

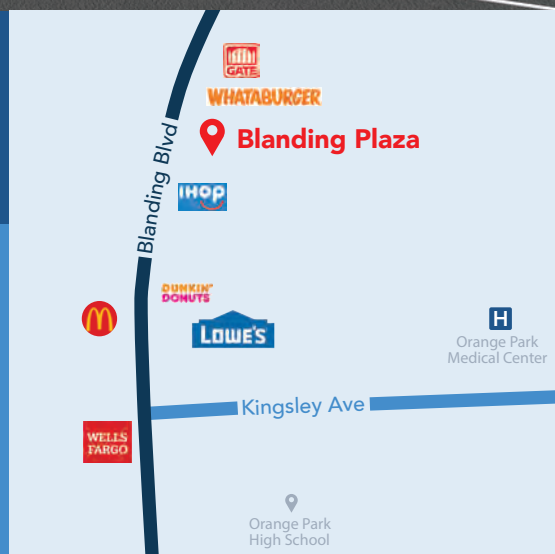


**RENOVATIONS IN PROGRESS**

# BLANDING PLAZA

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	<b>9,692</b>	<b>3,791</b>	<b>\$82,173</b>
3 Mi	<b>65,302</b>	<b>25,904</b>	<b>\$81,883</b>
5 Mi	<b>150,051</b>	<b>55,298</b>	<b>\$91,592</b>

## TRAFFIC

Blanding Blvd  
**63,000**

Kingsley Ave  
**27,500**

