

Colliers

Walmart

Ridgewood Ave

Site

58,000± AADT

Blanding Blvd

OLLIE'S  
Bargain  
OUTLET

DOLLAR TREE

Arbys

CVS  
pharmacy

SONIC

Publix

0.65± AC  
Retail Parcel

**Jason Ryals**

Executive Director  
+1 904 861 1136  
jason.ryals@colliers.com

**Gina Kline**

Retail Associate  
+1 904 861 1104  
gina.kline@colliers.com

Colliers International  
76 South Laura Street | Suite 1500  
Jacksonville, FL 32202  
colliers.com/jacksonville

## Adjacent to Walmart

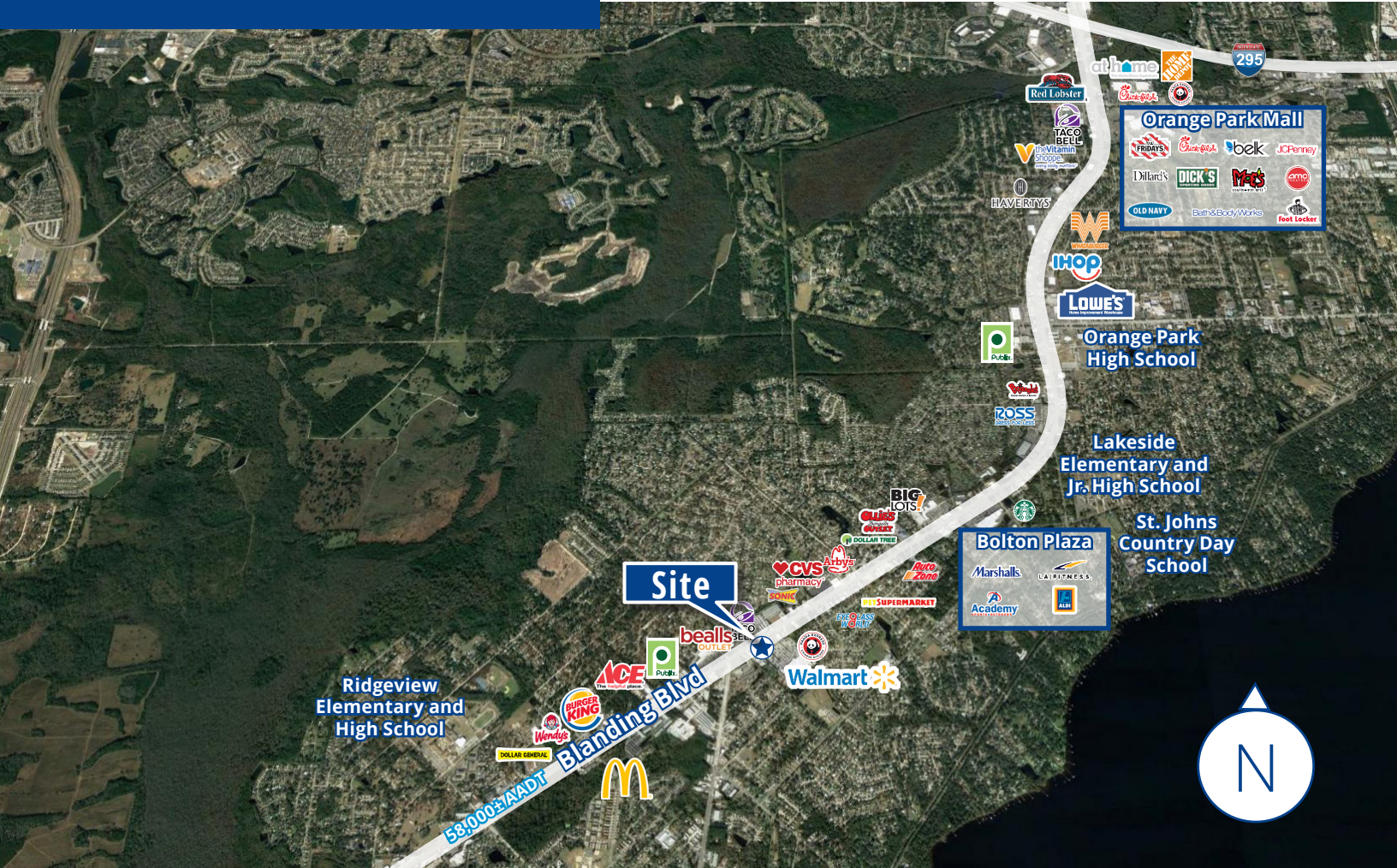
921 Blanding Blvd. | Orange Park, FL 32065

- 0.65± acres
- Positioned in front of Walmart on highly traveled Blanding Blvd.
- Excellent visibility and RIRO access
- Former medical office positioned for retail or QSR development
- Currently zoned BB-2
- 124,954 daytime population within 5 miles
- Just north of College Drive; across from Publix
- 58,000± vehicles per day on Blanding Blvd.

## Call for pricing

Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# Trade Area



## Demographics



**Population**

1 Mile  
3 Mile  
5 Mile

8,483  
49,273  
141,869



**Daytime Population**

7,842  
43,226  
124,954



**Households**

3,175  
17,538  
50,635



**Average HH Income**

\$69,187  
\$83,004  
\$83,019

Source: Esri Business Analyst 2020

**Jason Ryals**

Executive Director  
+1 904 861 1136  
jason.ryals@colliers.com

**Gina Kline**

Retail Associate  
+1 904 861 1104  
gina.kline@colliers.com

Colliers International  
76 South Laura Street | Suite 1500  
Jacksonville, FL 32202  
colliers.com/jacksonville