

Vacant Lot Ready for Development!

Blanding Blvd, Jacksonville, FL 32244

MOMENTUM Presented By:
— REALTY — Momentum Realty



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Property Details

The site is positioned adjacent to a Harrell & Harrell office, the U.S. Post Office, with a major automotive dealership cluster along the surrounding Blanding Boulevard corridor featuring Subaru, Mercedes-Benz, Lexus, BMW, INFINITI, Mazda, and other automotive and commercial businesses. Nearby multifamily, condominium, and single-family residential communities further contribute to the area's established customer and employment base.

The combination of nearby residents, employees, businesses, and established commercial activity creates an appealing setting for a variety of neighborhood-serving and destination-oriented concepts.

With flexible CCG-1 zoning, proximity to a major Jacksonville commercial artery, and a location surrounded by established development, this vacant parcel offers an opportunity to create a new commercial presence within an active and already developed trade area.

Whether envisioned for an owner-user, professional or medical office, specialty retailer, service business, or other compatible commercial concept, 0 Blanding Boulevard offers a versatile opportunity to build within an established Jacksonville market.

All proposed uses and development plans are subject to applicable zoning, site plan, access, utility, permitting, and other governmental requirements.

Price: \$125,000

- Commercial Development Opportunity: Vacant commercial parcel positioned just off Blanding Boulevard along Skaff Avenue within an established Jacksonvi
- Flexible CCG-1 Zoning: Broad commercial zoning supports a variety of potential concepts, including professional or medical office, retail, service bus
- Ideal Owner-User or Small Development Site: Manageable footprint creates an attractive opportunity for a business owner, investor, or developer seekin
- Established Commercial Surroundings: Surrounded by professional offices, automotive dealerships, retail, service businesses, and other established com
- Strong Residential & Employment Base: Nearby multifamily, condominium, and single-family residential communities, together with established businesses

View the full listing here: <https://www.loopnet.com/Listing/Blanding-Blvd-Jacksonville-FL/42078475/>

Price:	\$125,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	0.34 AC
No. Lots:	1
Zoning Description:	CCG-1

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Location



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Property Photos



Aerial View



Aerial View

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Property Photos



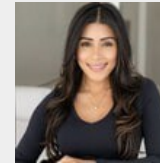
Aerial View



Aerial View

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