

MEDICAL OFFICE BLDG.

FOR SALE

JACKSONVILLE, FL MSA

\$639,900

752 A Blanding Boulevard

Orange Park, FL 32065



Property Summary

Price:	\$639,900
Building SF:	3,498
Floors:	1
Lot Size:	.32 ACRES
Signage	Street Front Pylon & Monument Sign
Traffic Count:	62,500
Year Built:	1978
Parking:	40
Parking Ratio:	3.5 / 1000 SF
Zoning:	BA
Seller Financing Available to Qualified Buyers	Available

Property Overview

This property offers full build out in good condition as medical office or as a value add opportunity by a conversion to retail use. Remodeling or replace building with a regional or national retail prototype building on this four way lighted intersection.

Property Discreption

Free standing office building on excellent, four way traffic light intersection, at the SW corner of Blanding Boulevard and Foxridge Rd. It is Located in the Jacksonville, FL MSA and the busy Orange Park/Clay County sub-market. 62,500 vehicles pass this location each day. Zoned BA for almost all commercial businesses except industrial. The building is currently demised for a single user, however it has two electric meters and can easily be demised as a duplex office or retail building. All interior walls are non-load bearing which allows for easy remodeling. Favorable Seller financing is available for qualified buyers.

J.R. McNeal
Commercial Real Estate
Services



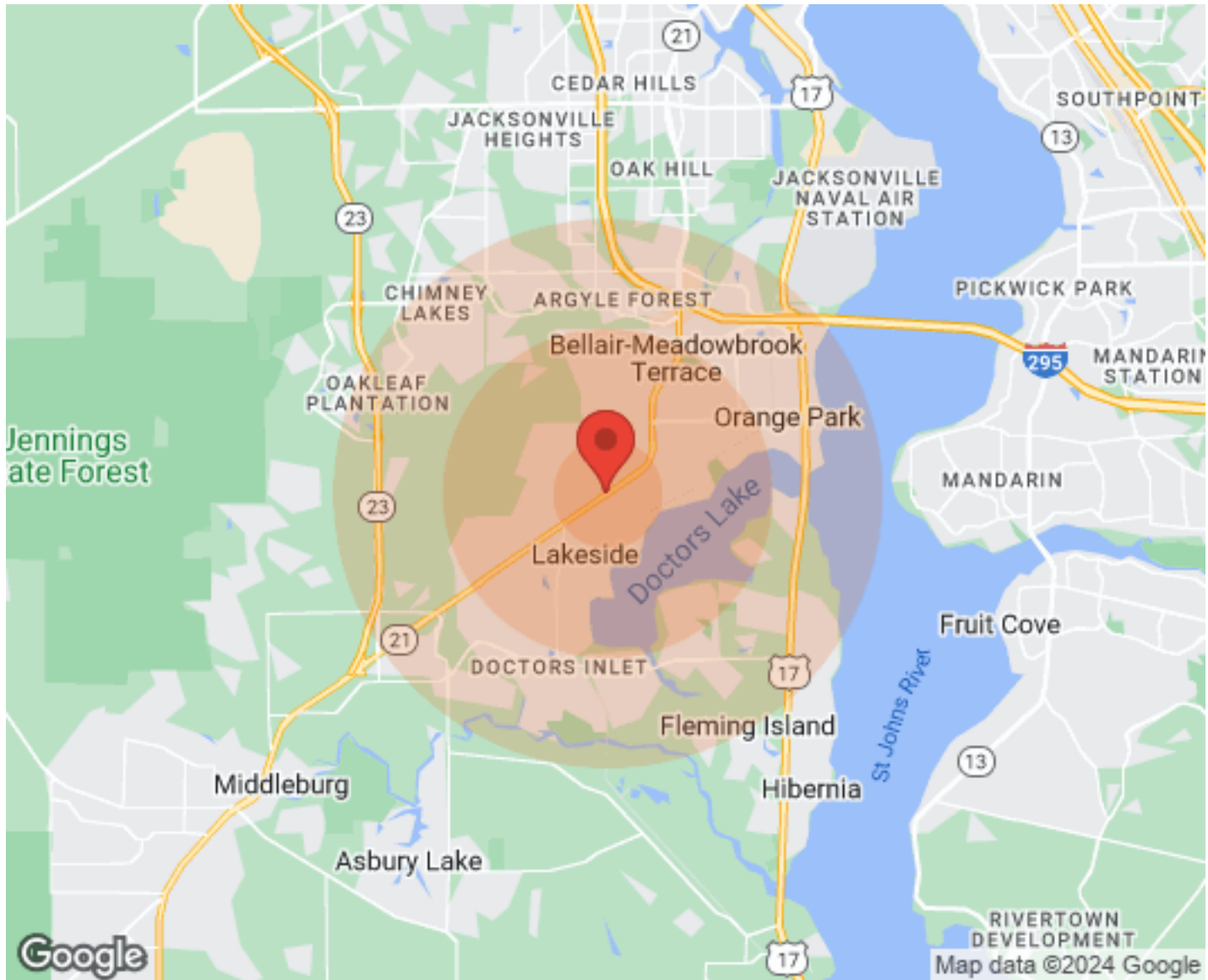
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Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

DEMOGRAPHICS

Moore Chiropractic Center
752-A Blanding Boulevard | Orange Park, FL 32065



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	5,249	29,949	68,180	Median	\$67,237	\$66,454	\$65,853
Female	5,524	31,198	70,579	< \$15,000	254	1,392	3,152
Total Population	10,773	61,147	138,759	\$15,000-\$24,999	211	1,312	3,537
				\$25,000-\$34,999	367	2,236	4,929
Age				\$35,000-\$49,999	721	3,533	7,664
Ages 0-14	1,886	12,200	29,113	\$50,000-\$74,999	947	4,969	11,655
Ages 15-24	1,370	8,800	20,398	\$75,000-\$99,999	598	3,428	8,017
Ages 25-54	4,181	23,627	54,759	\$100,000-\$149,999	758	3,438	8,067
Ages 55-64	1,547	7,814	16,958	\$150,000-\$199,999	109	869	1,907
Ages 65+	1,789	8,706	17,531	> \$200,000	60	880	1,635
				Housing			
Race				Total Units	4,345	24,756	55,622
White	9,168	48,602	102,148	Occupied	4,012	22,807	51,240
Black	891	7,781	23,499	Owner Occupied	3,153	17,139	36,617
Am In/AK Nat	N/A	51	112	Renter Occupied	859	5,668	14,623
Hawaiian	N/A	16	31	Vacant	333	1,949	4,382
Hispanic	786	5,516	13,403				
Multi-Racial	944	6,170	15,678				



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