

6801 Blanding Blvd

Jacksonville, FL 32244

FOR SALE

\$3,100,000

±7,535 SF +
±0.72 Acres
Available



PROPERTY HIGHLIGHTS

6801 BLANDING BLVD
JACKSONVILLE, FL 32244

Recently renovated former bank branch located on Blanding Blvd. The site offers excellent frontage at the signalized corner of Blanding Blvd and Morse Ave. Additional space in the building can be leased for extra income. Vacant land (± 0.72 Acres) adjacent to the site can be developed or used to create a drive-thru for current building.

Building Size: $\pm 7,535$ SF

Year Built: 2022

Parking: 23 Spaces / 1 Handicap

Site Area: ± 1.33 Acres Total
 ± 0.72 Acres Vacant

Zoning: CCG-2

Re Parcels: 098312-0000 (0.61 Acres)
098313 0000 (0.58 Acres)
098314 0000 (0.14 Acres)

DEMOGRAPHICS

2024	1-Mile	3-Mile	5-Mile
Population	9,019	74,276	174,891
Total Households	3,540	29,856	68,401
Avg. Household Income	\$72,028	\$74,438	\$84,599
Median Age	34.8	36.5	37.4
% Bachelors degree or higher	34%	22.2%	25.1%



AVERAGE DAILY TRAFFIC

40,000 BLANDING BLVD



FAMILY DOLLAR

SUBJECT PROPERTY

$\pm 7,535$ SF ± 0.72 ACRES

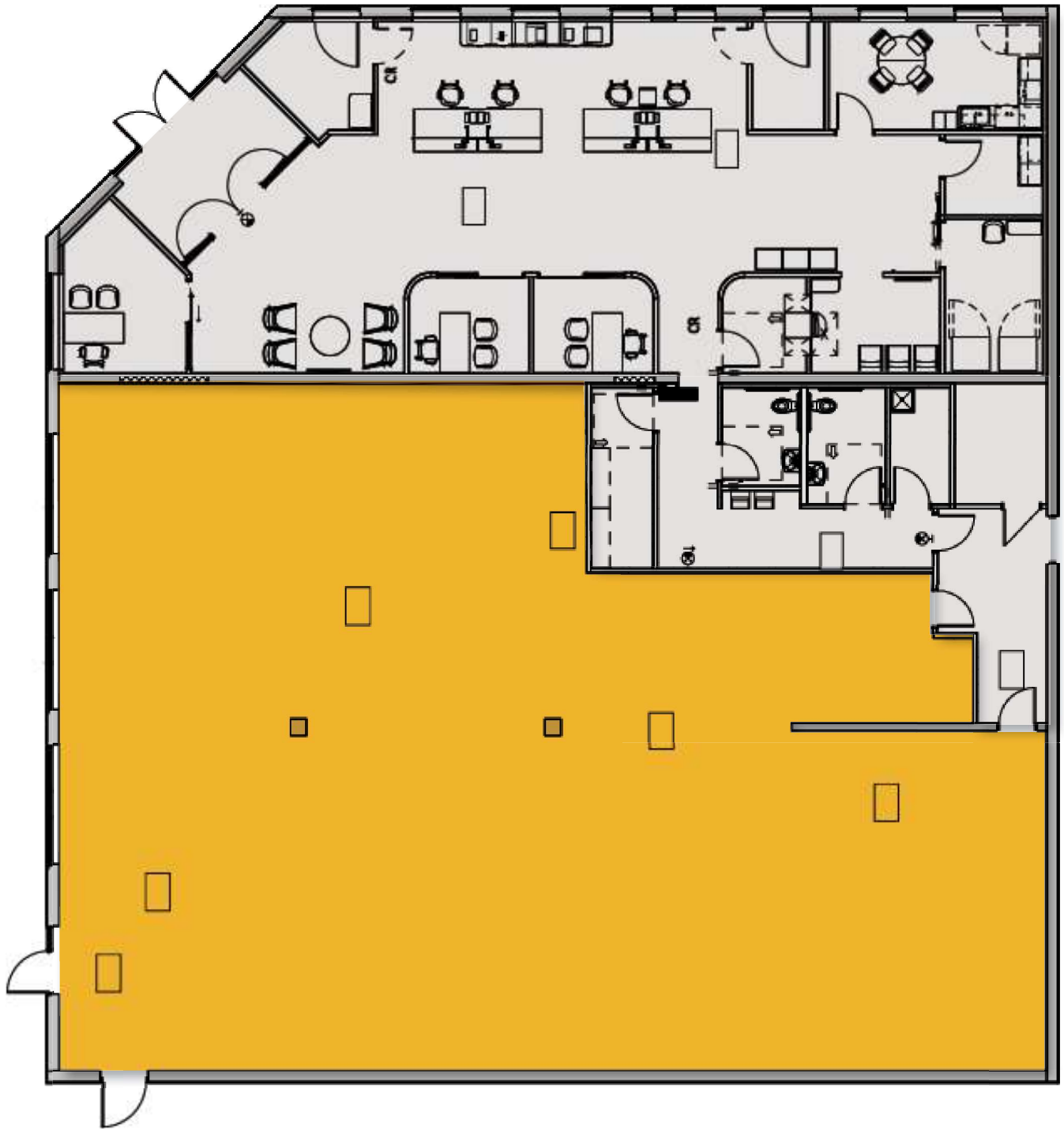
BLANDING BLVD



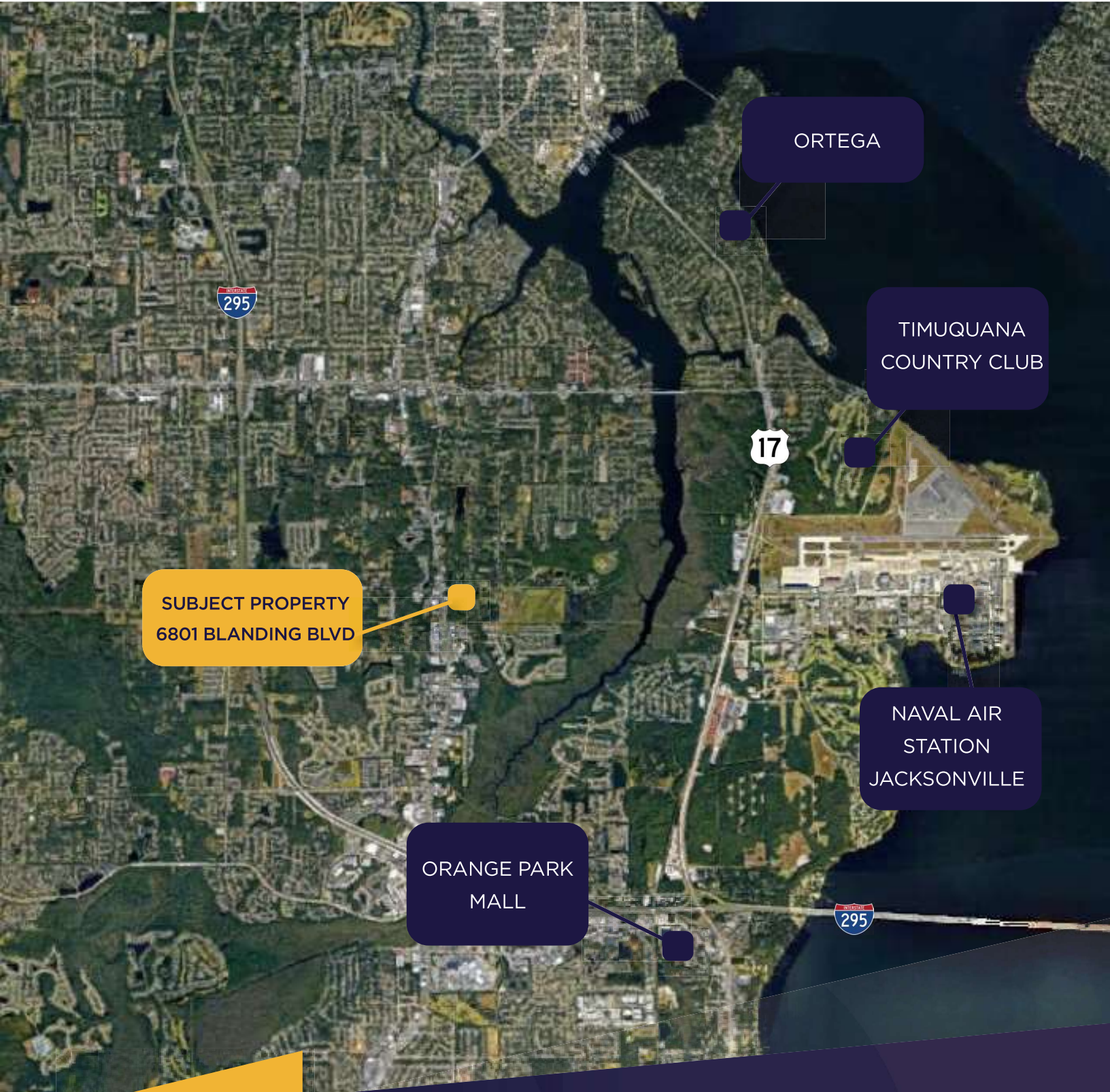
Nature's Own

CUSHMAN & WAKEFIELD





SITE PLAN
±7,535 SF



AREA MAP

**701 RIVERSIDE
PARK PLACE**



**±32,445 SF
\$6,500,000**

2017 3RD ST N



**±0.28 Acres
\$700,000**

**6801 BLANDING
BLVD**



**±7,535 SF + .72 Acres
\$3,100,000**

**2890 UNIVERSITY
BLVD**



**±2.05 Acres
\$1,975,000**

**1714 BLANDING
BLVD**



**±3,888 SF
\$2,700,000**

3970 A1A S



**±2,774 SF
\$2,200,000**

**ADDITIONAL PROPERTIES
FOR SALE**

FOR SALE



6801 BLANDING BLVD

JACKSONVILLE, FL 32244



**For more information,
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