

# OFFICE BUILDING FOR SALE

3811 BLANDING BLVD, JACKSONVILLE, FL 32210

3811 Blanding Blvd, Jacksonville, FL 32210



## PROPERTY HIGHLIGHTS

- Professional Office Space 3,620sf
- For Sale: \$700,000
- One Tenant occupying Suite 1 & 2
- Second Tenant occupying Suite 3
- Both tenants on month to month as of July 2024
- Owner User or Investment
- Conveniently located on Blanding Blvd near Cedar River
- 12-15 Parking spaces
- New Roof 2024

## OFFERING SUMMARY

Sale Price:	\$700,000
Number of Units:	3
Lot Size:	10,995 SF
Building Size:	3,620 SF
NOI	\$46,5000
CAP	6.6%

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	5,335	77,094	231,667
Total Population	11,362	173,443	529,316
Average HH Income	\$65,906	\$61,971	\$62,674

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### CYNTHIA MCLAIN, CCIM

Broker Associate  
O: 904.541.0700  
C: 904.545.4195  
cmclain@kahlecg.com

### SANDRA KAHLE, CCIM

Managing Director  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecg.com

### KAHLE COMMERCIAL GROUP

151 College Dr  
#14  
Orange Park, FL 32065

Each Office Independently Owned and Operated [kahlecommercialgroup.com](http://kahlecommercialgroup.com)



## OFFICE BUILDING FOR SALE

3811 BLANDING BLVD, JACKSONVILLE, FL 32210

3811 Blanding Blvd, Jacksonville, FL 32210



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**CYNTHIA MCLAIN, CCIM**  
Broker Associate  
O: 904.541.0700  
C: 904.545.4195  
cmclain@kahlecg.com

**SANDRA KAHLE, CCIM**  
Managing Director  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecg.com

**KAHLE COMMERCIAL GROUP**  
151 College Dr  
#14  
Orange Park, FL 32065

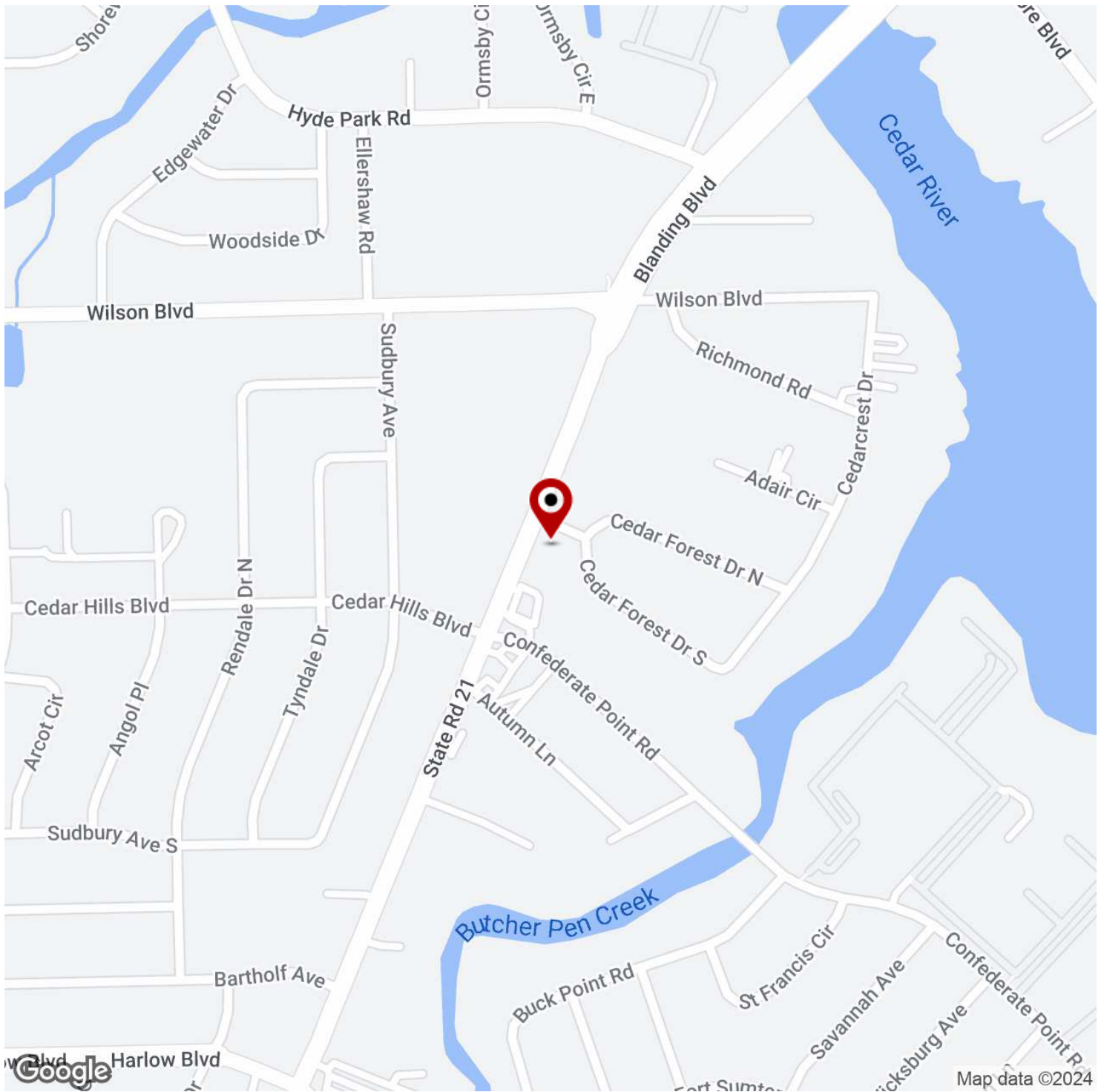
Each Office Independently Owned and Operated [kahlecommercialgroup.com](http://kahlecommercialgroup.com)



# OFFICE BUILDING FOR SALE

3811 BLANDING BLVD, JACKSONVILLE, FL 32210

3811 Blanding Blvd, Jacksonville, FL 32210



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**CYNTHIA MCLAIN, CCIM**

Broker Associate  
O: 904.541.0700  
C: 904.545.4195  
cmclain@kahlecg.com

**SANDRA KAHLE, CCIM**

Managing Director  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecg.com

**KAHLE COMMERCIAL GROUP**

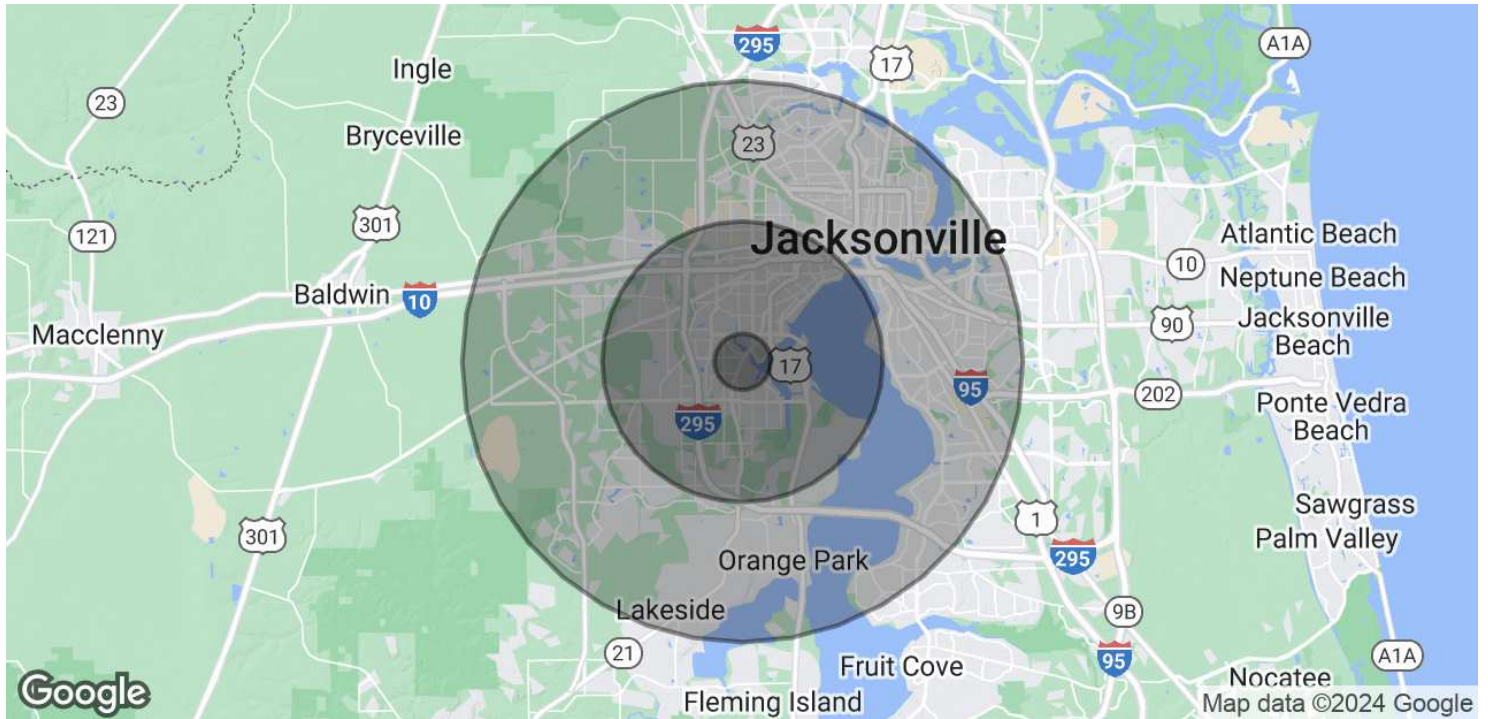
151 College Dr  
#14  
Orange Park, FL 32065

Each Office Independently Owned and Operated [kahlecommercialgroup.com](http://kahlecommercialgroup.com)

# OFFICE BUILDING FOR SALE

3811 BLANDING BLVD, JACKSONVILLE, FL 32210

3811 Blanding Blvd, Jacksonville, FL 32210



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,362	173,443	529,316
Average Age	37.3	36.8	38.1
Average Age (Male)	40.3	35.6	36.3
Average Age (Female)	36.2	38.4	39.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,335	77,094	231,667
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$65,906	\$61,971	\$62,674
Average House Value	\$132,364	\$196,548	\$178,472

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**CYNTHIA MCLAIN, CCIM**  
 Broker Associate  
 O: 904.541.0700  
 C: 904.545.4195  
 cmclain@kahlecg.com

**SANDRA KAHLE, CCIM**  
 Managing Director  
 O: 904.541.0700  
 C: 904.838.6446  
 skahle@kahlecg.com

**KAHLE COMMERCIAL GROUP**  
 151 College Dr  
 #14  
 Orange Park, FL 32065