



FOR LEASE | 661 BLANDING BOULEVARD | ORANGE PARK, FL 32073

Bolton Plaza

Available: 1,200 SF second generation restaurant end cap

PROPERTY FEATURES:

- This 174,037± SF shopping center is anchored by LA Fitness, Aldi, Marshalls, and Academy Sports
- Strategically located on Blanding Blvd., the main north-south thoroughfare of the Orange Park retail corridor
- Situated between two signalized intersections, multiple access points allow for easy ingress/egress
- Pylon signage available
- Superior visibility spanning 1,100 feet of frontage on Blanding Blvd. by 63,000± cars per day
- Nearby Orange Park Medical center is undergoing \$126M expansion adding 48 beds and more than 100 jobs
- The population of 52,262 within a three mile radius has an average household income of \$82,278 and the daytime population is 102,000+ within a 15 minute drive time

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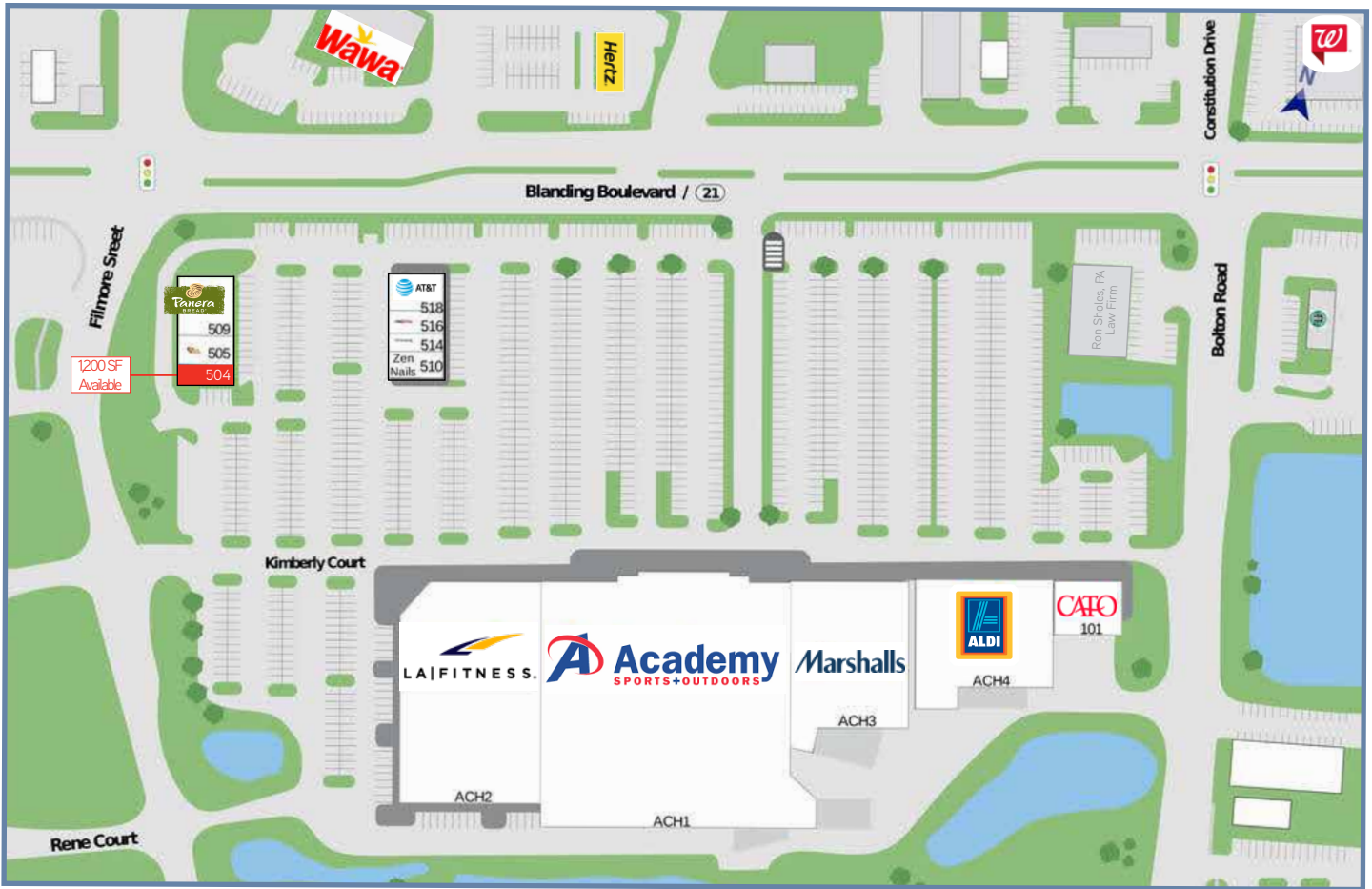
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Owned and Operated By:



Bolton Plaza

Site Plan



Demographics



Estimated Population
 1 mile: 9,332
 3 miles: 52,262
 5 miles: 144,232



Average Household Income
 1 mile: \$81,438
 3 miles: \$82,278
 5 miles: \$80,556



Daytime Population
 1 mile: 7,071
 3 miles: 44,986
 5 miles: 116,913



Median Household Income
 1 mile: \$65,392
 3 miles: \$63,371
 5 miles: \$64,937

Source: Esri Business Analyst Online 2019

Tenant List

Suite	Tenant	SF
Anch1	Academy Sports	76,196
Anch 2	LA Fitness	38,000
Anch3	Marshalls	22,000
Anch4	Aldi	19,482
101	CATO	4,500
504	Available	1,200
505	Clean Eatz	1,760
509	Panera Bread	4,000
510	Zen Nails	1,800
514	Little Caesar's Pizza	1,200
516	Sport Clips	1,500
518	AT&T	2,400

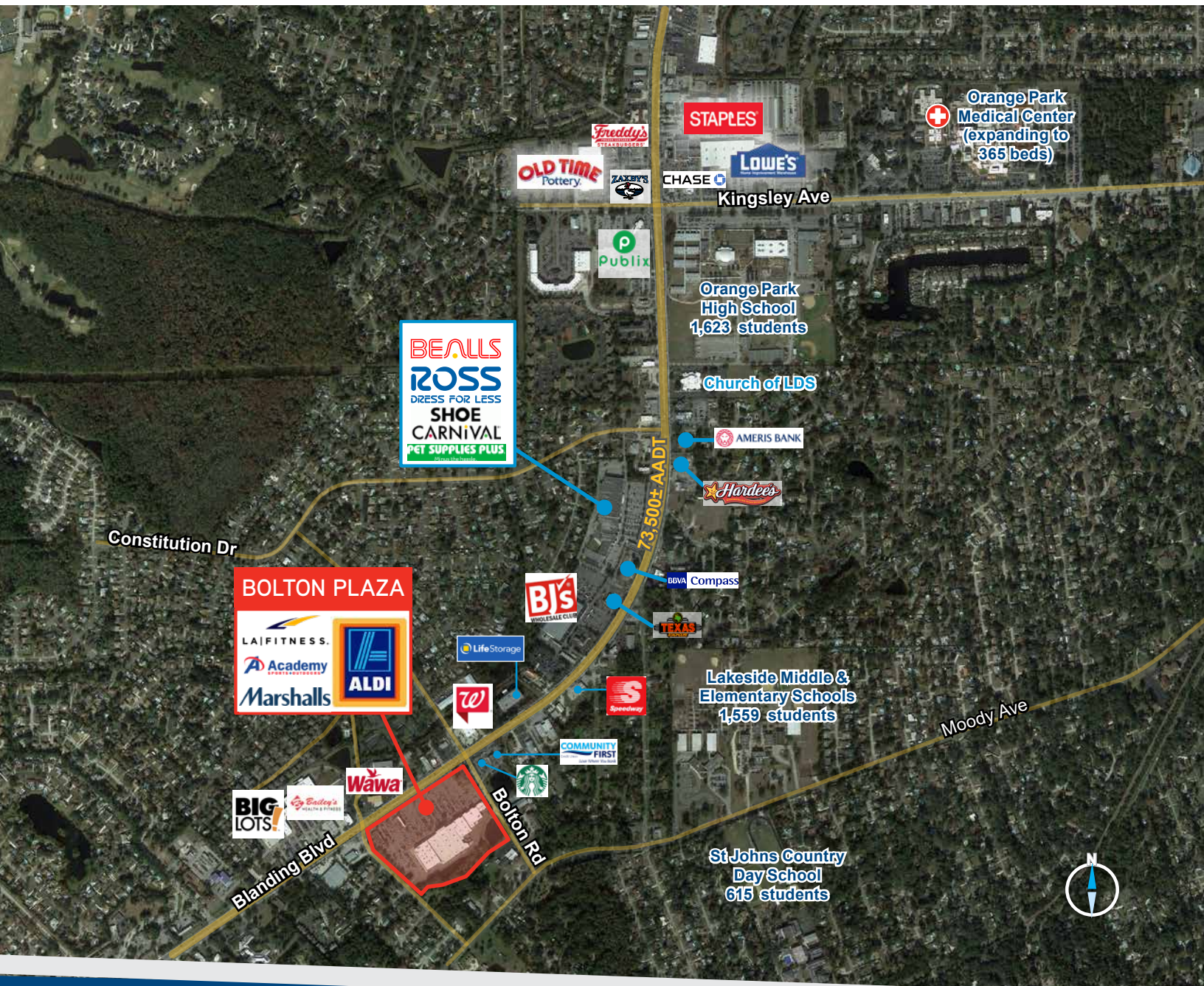
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Aerial Overview

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