



BLANDING TOWN CENTER | FOR LEASE

5014-5324 Blanding Blvd
Jacksonville, FL 32210

KAYLA DEGUZMAN
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PROPERTY OVERVIEW

Blanding Town Center, located at 5014-5324 Blanding Blvd, Jacksonville, FL 32210, offers versatile retail spaces perfect for accommodating a wide variety of businesses.

Key Features:

- Adjacent to high-traffic tenants such as **Davita** and **Baptist Health**.
- Anchored by established brands, including **Key Food Fresh**, **Buddy's Home Furnishings**, and **O'Reilly Auto Parts**.
- Strategically situated at the **signalized intersection of Blanding Blvd and 103rd Street**, providing exceptional frontage, visibility, and access.

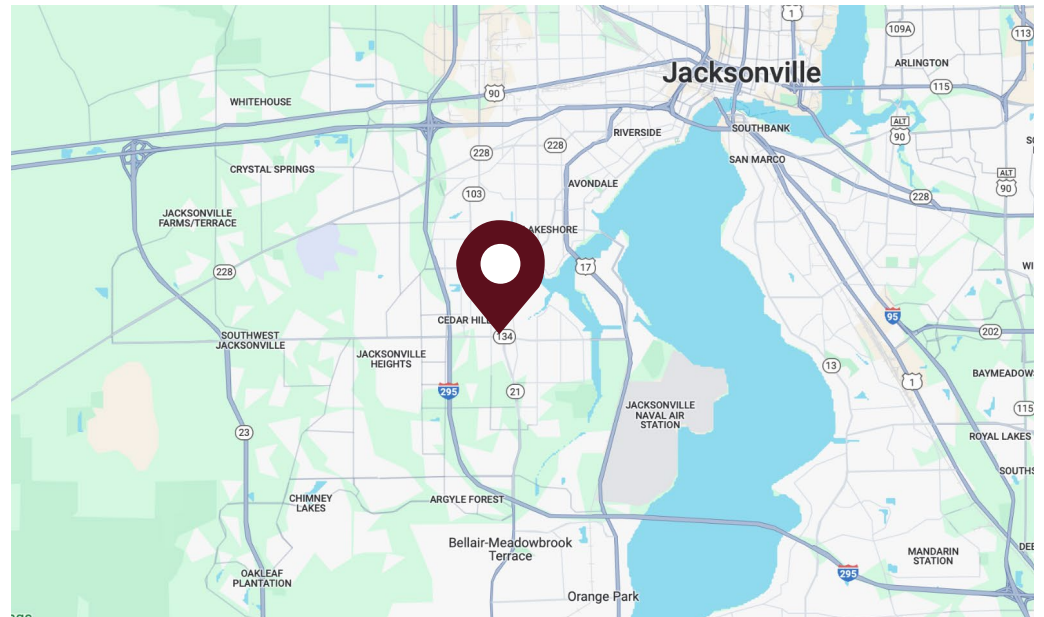
This high-visibility retail center is ideally positioned in a bustling area, attracting significant daily traffic and offering excellent opportunities for businesses seeking a thriving, accessible location.

PROPERTY DETAILS

Address:	5014-5324 Blanding Blvd 32210
Property Name:	Blanding Town Center
Zoning:	CCG-1
Parking:	Ample
Frontage:	1,000' on Blanding Blvd (with 2 curb cuts)

LEASE DETAILS

Suite	Size	Lease Price
5276-14	2,680 SF	\$12/SF + \$3.47/SF NNN
5276-25	9,040 SF	\$9/SF + \$3.47/SF NNN
Combined:	12,720 SF	Negotiable
5022	1,200 SF	\$14/SF + \$3.47/SF NNN

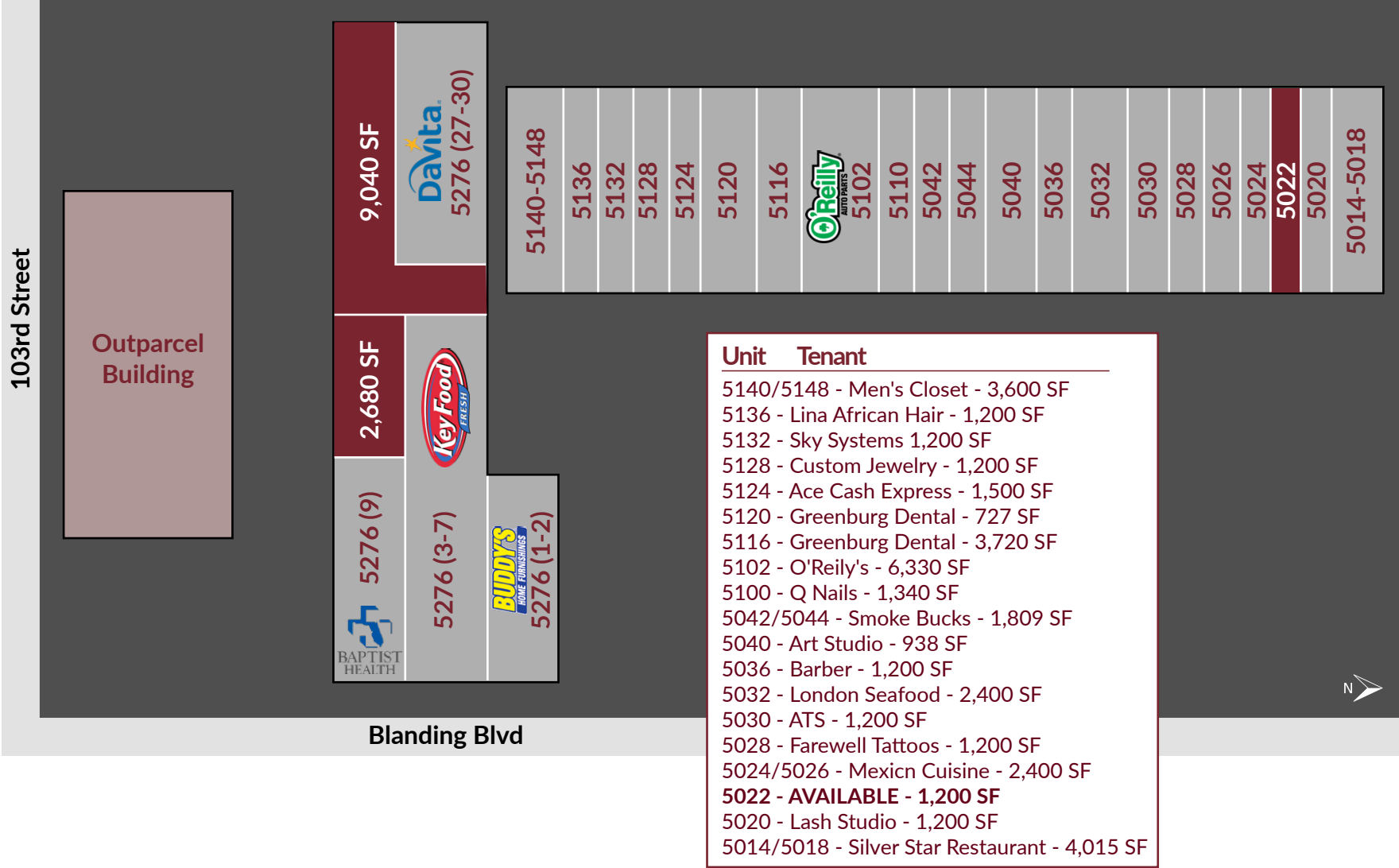


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AVAILABILITY & TENANT KEY



MONUMENT SIGN & INTERIORS



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UNIT 5022



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This aerial map illustrates the commercial landscape around 103rd Street in Jacksonville, Florida. The map is overlaid with callouts for various businesses, each accompanied by its logo and an estimated annual daily traffic (AADT) figure. The businesses are categorized into two groups: those with AADT estimates of 26,500 or higher (indicated by red callouts) and those with estimates of 29,500 or higher (indicated by yellow callouts). The map also shows major roads including Melvin Rd, Firestone Rd, 103rd St, Blanding Blvd, Seaboard Ave, Timuquana Rd, and Wesconnett Blvd. A north arrow is located in the bottom right corner.

Business	Estimated AADT
O'Reilly Auto Parts	26,500 AADT
Buddys Home Furnishings	26,500 AADT
Key Food Fresh	26,500 AADT
Baptist Health	26,500 AADT
Davita	26,500 AADT
Greenberg Dental & Orthodontics	26,500 AADT
Men's Closet	26,500 AADT
Aaron's	26,500 AADT
Metro by T-Mobile	26,500 AADT
Wing-Stop	26,500 AADT
Marcos Pizza	26,500 AADT
CVS Pharmacy	29,500 AADT
Rowe's	29,500 AADT
Ascension St. Vincent	29,500 AADT
Dollar Tree	29,500 AADT
Bailey's Health & Fitness	29,500 AADT
Krispy Kreme Doughnuts	29,500 AADT
Krystal	29,500 AADT
R&C	29,500 AADT
Wendy's	29,500 AADT
T-Mobile	29,500 AADT
Pizza Hut	29,500 AADT
Walmart	29,500 AADT
DQ	29,500 AADT
Taco Bell	29,500 AADT
McDonald's	29,500 AADT
Family Dollar	29,500 AADT

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