

361 BLANDING BLVD

ORANGE PARK, FL 32073



YOUR BUSINESS NAME HERE!

FOR LEASE

\$16/SF/YR



MATT DEMIR

Agent

Direct +1 (904) 200-1835

MATT@XERARE.COM

361 BLANDING BLVD

HIGHLIGHTS



Spacious 25,662 sq ft of column-free space on 2.28-acre lot at \$16/SF/YR



High Visibility – 71,500 AADT



Prime Location at Blanding Blvd near Kingsley Ave (next to Lowe's) and 2 miles from I-295



Buying Power of \$273M (1 mile), \$1.6B (3 miles), \$3.8B (5 miles), and \$12B (10 miles)



Adaptability – excellent accessibility, ample parking, Commercial zoning designation, and bowling alley land classification



Open Layout caters to various business concepts: cutting-edge fitness center, upscale car dealership, dynamic indoor sports complex, distinctive event venue, engaging dog park, indoor swimming pool, and many more



361 BLANDING BLVD

DEMOGRAPHICS

Data (5 Yr Growth)	1 Mile	3 Miles	5 Miles	10 Miles
Buying Power	\$273M (10%)	\$1.6B (9%)	\$3.8B (8.9%)	\$12B (10%)
Avg. Income	\$80,949	\$79,420	\$87,702	\$89,050
Population	11,179 (8%)	63,004 (8%)	143,893 (7%)	457,967 (8%)
Median Age	41 (43)	40 (42)	39 (40)	39 (40)
Employment	7,795	28,756	42,913	128,243
Entertainment	\$20M (16%)	\$113M (16%)	\$254M (15%)	-----
Food	\$35M (27%)	\$198M (27%)	\$447M (27%)	-----
Transportation	\$32M (25%)	\$186M (26%)	\$432M (26%)	-----
Street	Cross Street	Traffic Volume	Count Year	Distance
Blanding Blvd	Spencer Rd	67,204	2022	0.12 miles
Kingsley Ave	Foxwood Dr	66,684	2022	0.45 miles
Blanding Blvd N	Blanding Blvd S	62,500	2020	0.51 miles
Blanding Blvd	Woodside Ave	60,792	2022	0.62 miles
Blanding Blvd	Kettering Way	71,660	2022	0.64 miles

361 BLANDING BLVD

FEATURES



25,662 SF
2.28 ACRES



\$16/SF/YR



MAP OVERVIEW

361 BLANDING BLVD. ORANGE PARK, FL 32073



361 BLANDING BLVD

