

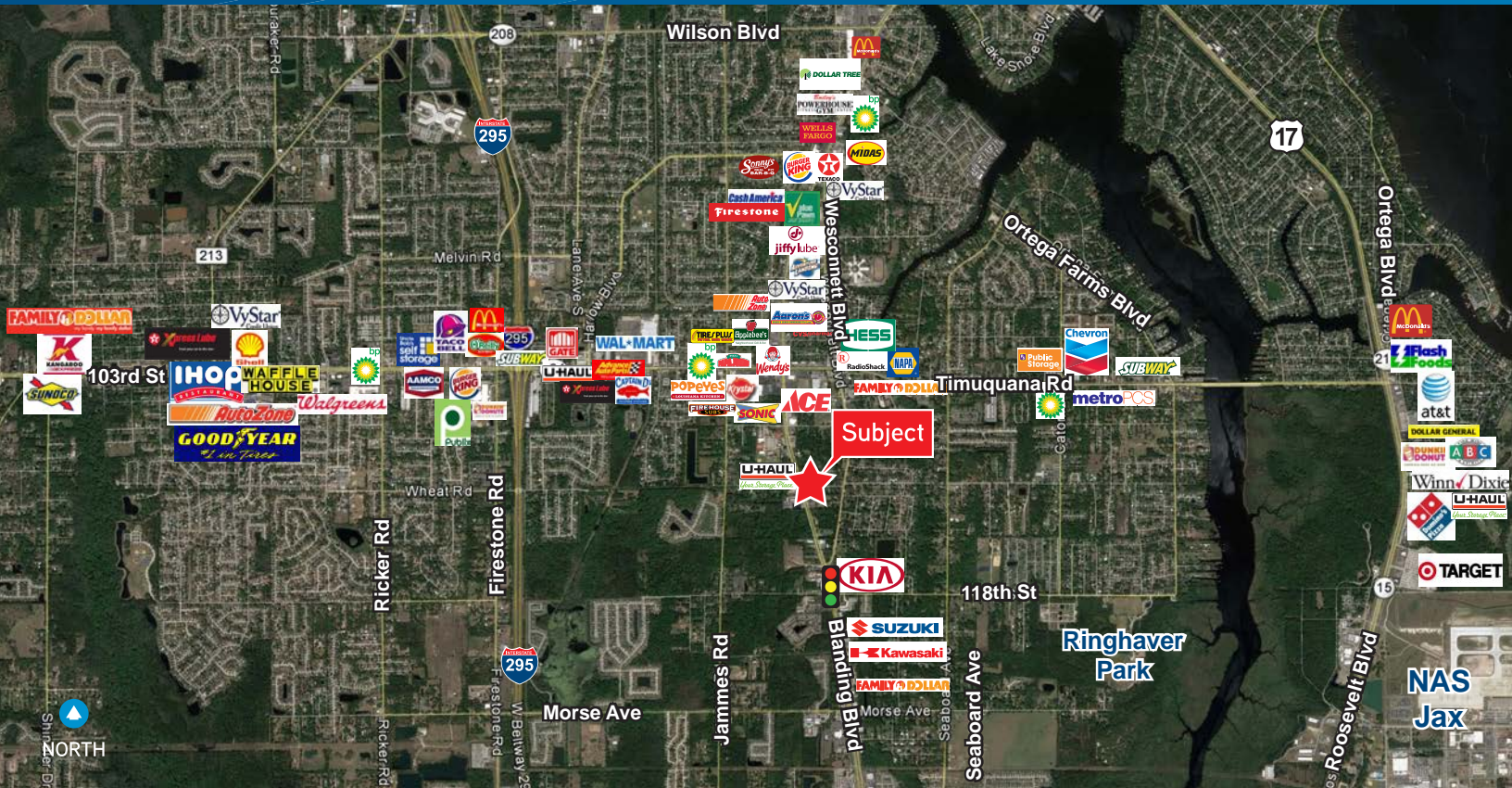
## Former Mobile Home Dealer on Blanding Blvd

6021 BLANDING BLVD, JACKSONVILLE, FL 32244

1.41± ACRES AVAILABLE



Northeast Florida

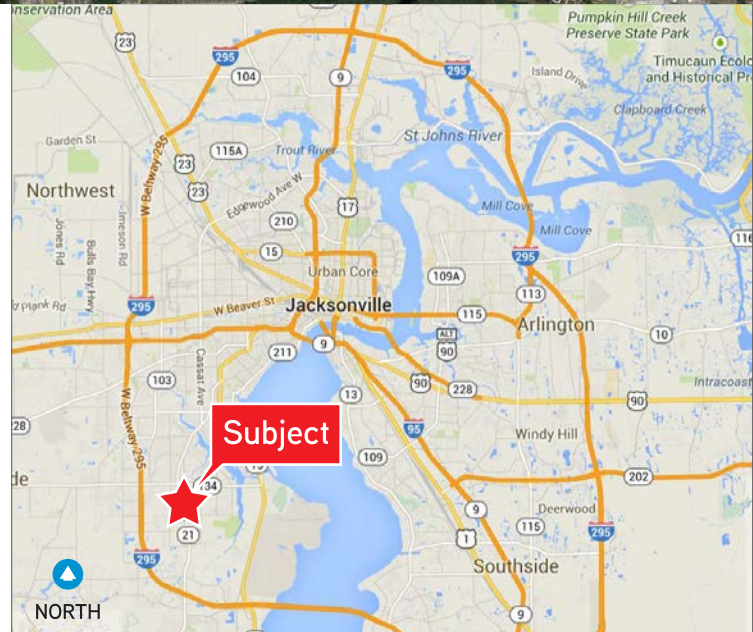


## Property Features

- > 1.41± acre parcel of land (and additional adjacent 1.55± acre site available totaling 2.96± acres together)
- > Zoned: CCG-2 / RMD-A
- > Former mobile home sales and leasing facility
- > Roads and utilities are in place (see attached JEA drawing)
- > Site is fully cleared of trees and partially graded and levelled
- > Daily Traffic: 31,000± vehicles/day on Blanding Blvd
- > Sale Price: \$349,000

Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2017	8,051	77,369	168,655
Pop. Est. 2022	8,312	80,658	176,422
2017 Est. Avg. HH Income	\$52,135	\$60,999	\$62,295

Source: Esri Business Analyst Online



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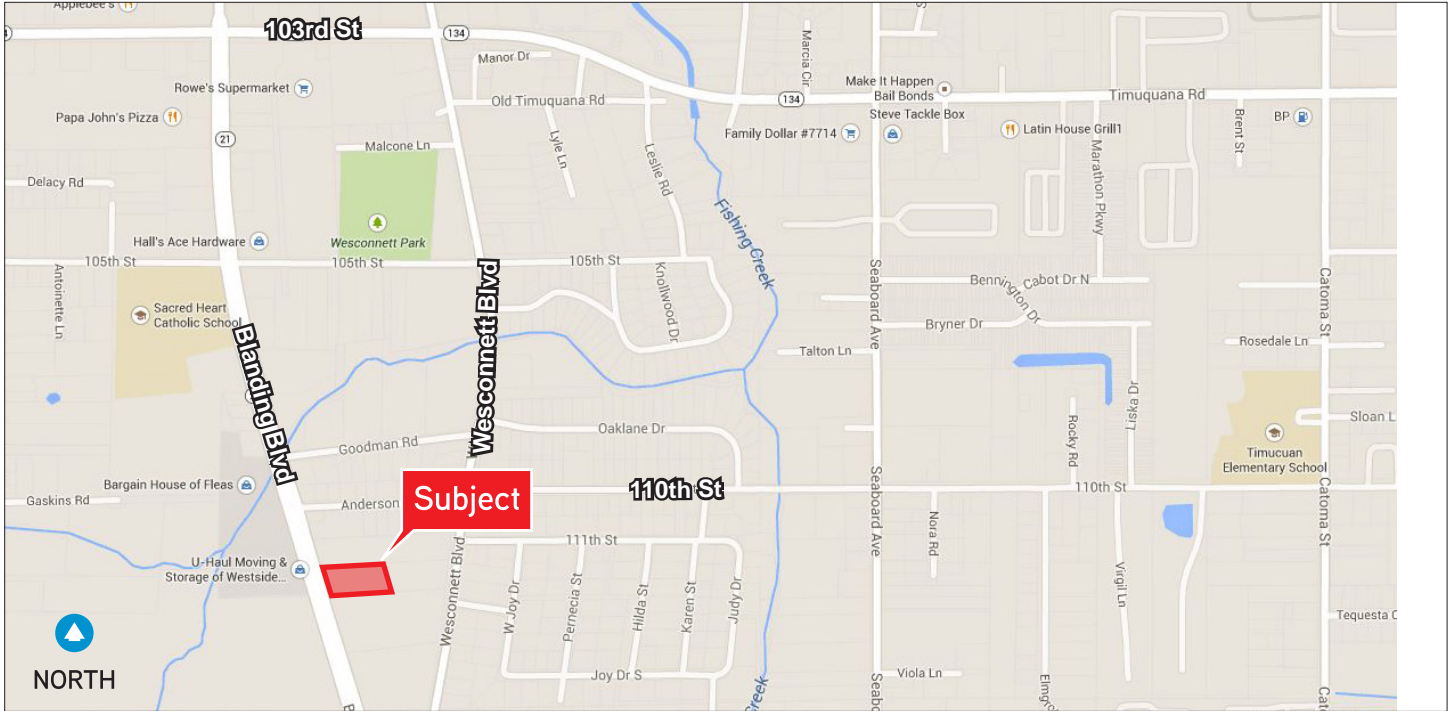
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# Street & Plat Map

6021 BLANDING BLVD, JACKSONVILLE, FL 32244





# Aerial

6021 BLANDING BLVD, JACKSONVILLE, FL 32244



Traffic Count	Daily	Trucks
Blanding Blvd / FL 21	31,000	961
Wesconnett Blvd	3,800	57
118th St	3,400	51
103rd St	27,500	1,293

Source: Florida Department of Transportation (FDOT)

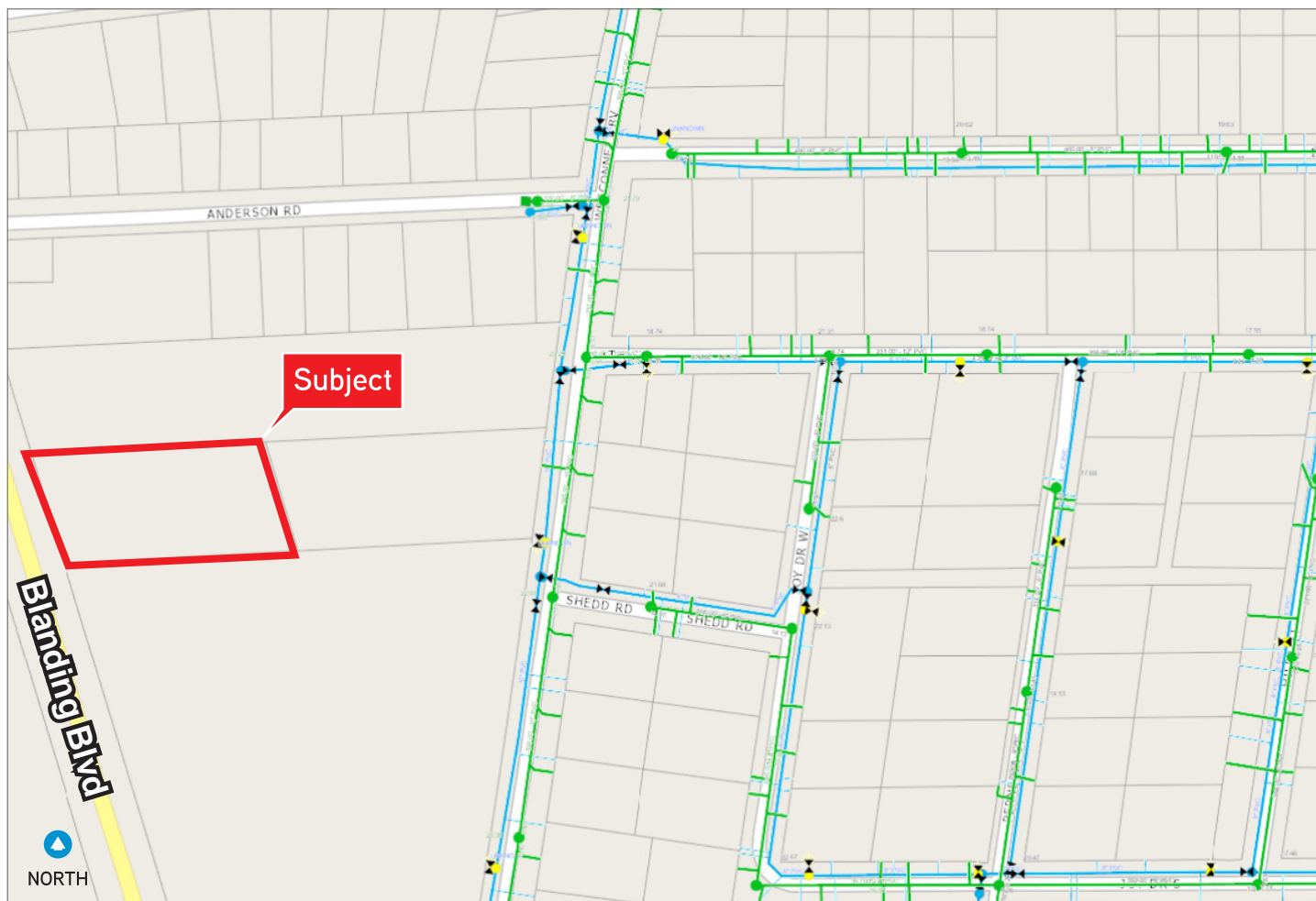
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FOR SALE > LAND

# Existing JEA Utilities

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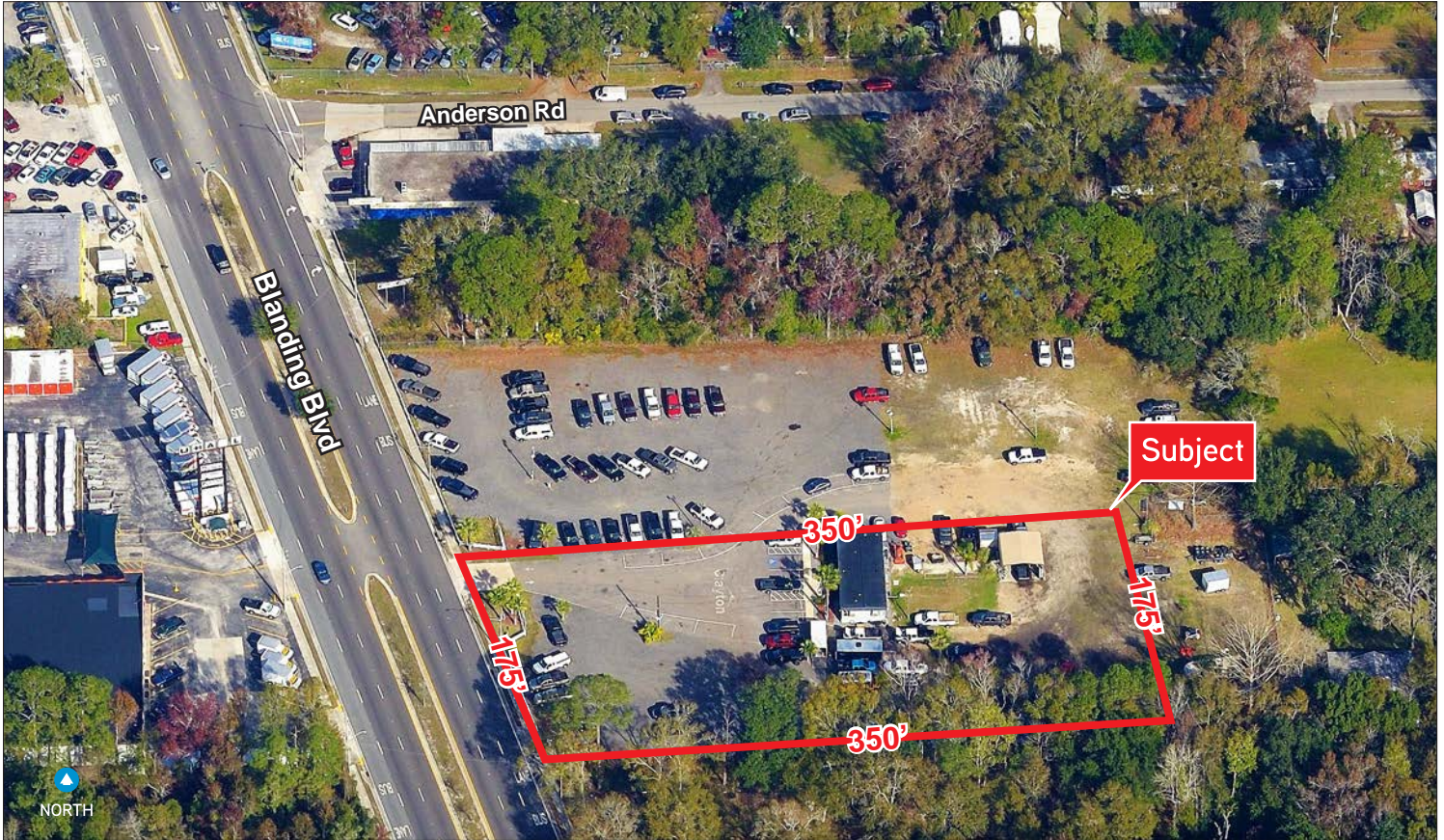




FOR SALE > LAND

# 1.14± Acres Available

6021 BLANDING BLVD, JACKSONVILLE, FL 32244



Please contact us to see this property

## Contact Us

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