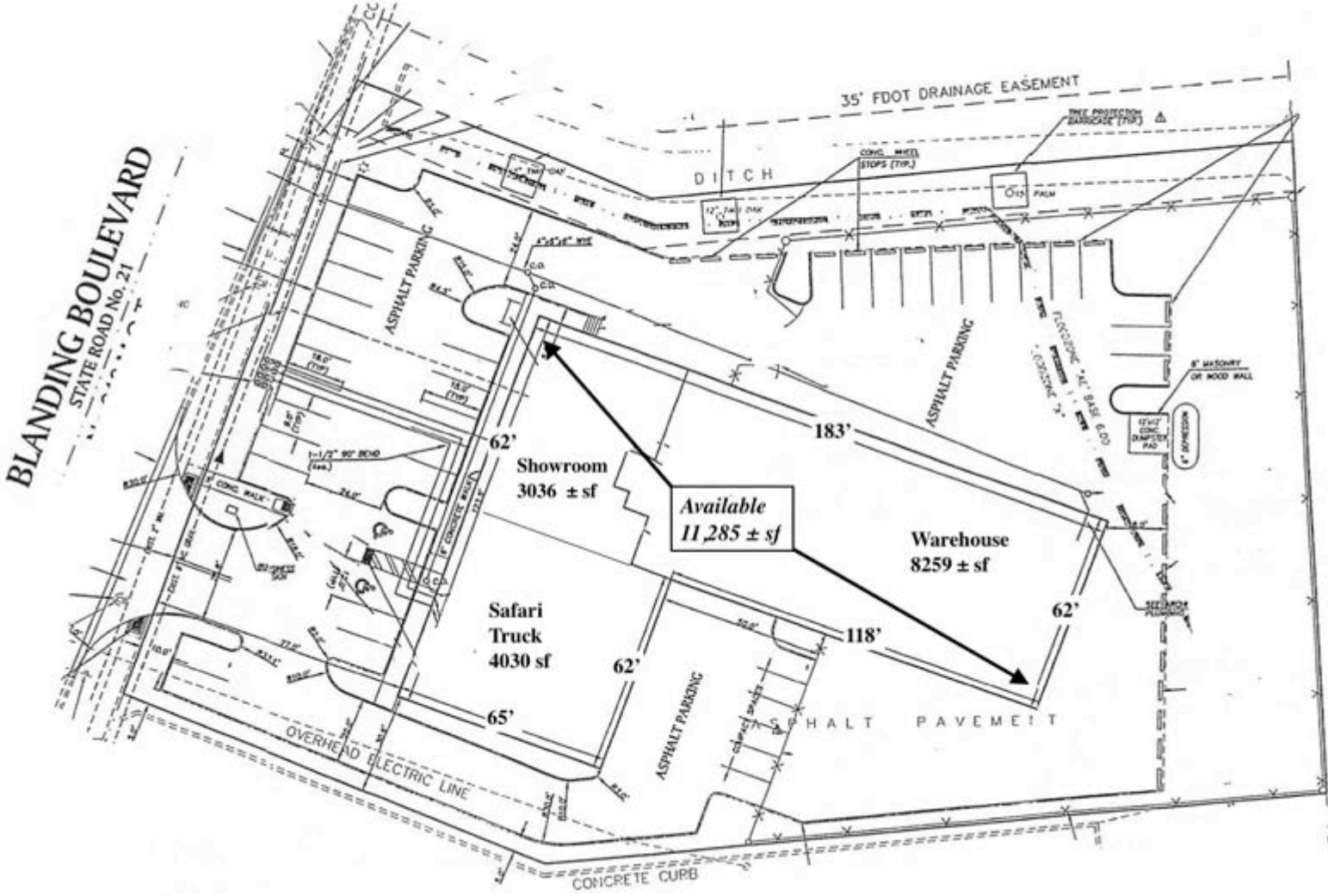
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Information provided is deemed accurate, but subject to errors and/or omissions.





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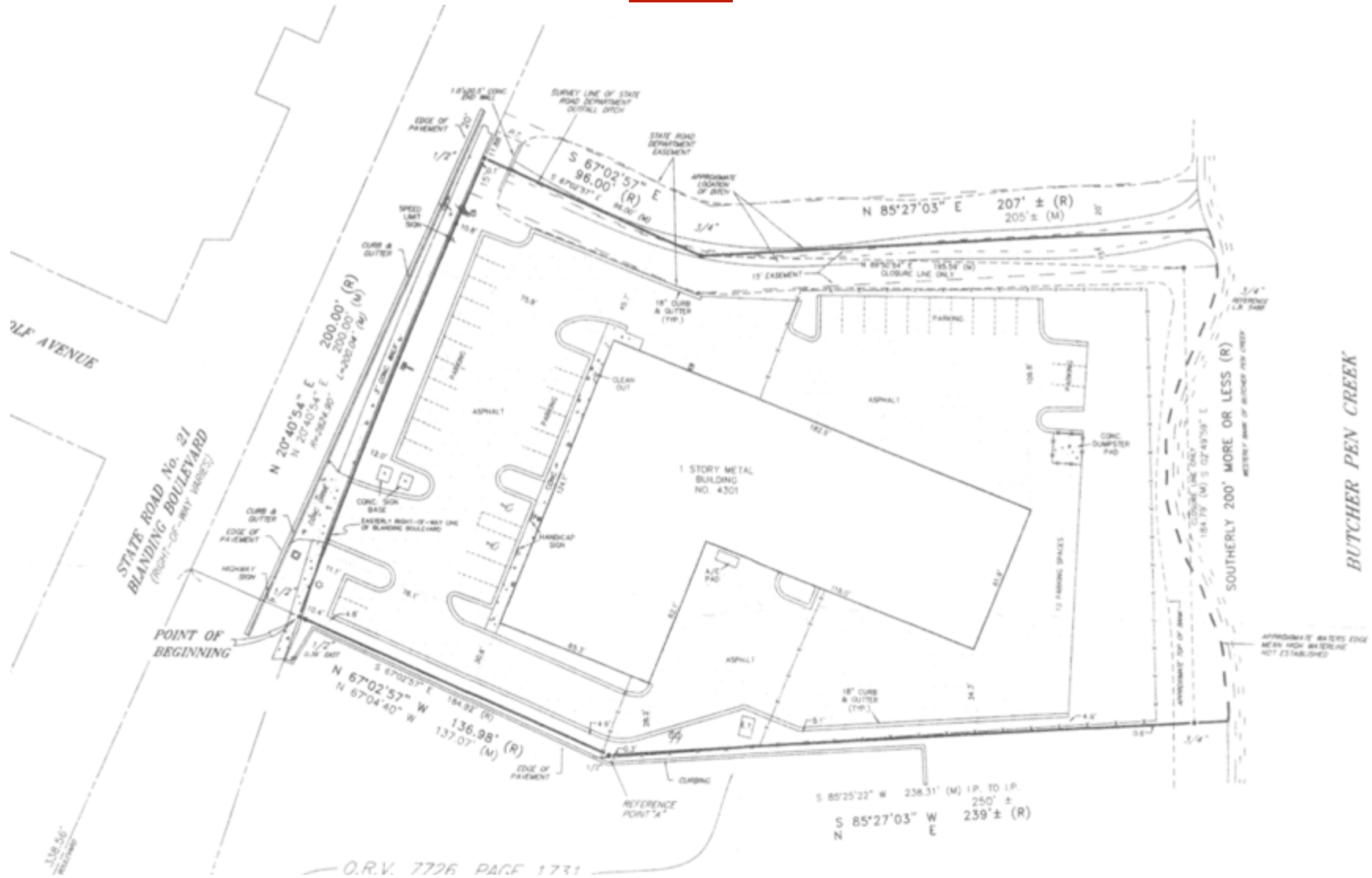
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SURVEY



Pine Street / RPS

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**FLOOR PLAN**

