



GROCERY ANCHORED INVESTMENT SALE

5014-5324 Blanding Blvd
 Jacksonville, FL 32210

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PROPERTY OVERVIEW

Investment Opportunity: Blanding Town Center

We are pleased to present the opportunity to acquire **Blanding Town Center**, located at **5014-5276 Blanding Boulevard, Jacksonville, FL 32210** (the "Property"). This **two-building, multi-tenant, grocery-anchored neighborhood retail center** totals approximately **83,069 square feet** and represents a rare chance to acquire a **stabilized retail asset in a high-barrier infill location** with both immediate cash flow and long-term upside.

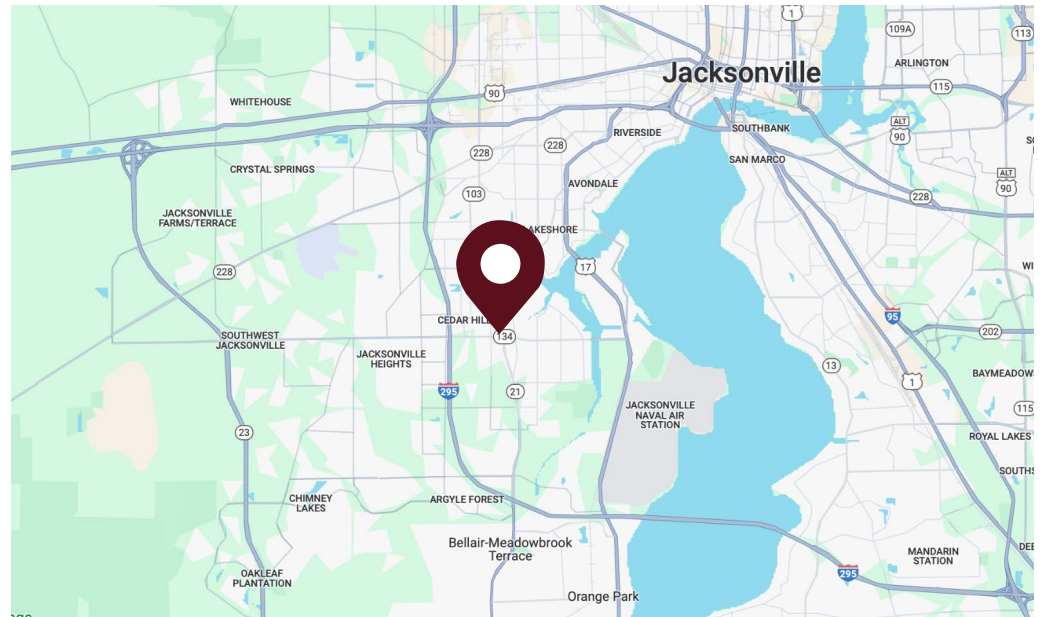
Prime, High-Traffic Location

The Property sits at the signalized corner of **Blanding Blvd (26,500 AADT)** and **103rd Street (28,000 AADT)**, two of Jacksonville's most heavily trafficked thoroughfares on the city's West Side. The Property is also **minutes from I-295, US-17, Naval Air Station Jacksonville, Cecil Airport, and Cecil Commerce Center**, home to major employers including Amazon, Wayfair, Boeing, and Stellar Energy.



PROPERTY DETAILS

Address:	5014-5324 Blanding Blvd 32210
Sale Price:	\$11,700,000
Price PSF:	\$140.8/SF
NOI:	\$908,364
Cap rate:	7.76%
Occupancy rate:	96.77%
Year built:	1960
Building size:	83,069 SF
Lot size:	8.4 acres
Frontage:	1,000' on Blanding Blvd (with 2 curb cuts)
Parking:	4.25/1,000 SF
Zoning:	CCG-1 (Commercial Community/ General)
Parcel ID:	097639-0000



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PROPERTY OVERVIEW CONT.

E-Commerce Resistant Tenant Base

Blanding Town Center benefits from a **diversified roster of tenants** across industries that are largely **resistant to e-commerce disruption**, including grocery and medical users. The Property is currently **95.29% occupied**, with several tenants paying **below-market rents**, creating **significant upside through leasing vacant space and increasing rents to market over time**.

Strong Market Fundamentals

Jacksonville is a **fast-growing, major metro market in Florida with no state income tax**, attracting new residents and businesses alike. The MSA continues to experience **robust population and employment growth**, consistently ranking among the top cities in the U.S. for net population inflow. The city was also named the **#2 hottest job market in America by the Wall Street Journal in 2024**, underscoring its long-term economic strength and demand for retail space.

INVESTMENT HIGHLIGHTS

- Grocery-anchored, multi-tenant retail center totaling **83,069 SF**
- Prime West Jacksonville location with **high visibility and traffic counts**
- **E-commerce resistant tenants** including grocery and medical
- **95.29% occupancy** with upside in vacant space and below-market rents
- Strong population and employment growth in **Jacksonville MSA**
- Opportunity to capitalize on **long-term rent growth and market appreciation**

This offering represents a **compelling opportunity to acquire a stabilized, cash-flowing retail center** in a high-demand Florida market with **multiple value-add opportunities** for a sophisticated investor.



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BLANDING TOWN CENTER

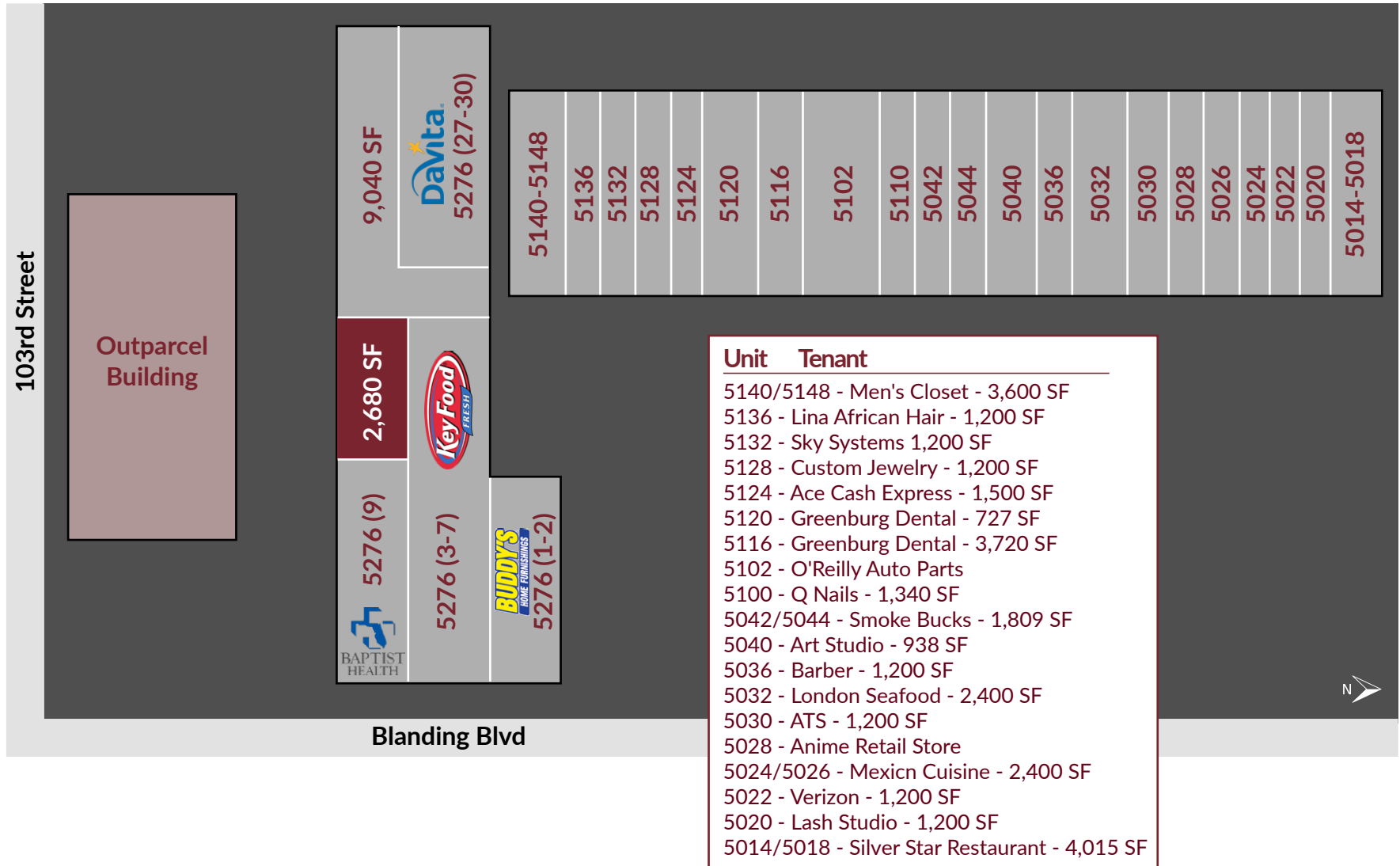


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TENANT KEY



KEY TENANTS



Key Food Supermarket - Grocery Anchor Tenant

Key Food is a well-established supermarket brand known for serving local communities with a wide selection of groceries, fresh produce, and household essentials. As the primary anchor tenant of Blanding Town Center, Key Food drives consistent daily foot traffic, supporting the surrounding retail tenants and contributing to the center's overall stability.

The supermarket caters to a diverse customer base and operates in a resilient, e-commerce-resistant sector, making it a critical component of the Property's long-term cash flow. Its presence enhances the appeal of the center to both shoppers and prospective tenants, ensuring ongoing demand for retail space.

Verizon Wireless - National Wireless Carrier Tenant

Verizon Wireless is a leading national wireless communications provider, offering mobile voice, data, and broadband services. As a creditworthy, long-term tenant, Verizon provides stable and predictable rental income and enhances the center's profile with a nationally recognized brand.

O'Reilly Auto Parts - National Automotive Retailer Tenant

O'Reilly Auto Parts is a leading national retailer of automotive parts, tools, and accessories, serving both professional mechanics and everyday consumers. As a creditworthy, long-term tenant, O'Reilly provides stable and predictable rental income and contributes to the Property's diverse, resilient tenant mix.

DaVita - Medical Services Tenant

DaVita is a leading provider of kidney care and dialysis services in the United States, offering essential healthcare to patients with chronic kidney disease. As a creditworthy, service-based tenant, DaVita provides stable and recession-resistant rental income and attracts consistent traffic from patients and staff, benefiting the center's overall tenant mix.

Baptist Health - Medical Services Tenant

Baptist Health is a leading healthcare provider in Florida, offering comprehensive medical services including primary care, specialty care, and outpatient services. As a creditworthy, essential service tenant, Baptist Health provides stable, recession-resistant rental income and contributes to consistent foot traffic to the center, supporting the overall tenant mix.

Greenberg Dental & Orthodontics - Dental & Orthodontic Services Tenant

Greenberg Dental & Orthodontics is a well-established dental and orthodontic practice providing comprehensive oral healthcare, including general dentistry, cosmetic dentistry, and orthodontic services. As a creditworthy, service-based tenant, Greenberg Dental generates stable, recurring income and contributes to the Property's diverse, resilient tenant mix by attracting consistent patient traffic.

KEY TENANTS CONT.



Buddy's Furniture – Specialty Retail Tenant

Buddy's Furniture is a well-known regional furniture retailer offering a wide selection of home furnishings and décor. As a creditworthy retail tenant, Buddy's Furniture contributes to the Property's diverse tenant mix and drives consistent customer traffic, supporting overall center performance.

Men's Closet – Specialty Retail Tenant

Men's Closet is a regional retailer specializing in men's apparel and accessories, offering high-quality clothing and personalized service. As a creditworthy retail tenant, Men's Closet contributes to the Property's diverse tenant mix and helps drive consistent customer traffic, supporting the overall performance of the center.

MAAM Church – Religious/Community Tenant

MAAM Church is a faith-based organization serving the local community. As a long-term, stable tenant, MAAM Church provides reliable rental income and contributes to the Property's diverse tenant mix.



