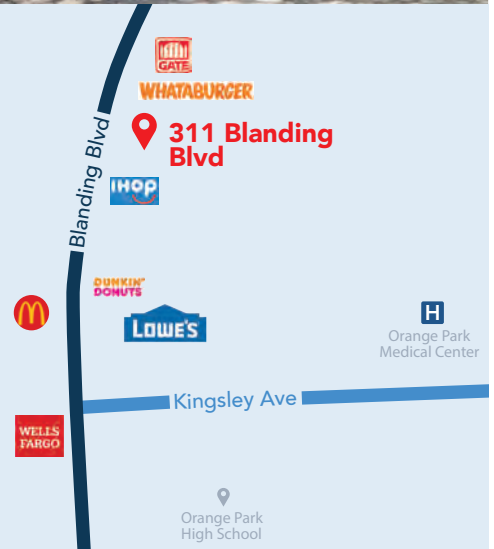




311 BLANDING BLVD

Orange Park, FL 32073

- ♦ Prime location in a high traffic area with high visibility and direct frontage on Blanding Blvd
- ♦ Positioned on a signalized hard corner 2 miles south of I-295, close to major retailers & Orange Park Mall
- ♦ Close proximity to schools, expanding neighborhoods, medical centers, & the Navy Base ensures continued consumer demand



SIZE

Total
87,459 sf±

Divisible Space
1,200 sf±

Contiguous Space
18,364 sf±

DEMOGRAPHICS

	Population	Total Households	Average HH Income
1 Mi	8,921	3,478	\$68,735
3 Mi	64,901	25,809	\$74,203
5 Mi	149,785	55,072	\$80,570

TRAFFIC

Blanding Blvd
63,000

Kingsley Ave
27,500



PHOTOS

311 Blanding Blvd | Orange Park, FL 32073



FOR MORE INFO [🌐 ashproperties.com](https://www.ashproperties.com) [✉ leasing@ashproperties.com](mailto:leasing@ashproperties.com) [📞 904.992.9000](tel:904.992.9000)

