

Former Famous Amos

342 BLANDING BLVD., ORANGE PARK, FL 32073



PROPERTY HIGHLIGHTS

- › South of I-295 and the Orange Park Mall, close to Orange Park Medical Center and Orange Park High School
- › 3,477± SF available
- › 140'± frontage on Blanding Blvd.
- › Large pylon sign on Blanding Blvd.
- › 67,500± vehicles per day pass in front of location
- › **Lease Rate:** \$28.47 PSF or \$8,250/month
- › **Real Estate Taxes and Insurance:** \$5.18 PSF or \$1,500/month
- › **Sale Price:** \$899,000

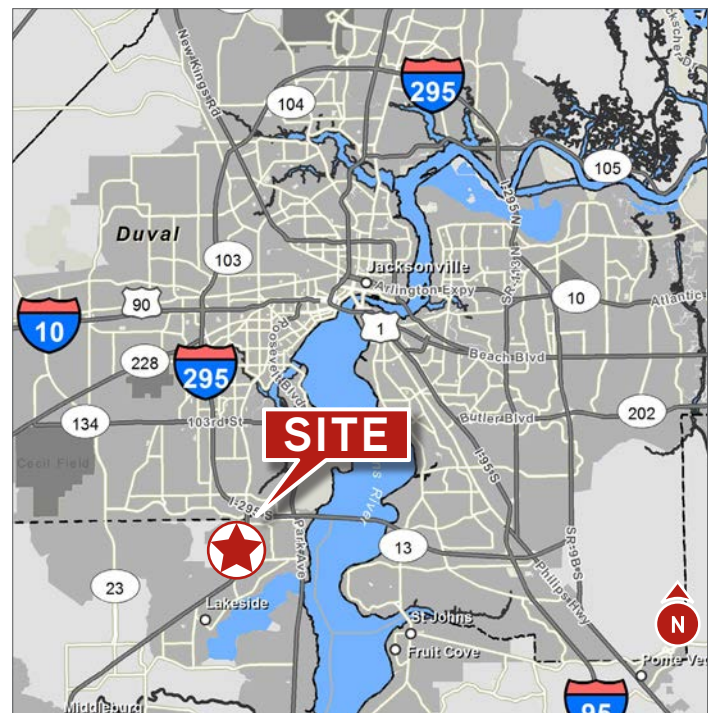
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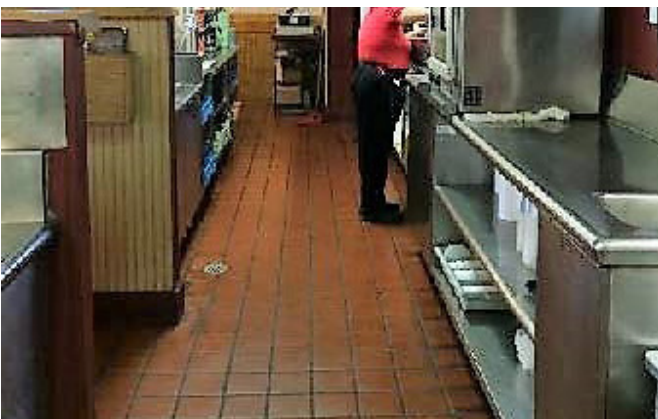


EXISTING BUILDING INFORMATION

Building Size:	3,477± SF
Parking:	56 surface spaces
Building Dimensions:	65± feet x 53.5± feet
Year Built:	1977
Land Area:	0.711 (135± feet x 230± feet)
Zoning:	BB
Property Usage	Restaurant
Building Height:	15'
Building Construction:	Brick
Heating Type	Air ducted
Roof:	Pitched, shingled
Floor Type:	Tiled
Utilities:	Clay Electric; City water via Clay County Utility Authority
Lighting:	Fluorescent

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Rear Exterior // Front Exterior // Interior Dining Room //
Interior Dining // Kitchen Area // Food Prep Stations //
Fryer Area // Pantry

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Demographics

5 mi. radius



Estimated Population

(2018)

142,892



Projected Population

(2023)

151,046



Estimated Average

Household Income (2018)

\$76,771

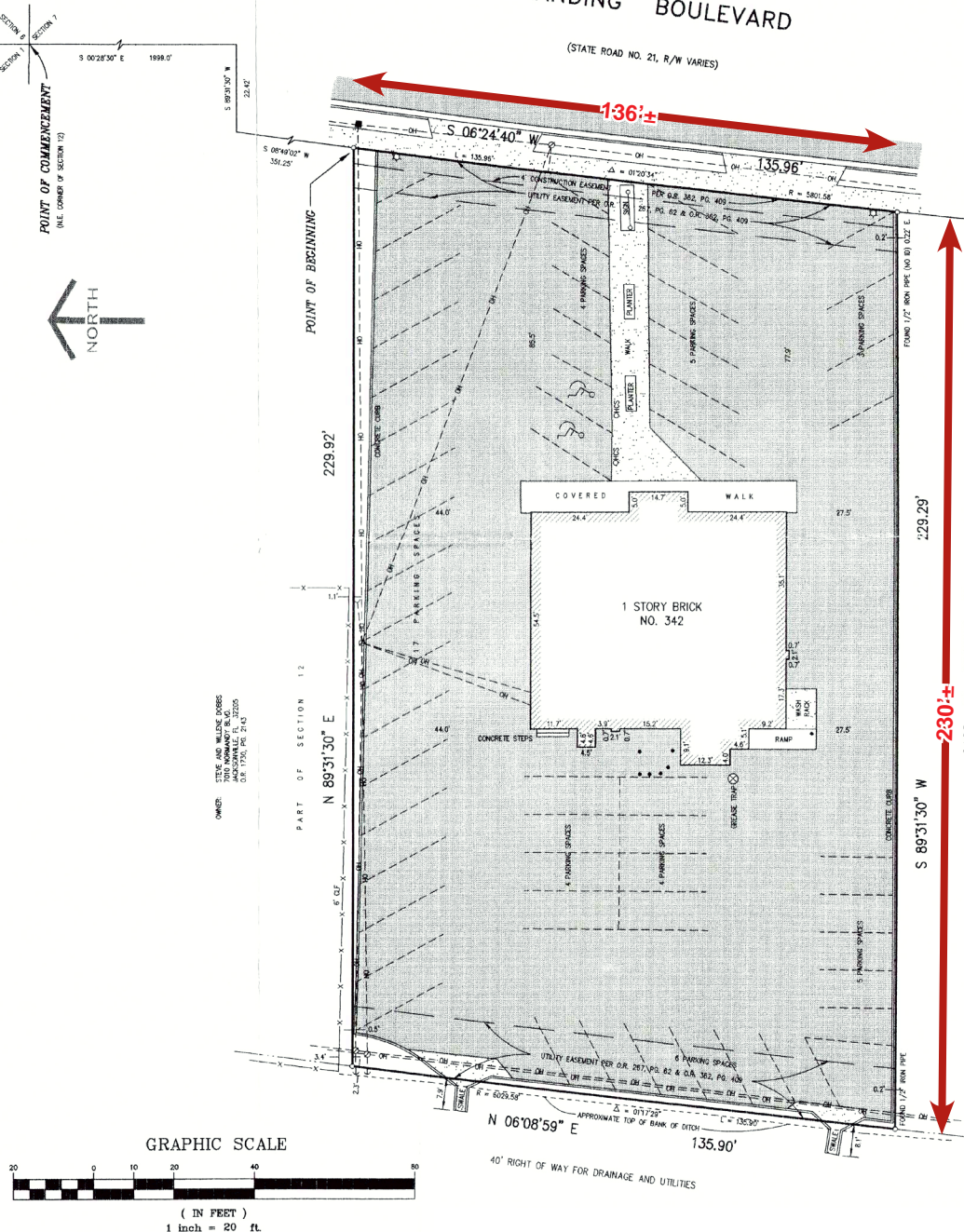
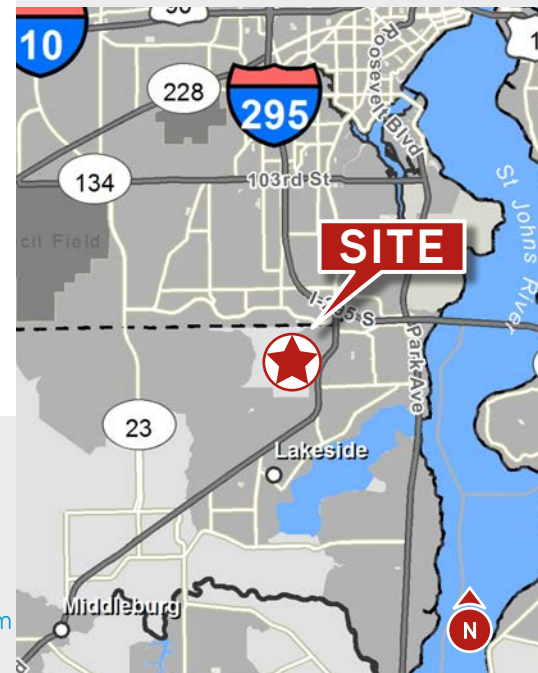


Projected Average

Household Income (2023)

\$88,551

Source: ESRI 2018



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