

4301 Blanding Blvd. Jacksonville, FL

Located on Blanding Bv,
between 103rd St & Wilson Bv

**Traffic Count on Blanding Bv
is 34,790 ± cars per day**

Available:

Showroom: 2900 ± sf - \$2850/month

Warehouse: 9790± sf - \$4800/ month
Tenant pays for its utilities & sales tax
on rent (7%)

Other Showroom currently leased-
4225 sf

Land Size: 1.56± acres

Zoned CCG-2

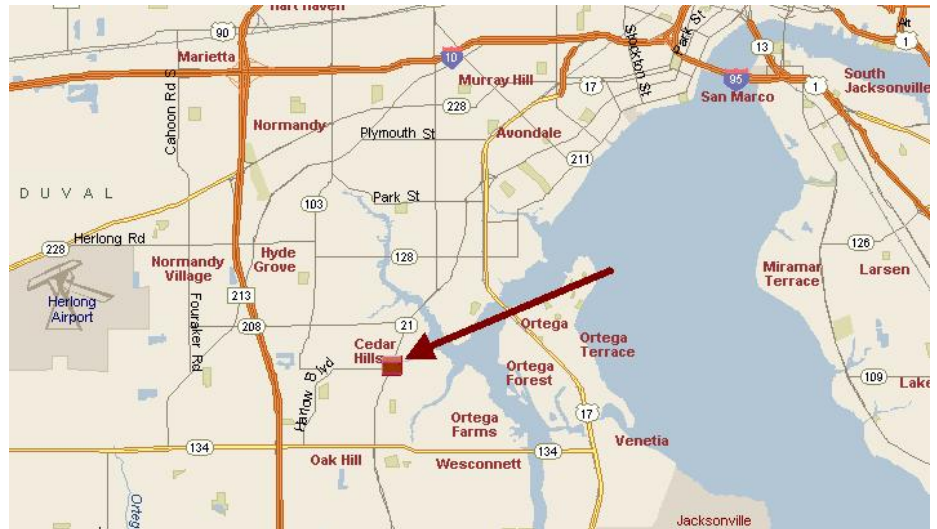
Pylon Signage Available

Also available for Sale

***Tenants are operating on
property, make sure to contact
broker before touring***



Automotive – Retail Building Available



Demographics	1 Mile	3 Mile	5 Mile
2010 Total Population:	10,703	81,919	168,464
Average Age:	38.60	36.50	36.30
2010 Total Households:	4,440	32,720	66,836
Median Household Inc:	\$46,783	\$47,787	\$48,190
Employees:	2405	17,831	56,853

For More Information:

Stanton Hudmon, CCIM or Mark Wainwright

Pine Street/RPS, LLC

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1923 Southhampton Road

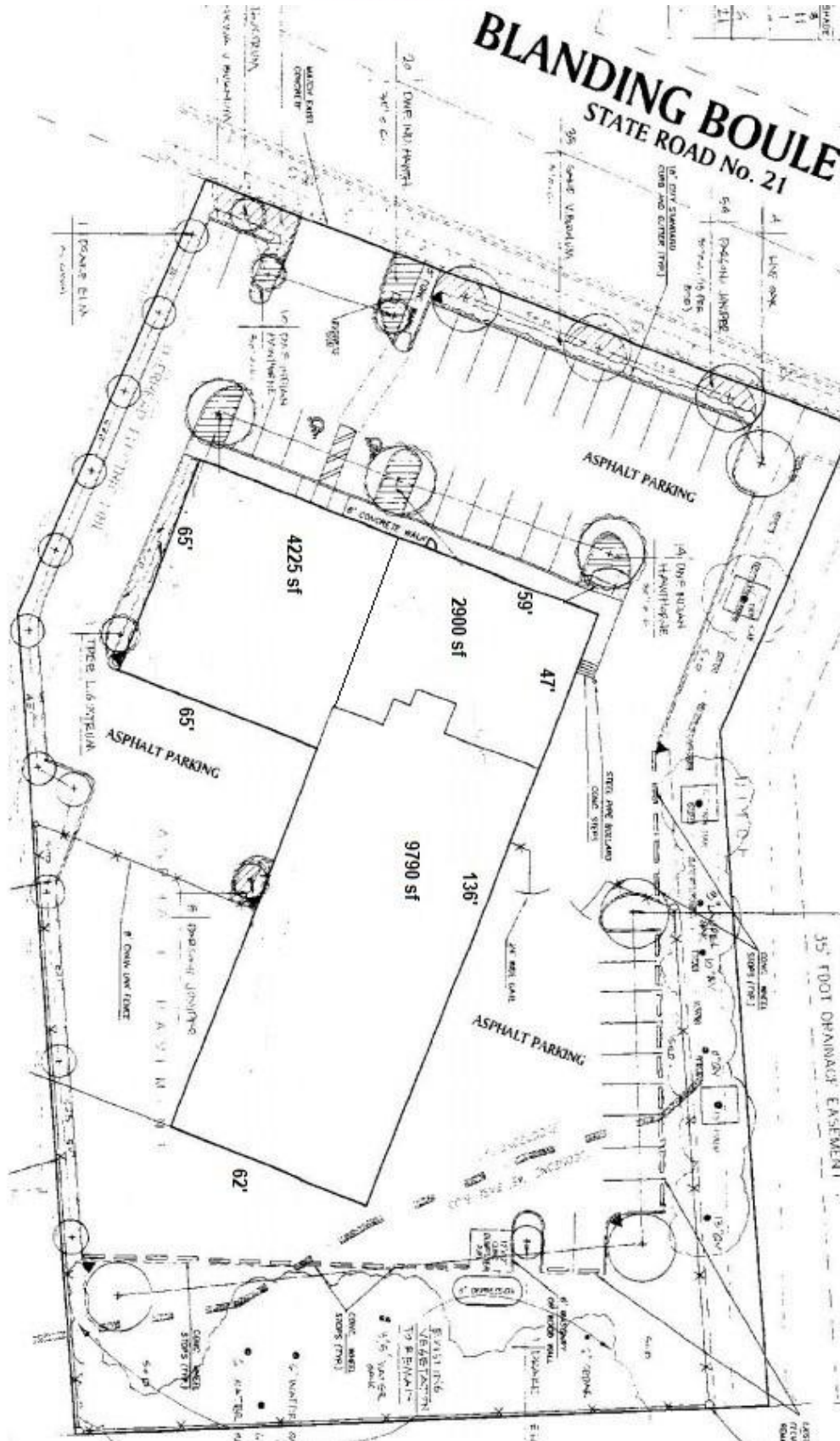
Jacksonville, FL 32207

www.pinestreetrps.com

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



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