## High-Visibility, Freestanding Building

361 Blanding Blvd, Orange Park, FL 32073





LEASE: **\$15 PSF** SALE: **\$3,100,000** 

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## High-Visibility, Versatile, Prime spot HIGHLIGHTS & OVERVIEW



Strategic Location: Within 1.5 miles from I-295 and Orange Park Mall with Major Retailers in the area. Three access points from Blanding Blvd, Spencer Rd and Kinsley Ave with Traffic Light. Sizable monument sign adds to the visibility.

Thriving Demographics, high AADT:
Over 143,000 population within 5
miles. Close proximity to HCA
Orange Park Medical center with
1450 employees and Orange Park
Highschool with over 1900
students. Average Daily traffic over
71000 cars on Blanding and 25000
cars on Kinsley.

## Flexibility in use:

Versatile BB zoning allows many uses. Located in "X" non flood zone.



25,719 SF building on 2.28 ACRES



\$3,100,000/\$15 PSF



Prime location near 1295 on Blanding & Kingsley



**150 Parking Spaces** 

## Prime Oportunity!



±71,500 AADT



\$3,100,000 \$15 PSF





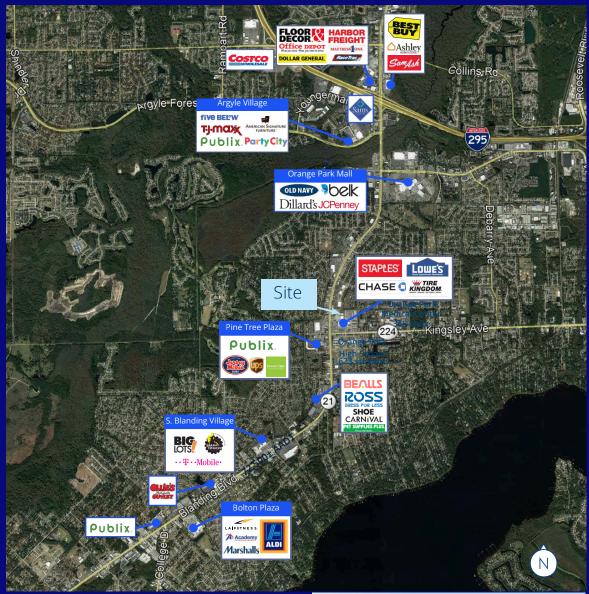






DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households:	4,034	25,409	53,335
Total Population:	10,827	64,742	143,610
Average HH Income:	\$75,633	\$77,908	\$87,821





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CALL NOW
FOR MORE
INFORMATION

