

High-Visibility Flex / Retail Space

361 Blanding Blvd, Orange Park, FL 32073



YOUR BUSINESS NAME HERE!

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

MATT DEMIR **MELESIA ZILLER**
(904) 200-1835 (904) 903-8755
MATT@XERARE.COM MELESIA@XERARE.COM

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HIGHLIGHTS & OVERVIEW



Freestanding commercial building zoned BB (Business District) offers a clear-span, open layout ideal for indoor/outdoor storage, retail, automotive, fitness, or service based uses

With $\pm 70,000$ AADT, provides two access points, a signalized intersection and a dedicated Blanding Blvd driveway, plus a large pylon sign, outdoor lighting, and a fully fenced site for security

Just 7 miles from NAS Jacksonville Navy Base and minutes from HCA Florida Orange Park Hospital, the property is surrounded by major national retailers including Lowe's, BJ's, Academy Sports, and LA Fitness



25,662 SF



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



I-295 corridor with strong retail and auto synergy



150 on-site parking spaces, fenced and lighted

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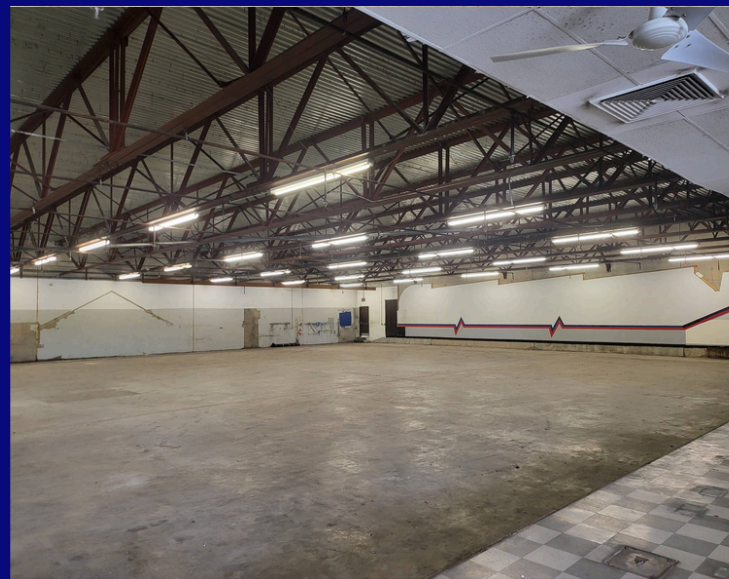


±70,000 AADT



\$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

MAP OVERVIEW

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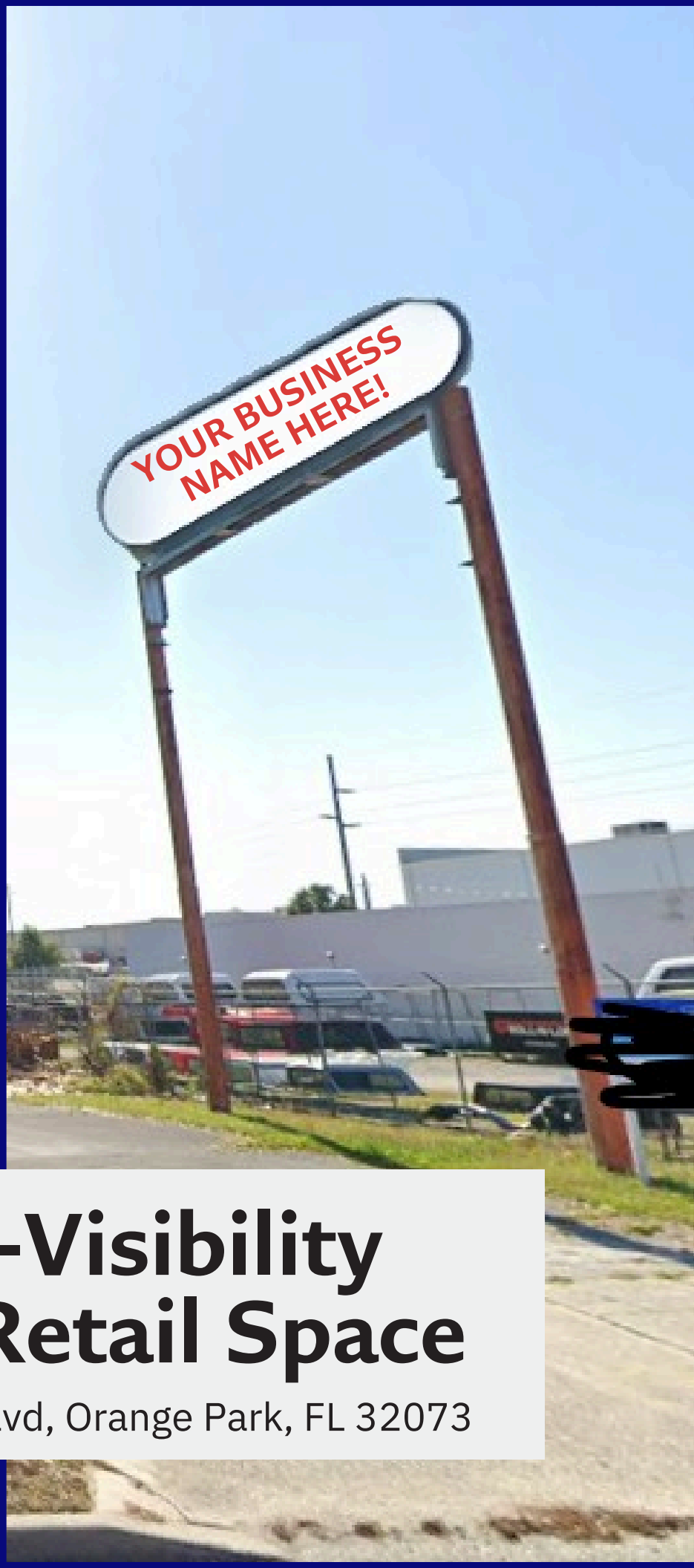
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