

For Sale Outparcels on Blanding Blvd between Jefferson and Tanglewood

Imagery ©2021 Google

Blanding Blvd, Orange Park, FL 32065

PROPERTY FEATURES

- 8± AC of outparcels
- 1,500 front feet by 225 feet deep (owner will subdivide)
- 47,000± cars per day
- Water and sewer at site
- Heavy retail and restaurant presence between Publix and Walmart
- Fully engineered and permitted for wetlands, and DOT cuts

Asking Price:
\$15.00/SF (for subdivided outparcels)

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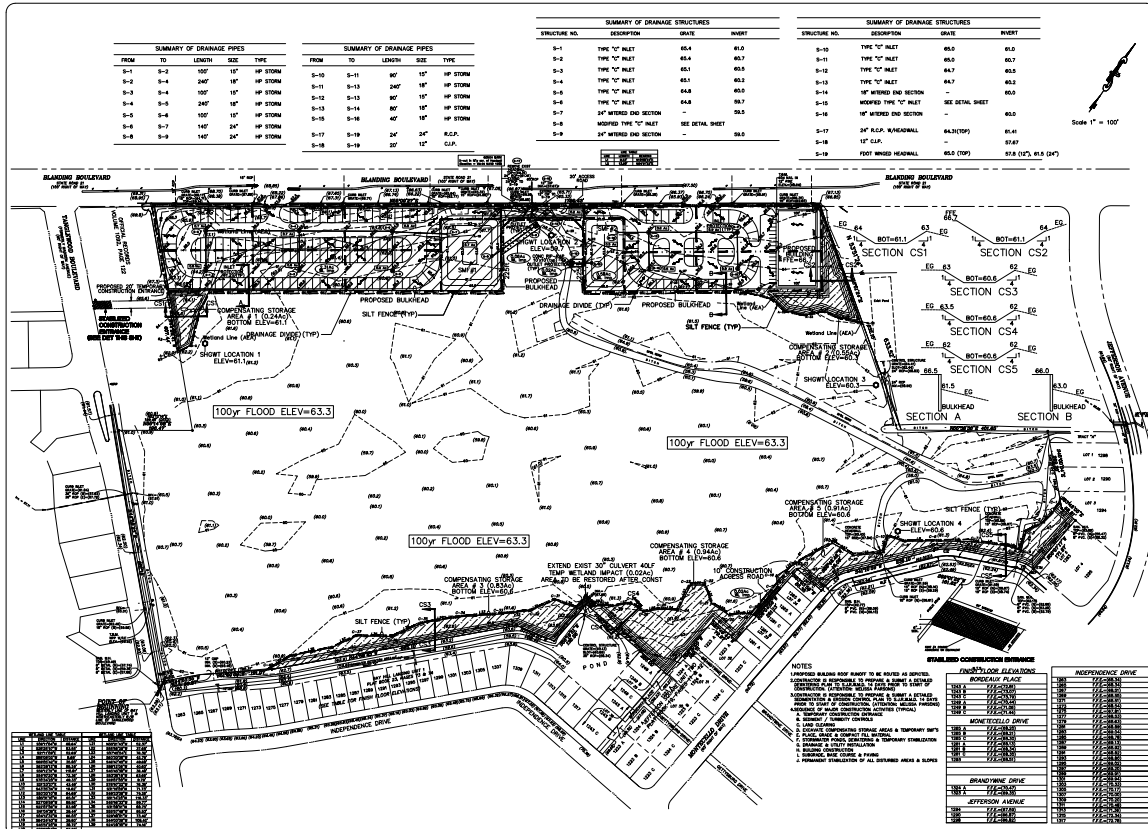
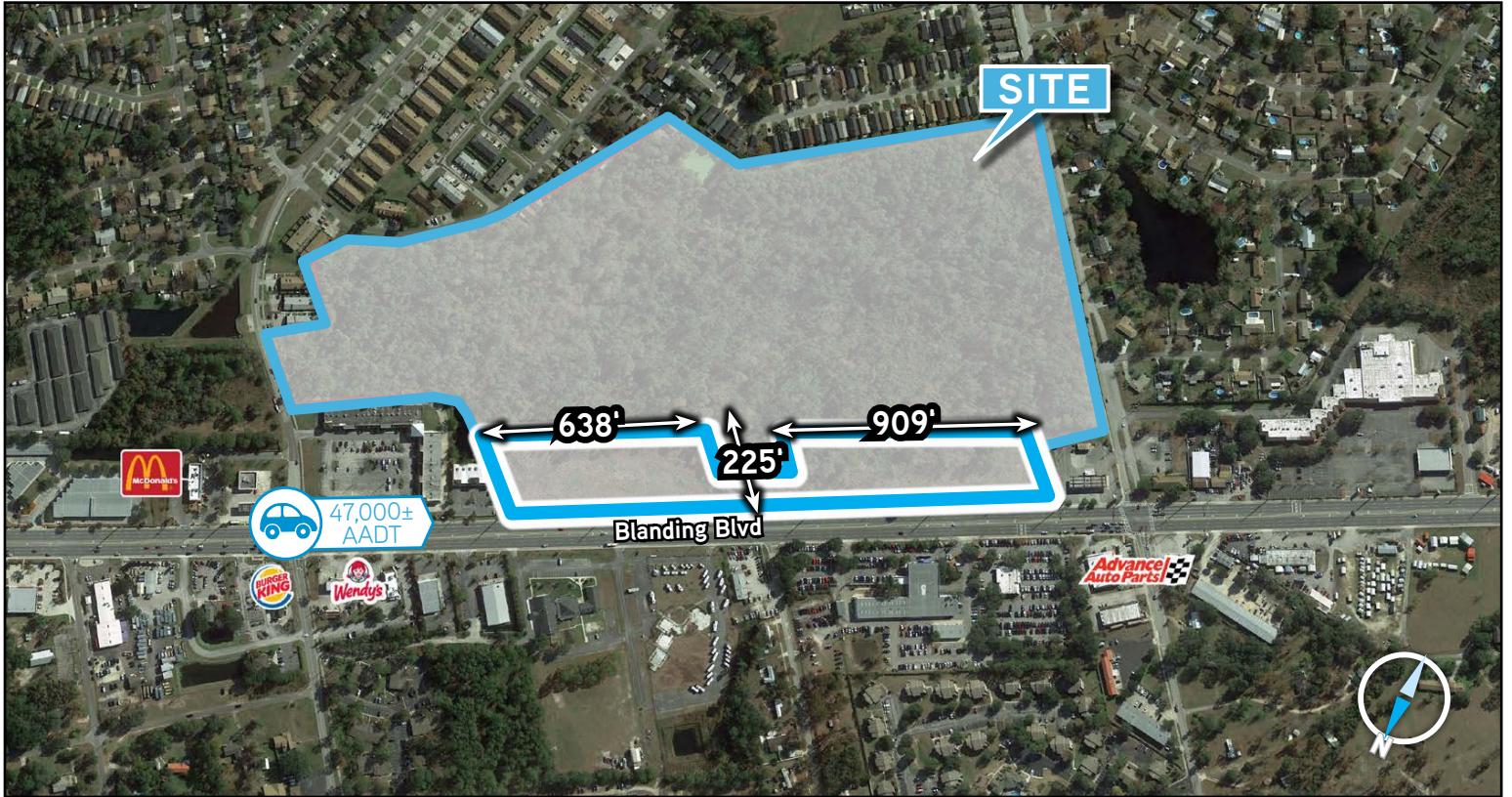


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Street & Plat Map

Blanding Blvd, Orange Park, FL 32065



FROM	TO	LENGTH	SIZE	TYPE
S-1	S-2	100'	18"	HP STORM
S-2	S-4	240'	18"	HP STORM
S-2	S-4	100'	18"	HP STORM
S-4	S-9	240'	18"	HP STORM
S-5	S-8	100'	18"	HP STORM
S-8	S-7	140'	24"	HP STORM
S-8	S-9	140'	24"	HP STORM

FROM	TO	LENGTH	SIZE	TYPE
S-10	S-11	80'	18"	HP STORM
S-11	S-13	240'	18"	HP STORM
S-12	S-13	80'	18"	HP STORM
S-13	S-14	80'	18"	HP STORM
S-15	S-16	40'	18"	HP STORM
S-17	S-19	24'	24"	R.C.P.
S-18	S-19	20'	18"	C.P.

STRUCTURE NO.	DESCRIPTION	DATE	WIDTH
S-1	TYPE 'C' INLET	63.4	60.0
S-2	TYPE 'C' INLET	63.4	60.0
S-3	TYPE 'C' INLET	63.1	60.0
S-4	TYPE 'C' INLET	62.1	60.0
S-5	TYPE 'C' INLET	64.8	60.0
S-6	TYPE 'C' INLET	64.8	60.0
S-7	24" W/RED END SECTION	-	60.0
S-8	MODIFIED TYPE 'C' INLET	63.3	-
S-9	24" W/RED END SECTION	-	60.0

STRUCTURE NO.	DESCRIPTION	DATE	WIDTH
S-10	TYPE 'C' INLET	60.5	60.0
S-11	TYPE 'C' INLET	60.5	60.0
S-12	TYPE 'C' INLET	64.7	60.0
S-13	TYPE 'C' INLET	64.7	60.0
S-14	18" W/RED END SECTION	-	60.0
S-15	MODIFIED TYPE 'C' INLET	SEE DETAIL SHEET	-
S-16	18" W/RED END SECTION	-	60.0
S-17	24" R.C.P. R/W/HEADWALL	64.3(CP)	60.0
S-18	18" C.P.	63.0	60.0
S-19	FOOT BRIDGE HEADWALL	64.5 (CP)	57.8 (CP), 61.2 (RT)

BUENE ENGINEERING, INC.
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12000
 875 AVENUE WILSON DRIVE • DEER CREEK SPRINGS, FLORIDA 32068
 PHONE: (904) 281-1800 • FAX: (904) 281-1801

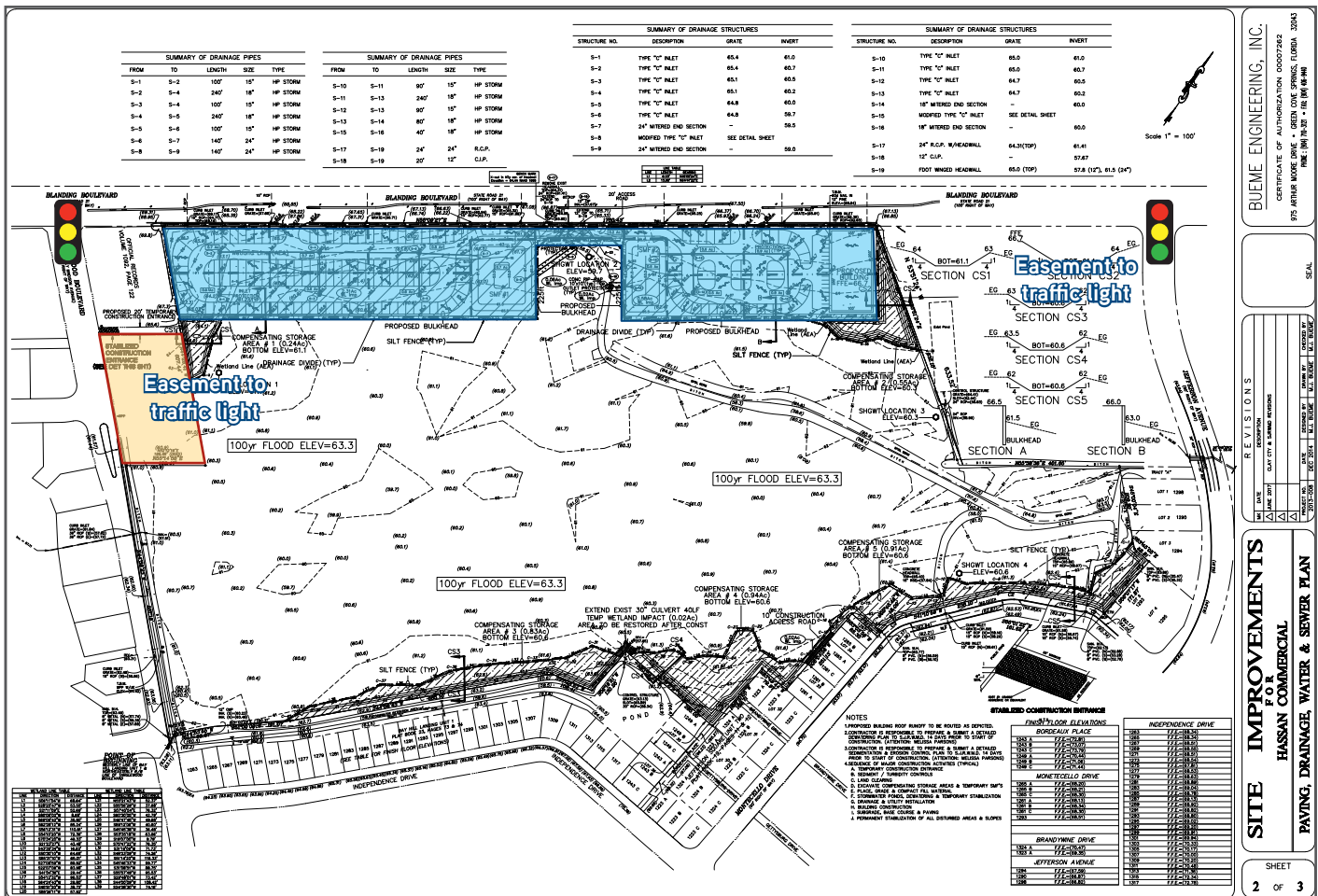
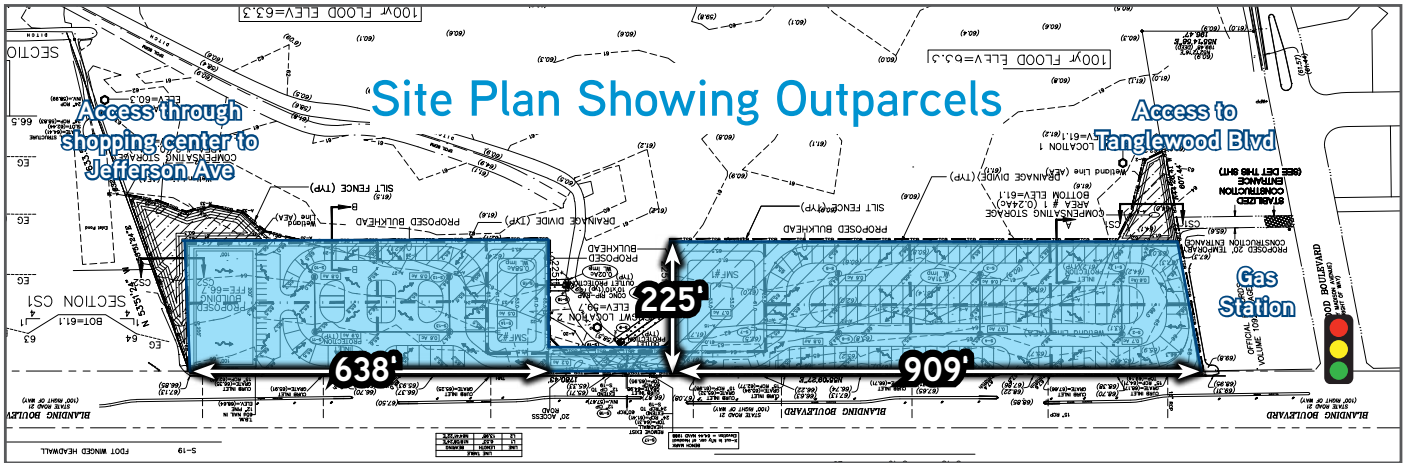
SCALE: AS SHOWN

SITE IMPROVEMENTS FOR HASSAN COMMERCIAL
 PAVING, DRAINAGE, WATER & SEWER PLAN

SHEET 2 OF 3

Survey & Improvement Plans

Blanding Blvd, Orange Park, FL 32065



BUEME ENGINEERING, INC.
 CERTIFICATE OF AUTHORIZATION: 00007262
 975 AIRWAY WALK, SUITE 100, ORANGE PARK, FL 32067
 TEL: (904) 245-1100 FAX: (904) 245-1101

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD
1	06/20/2017	ISSUE FOR PERMITS	JLS	JLS
2	06/20/2017	REVISED FOR PERMITS	JLS	JLS
3	06/20/2017	REVISED FOR PERMITS	JLS	JLS

SITE IMPROVEMENTS FOR HASSAN COMMERCIAL
 PAVING, DRAINAGE, WATER & SEWER PLAN

SHEET 2 OF 3



Demographics | Source: ESRI



2020 TOTAL POPULATION

1 Mile: 7,342
 3 Mile: 43,999
 5 Mile: 132,479



2025 PROJECTED POPULATION

1 Mile: 7,875
 3 Mile: 47,056
 5 Mile: 141,312



2020 AVERAGE HH INCOME

1 Mile: \$59,227
 3 Mile: \$78,478
 5 Mile: \$85,972



2025 PROJECTED HH INCOME

1 Mile: \$64,735
 3 Mile: \$87,149
 5 Mile: \$95,306



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Accelerating success.