

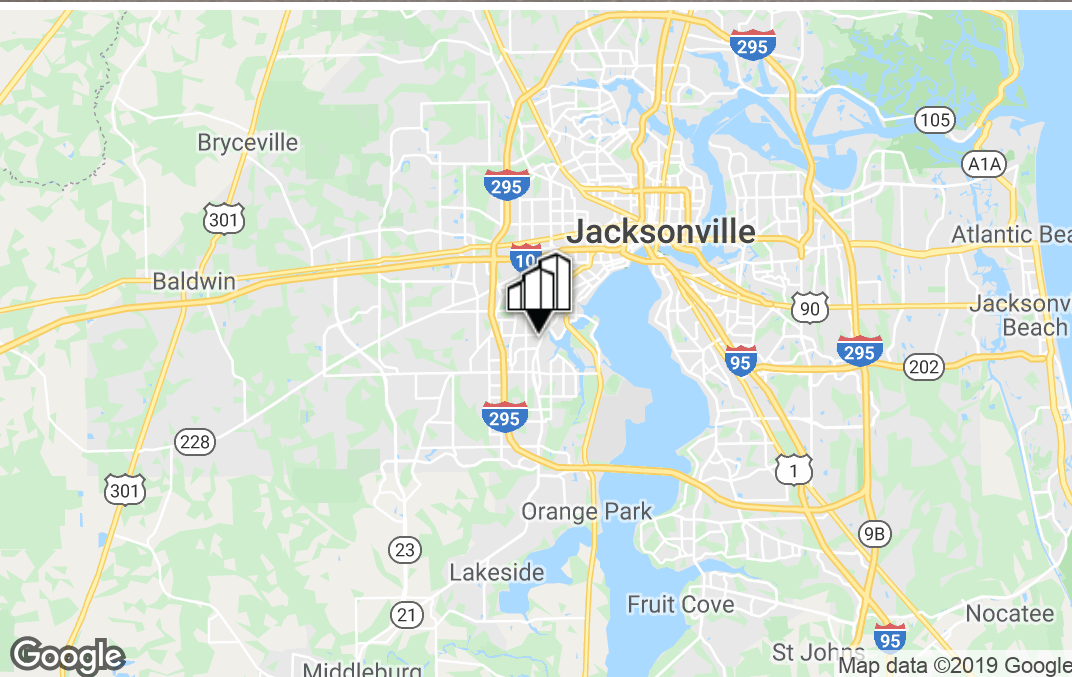
RETAIL PROPERTY FOR LEASE

4237 BLANDING BLVD

JACKSONVILLE, FL 32210



PRIMEREALTY



For More Information:

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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

Jacksonville, FL 32210



OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr NNN (\$2.80 SF/yr)
Available SF:	5,916 SF
Lot Size:	1.0 Acres
Year Built:	1974
Building Size:	5,916 SF
Zoning:	CCG-2
Market:	Jacksonville
Submarket:	Riverside

PROPERTY OVERVIEW

Prime Realty is pleased to present this nearly 6,000 SF former auto service/repair space for lease on Blanding Blvd. This free standing retail building offers great visibility and 149' of frontage on Blanding Blvd. The CCG-2 zoning makes this property perfect for auto repair and a number of other retail uses.

PROPERTY HIGHLIGHTS

- Desirable Riverside sub-market location.
- Ample parking
- Nice office space at the front of the building.
- Tall pylon sign
- Traffic counts of 32,000 VPD

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Retail Property For Lease | 4237 Blanding Blvd



Retail & Automotive Map



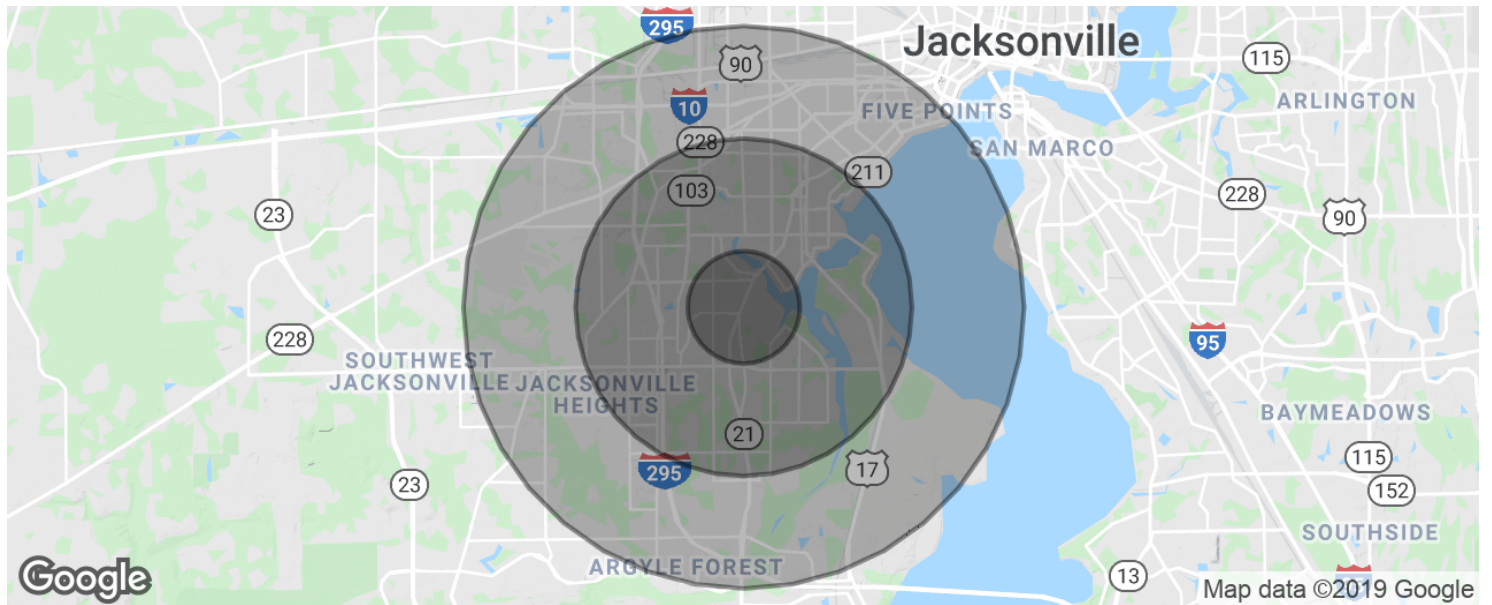
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Demographics



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Population	11,517	83,006	173,863
Projected 2023 Population	12,153	86,605	182,160
Annual Rate Change	1.08%	0.85%	0.94%
Households	4,774	32,910	68,813
Median Age	38.4	36.3	36.1
Average Household Size	2.41	2.51	2.50
Median Household Income	\$45,296	\$43,702	\$45,303
Average Household Income	\$57,873	\$63,058	\$62,709
Per Capita Income	\$23,605	\$25,033	\$25,161



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