

- **Purchase Price:** \$995,000
- **Site:** +/-1.21 Acres/ +/- 52,749 SF
- Parcel #13-04-25-020338-003-01
- Zoning: BB - Intermediate Business District
- Site has approximately 210 feet of frontage on Blanding Blvd.
- Located at the southeast corner of Blanding Blvd. and Twelve Oaks Dr., about 2 miles south of Kingsley Ave.
- Traffic Count: Blanding Blvd. AADT +/-113,250

2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	8,976	50,388	145,395
Average HH Income	\$103,836	\$115,066	\$118,597
Total Employees	3,898	16,673	43,217

For Additional Information Contact:
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 OR
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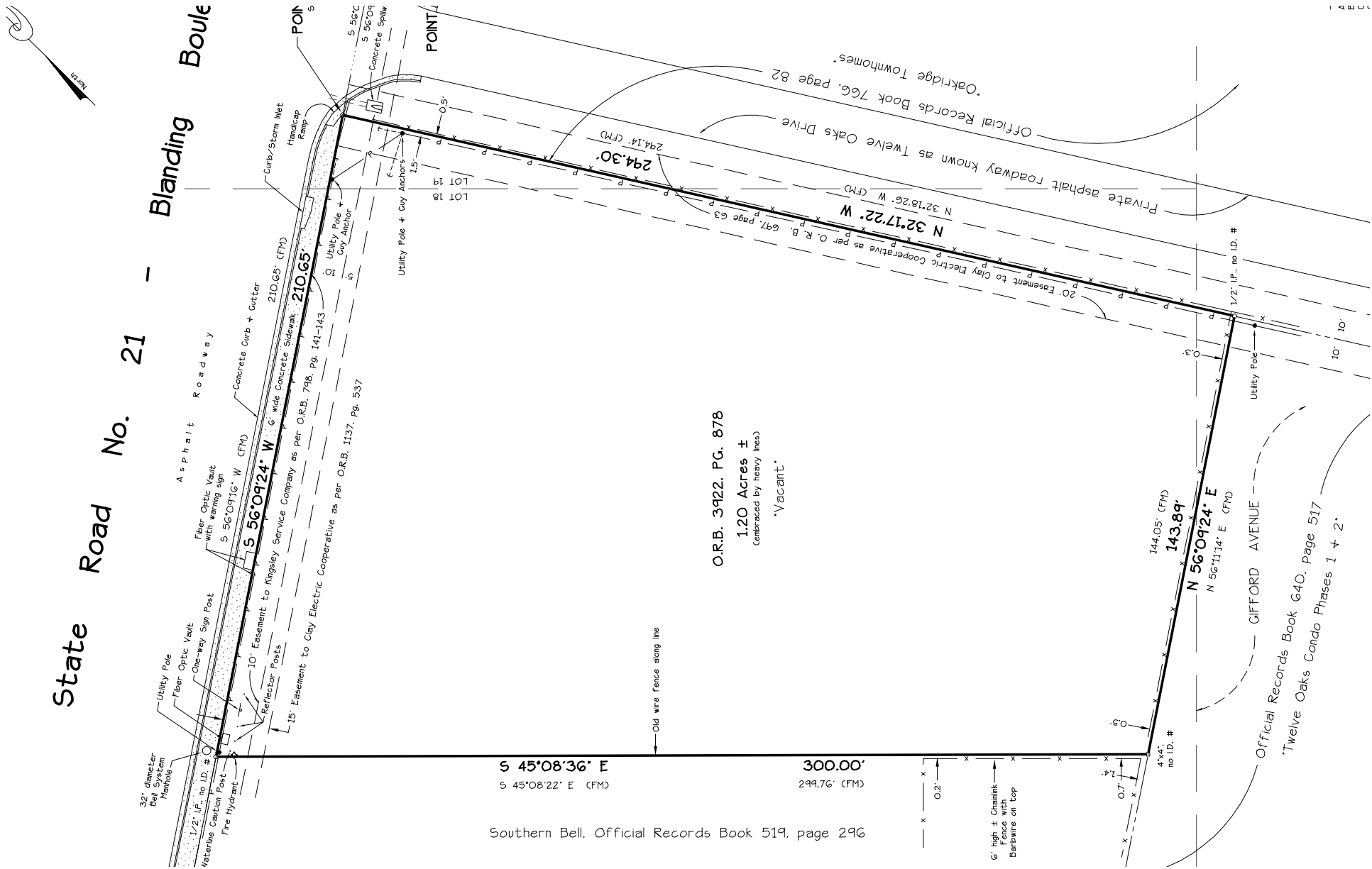


422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Survey



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