

PROFESSIONAL OFFICE BUILDING FOR SALE



1644 Blanding Blvd., Jacksonville, FL 32210



PROPERTY FEATURES

- Professional Office Building
- Frontage on Blanding Blvd.
- Murray Hill Area
- Lobby, Reception Area, 2 Public & 1 Private Bathroom, Conference Room, Supply/Copy Room and 10 Offices
- 3000 SF
- \$275,000



KW COMMERCIAL
4465 U.S. Hwy 17,
Suite 2
Orange Park, FL 32003

SANDRA KAHLE
Managing Director
904.838.6446
info@kahlecommercialgroup.com

CYNTHIA MCLAIN
Associate
904.545.4195
cmclain@kahlecg.com

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

PROFESSIONAL OFFICE BUILDING FOR SALE



1644 Blanding Blvd., Jacksonville, FL 32210



KW COMMERCIAL
4465 U.S. Hwy 17,
Suite 2
Orange Park, FL 32003

SANDRA KAHLE
Managing Director
904.838.6446
info@kahlecommercialgroup.com

CYNTHIA MCLAIN
Associate
904.545.4195
cmclain@kahlecg.com

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

PROFESSIONAL OFFICE BUILDING FOR SALE



1644 Blanding Blvd., Jacksonville, FL 32210



KW COMMERCIAL
4465 U.S. Hwy 17,
Suite 2
Orange Park, FL 32003

SANDRA KAHLE
Managing Director
904.838.6446
info@kahlecommercialgroup.com

CYNTHIA MCLAIN
Associate
904.545.4195
cmclain@kahlecg.com

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

PROFESSIONAL OFFICE BUILDING FOR SALE



1644 Blanding Blvd., Jacksonville, FL 32210



KW COMMERCIAL
4465 U.S. Hwy 17,
Suite 2
Orange Park, FL 32003

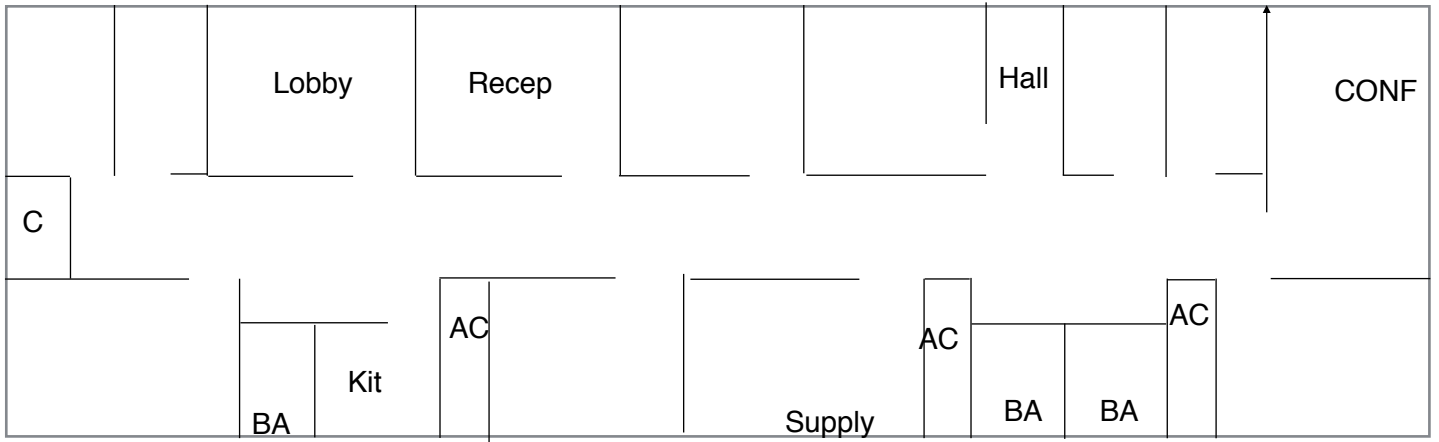
SANDRA KAHLE
Managing Director
904.838.6446
info@kahlecommercialgroup.com

CYNTHIA MCLAIN
Associate
904.545.4195
cmclain@kahlecg.com

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

www.kwcommercial.com

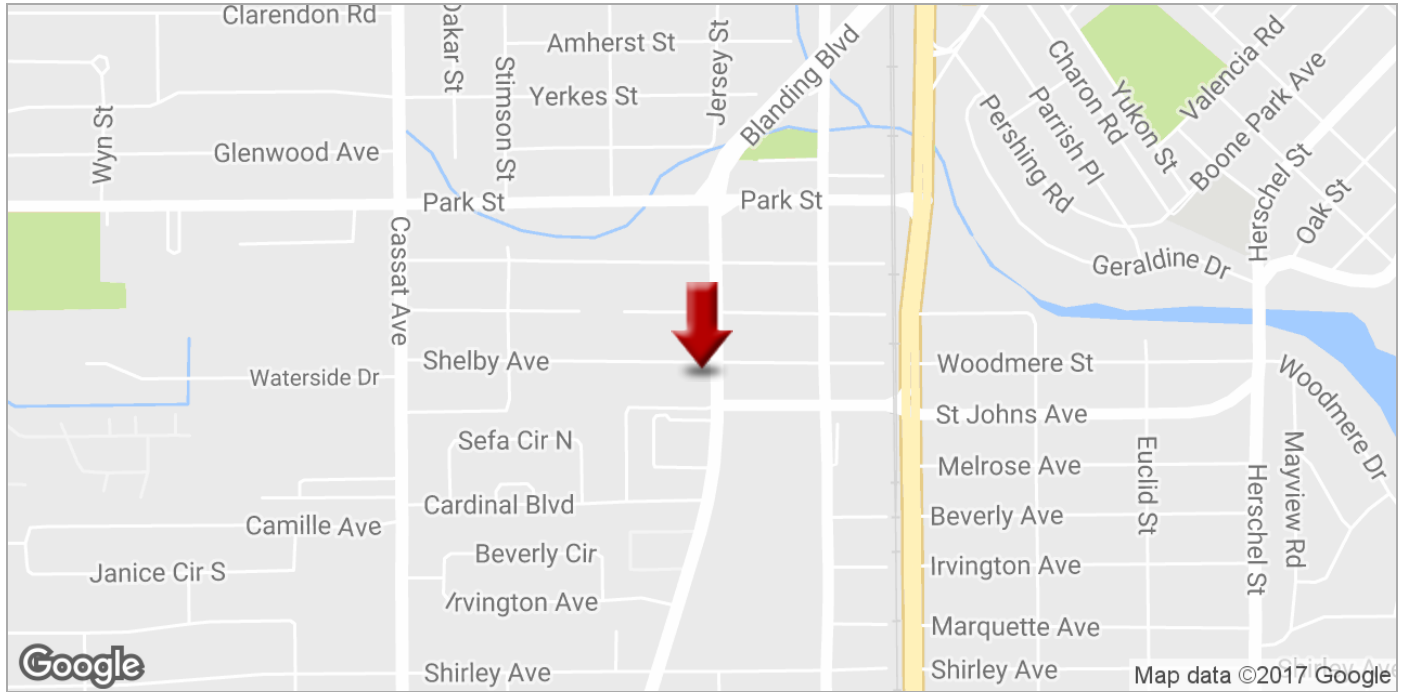
FRONT



PROFESSIONAL OFFICE BUILDING FOR SALE



1644 Blanding Blvd., Jacksonville, FL 32210



KW COMMERCIAL
4465 U.S. Hwy 17,
Suite 2
Orange Park, FL 32003

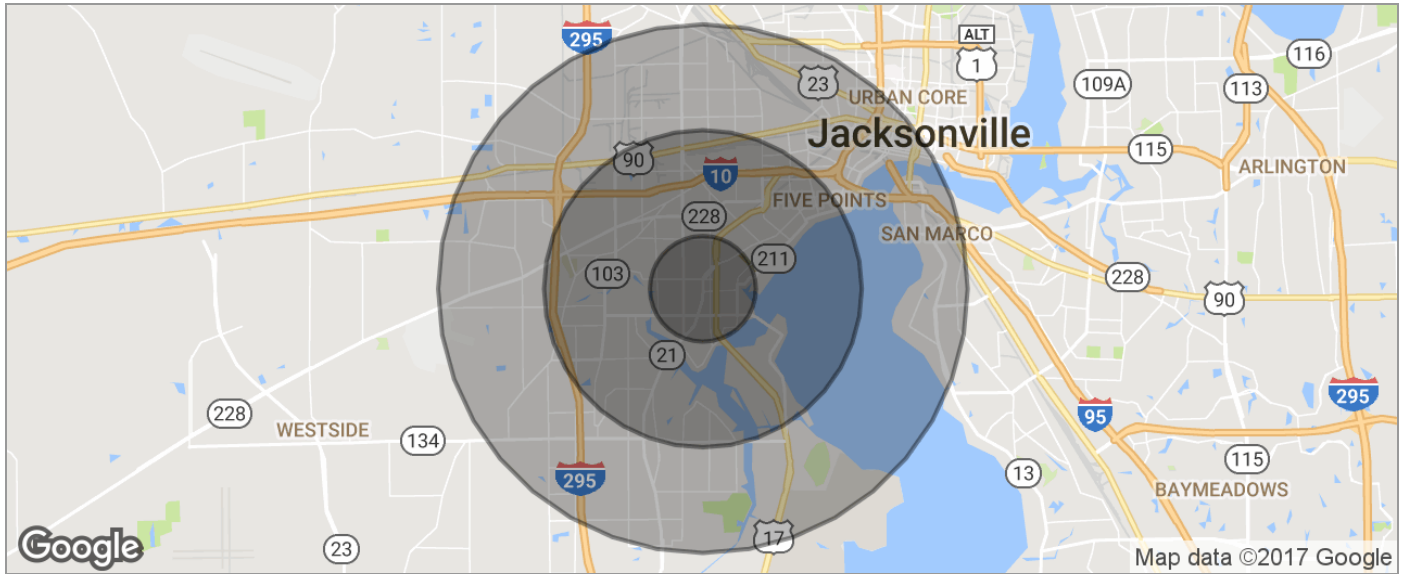
SANDRA KAHLE
Managing Director
904.838.6446
info@kahlecommercialgroup.com

CYNTHIA MCLAIN
Associate
904.545.4195
cmclain@kahlecg.com

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

PROFESSIONAL OFFICE BUILDING FOR SALE

1644 Blanding Blvd., Jacksonville, FL 32210



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,327	70,154	165,659
MEDIAN AGE	37.0	37.9	36.2
MEDIAN AGE (MALE)	36.3	37.3	35.6
MEDIAN AGE (FEMALE)	37.5	38.0	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,882	30,027	67,079
# OF PERSONS PER HH	2.4	2.3	2.5
AVERAGE HH INCOME	\$54,614	\$58,756	\$55,851
AVERAGE HOUSE VALUE	\$187,219	\$257,053	\$214,722
RACE	1 MILE	3 MILES	5 MILES
% WHITE	74.8%	66.7%	57.2%
% BLACK	18.0%	26.0%	35.1%
% ASIAN	3.3%	2.9%	2.7%
% HAWAIIAN	0.1%	0.0%	0.1%
% INDIAN	0.2%	0.2%	0.3%
% OTHER	1.5%	1.9%	2.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	4.8%	5.7%	6.2%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
4465 U.S. Hwy 17,
Suite 2
Orange Park, FL 32003

SANDRA KAHLE
Managing Director
904.838.6446
info@kahlecommercialgroup.com

CYNTHIA MCLAIN
Associate
904.545.4195
cmclain@kahlecg.com

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.