

**FOR SALE**  
**\$1,500,000**



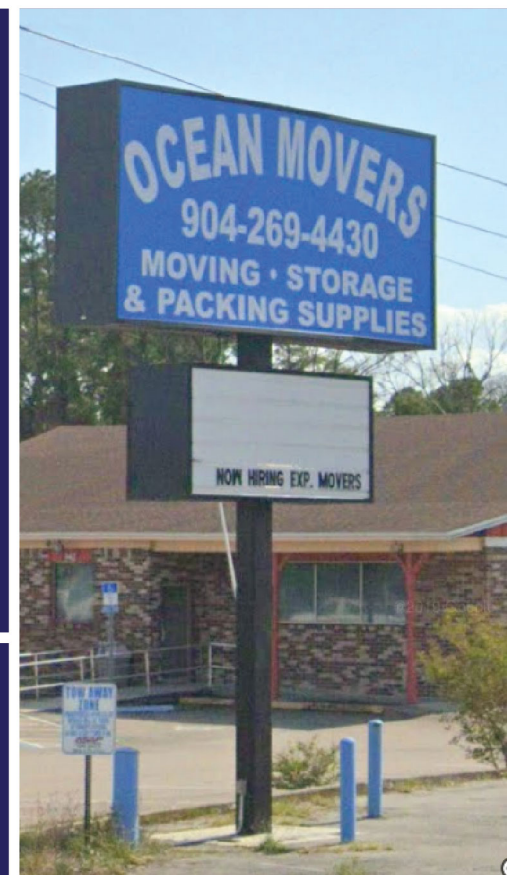
# Flex Space Building

## Office, Retail, and Warehouse with Dock High

334 Blanding Blvd, Orange Park, FL 32073

### DESCRIPTION

- Flex Space Building with Office, Retail, and Warehouse space with dock high loading. Building was Former Ocean Movers
- Great Location on Blanding Blvd with 63,000 AADT (Annual Average Daily Traffic) in-front of the site
- Building: 8,910 ± SF (Lot≈0.554 AC)
- Frontage 105 ft on Blanding Blvd and Depth 230 ft
- Pylon Sign, Signage, Security System, Fenced Lot
- Built: 1973
- Zoning: BB
- Parking Ratio: 1.38/ 1,000 SF
- Parcel #: 12-04-25-020293-002-00



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population 2020	11,413	65,162	145,371
Total Households 2020	4,338	25,291	52,711
Med. Household Income	\$69,625	\$71,015	\$77,173

**MATT DEMIR** | **904-200-1835** | [matt@xerare.com](mailto:matt@xerare.com)  
[xerare.com](http://xerare.com)

4651 Salisbury Rd Suite 400, Jacksonville, FL 32256





**SITE**  
  
**334 Blanding Blvd,**  
**Orange Park, FL 32073**

# 334 Blanding Blvd, Orange Park, FL 32073

## LOCATION

- This space is in a major section of Blanding Blvd near the Blanding Blvd and Kingsley Ave
- Near Lowe's, Old Time Pottery, Publix, Dairy Queen, Orange Park High School, Burger King, and McDonald's
- Just East of the major intersection, The site is 1 mile drive from the Hospital the Orange Park Medical Center
- To the North 1.4 mile drive from site to the Orange Park Mall
- High Traffic counts in-front of the site and surrounding area.
  - 63,000 AADT on Blanding Blvd in-front site
  - 67,500 AADT on Blanding Blvd south of site
  - 27,500 AADT on Kingsley Ave

**MATT DEMIR** | **904-200-1835** | [matt@xerare.com](mailto:matt@xerare.com)  
[xerare.com](http://xerare.com)

4651 Salisbury Rd Suite 400, Jacksonville, FL 32256



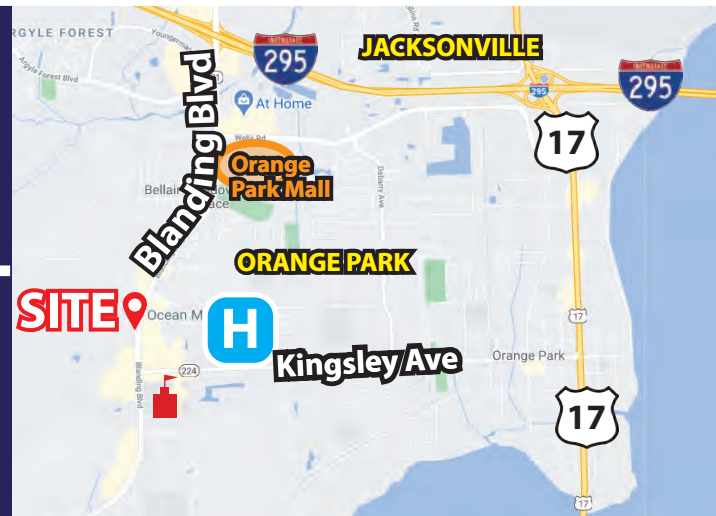
# 334 Blanding Blvd, Orange Park, FL 32073



- Flex Space Building with Office, Retail, and Warehouse space with dock high loading.
- 8,910 ± SF (Lot≈0.554 AC)

## DEMOGRAPHICS PROJECTION

	1 MILE	3 MILES	5 MILES
Population 2020 - 2025	8.27%	7.57%	7.20%
Households 2020 - 2025	8.16%	7.38%	7.08%



**MATT DEMIR** | 904-200-1835 | [matt@xerare.com](mailto:matt@xerare.com)  
xerare.com

4651 Salisbury Rd Suite 400, Jacksonville, FL 32256

