

6801 Blanding Blvd

Jacksonville, FL 32244

FOR SALE

\$2,900,000

±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

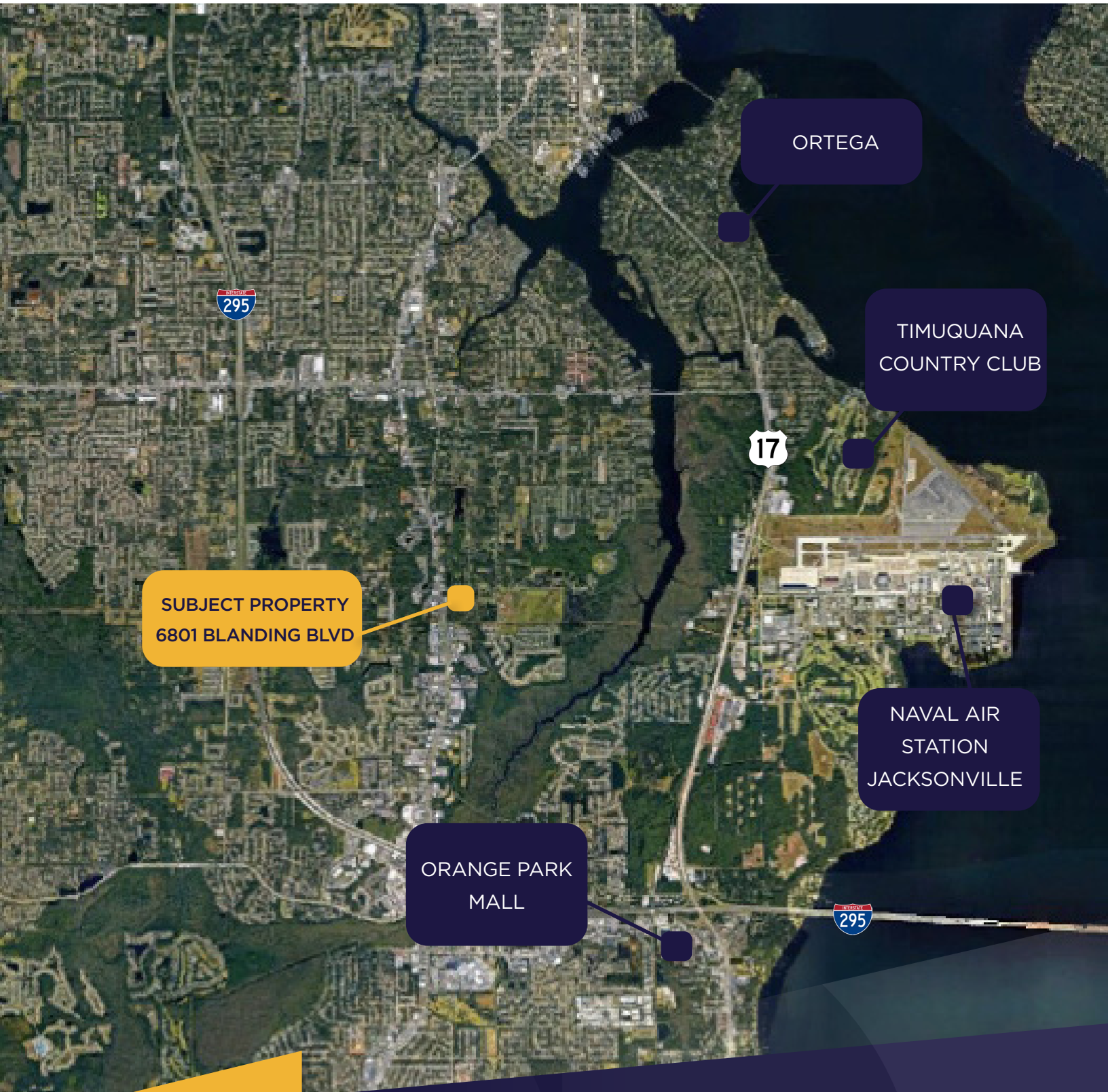
2024	1-Mile	3-Mile	5-Mile
Population	9,019	74,276	174,891
Total Households	3,540	29,856	68,401
Avg. Household Income	\$72,028	\$74,438	\$84,599
Median Age	34.8	36.5	37.4
% Bachelors degree or higher	34%	22.2%	25.1%



AVERAGE DAILY TRAFFIC

40,000 BLANDING BLVD





AREA MAP

FOR SALE



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**For more information,
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