

RETAIL SPACE FOR LEASE

1101 BLANDING BLVD

ORANGE PARK, FL 32065



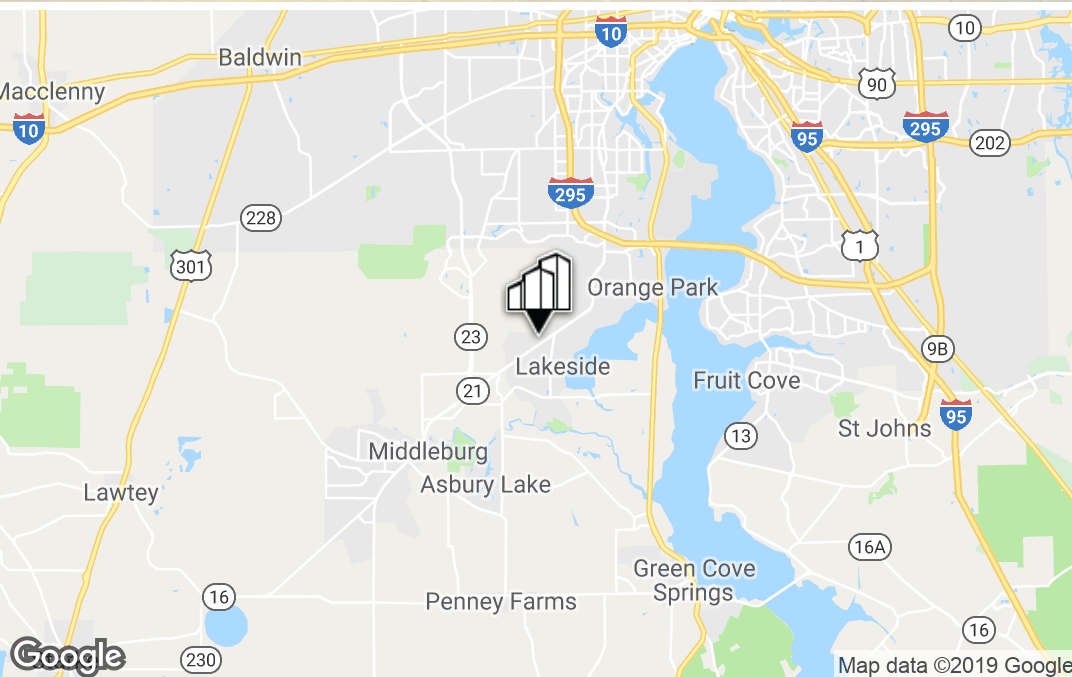
PRIMEREALTY

2,400 SF
AVAILABLE

2,400 SF
AVAILABLE
CAN BE SUBDIVIDED

5,130 SF
AVAILABLE

BLANDING BLVD
51,000 VPD



For More Information:

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Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

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OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,400 - 5,130 SF
Year Built:	1983
Building Size:	33,000 SF
Market:	Orange Park
Sub-market:	Clay County

PROPERTY OVERVIEW

Blanding Square Shopping Center is a 33,000 SF shopping center located in the dense residential and commercial area of Orange Park, FL. Located just 6 miles south of I-295, this shopping center offers great visibility, tall pylon monument signage, and exposure with 437 feet of frontage at the signalized intersection of Blanding Blvd and Jefferson Ave.

This is a great location for your business with traffic counts of over 50,000 vehicles per day, and several national chain restaurants and retailers in the area.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 120	Negotiable	2,400 SF
Suite 111	Negotiable	5,130 SF
Suite 118 & 119	Negotiable	2,400 SF

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Additional Photos



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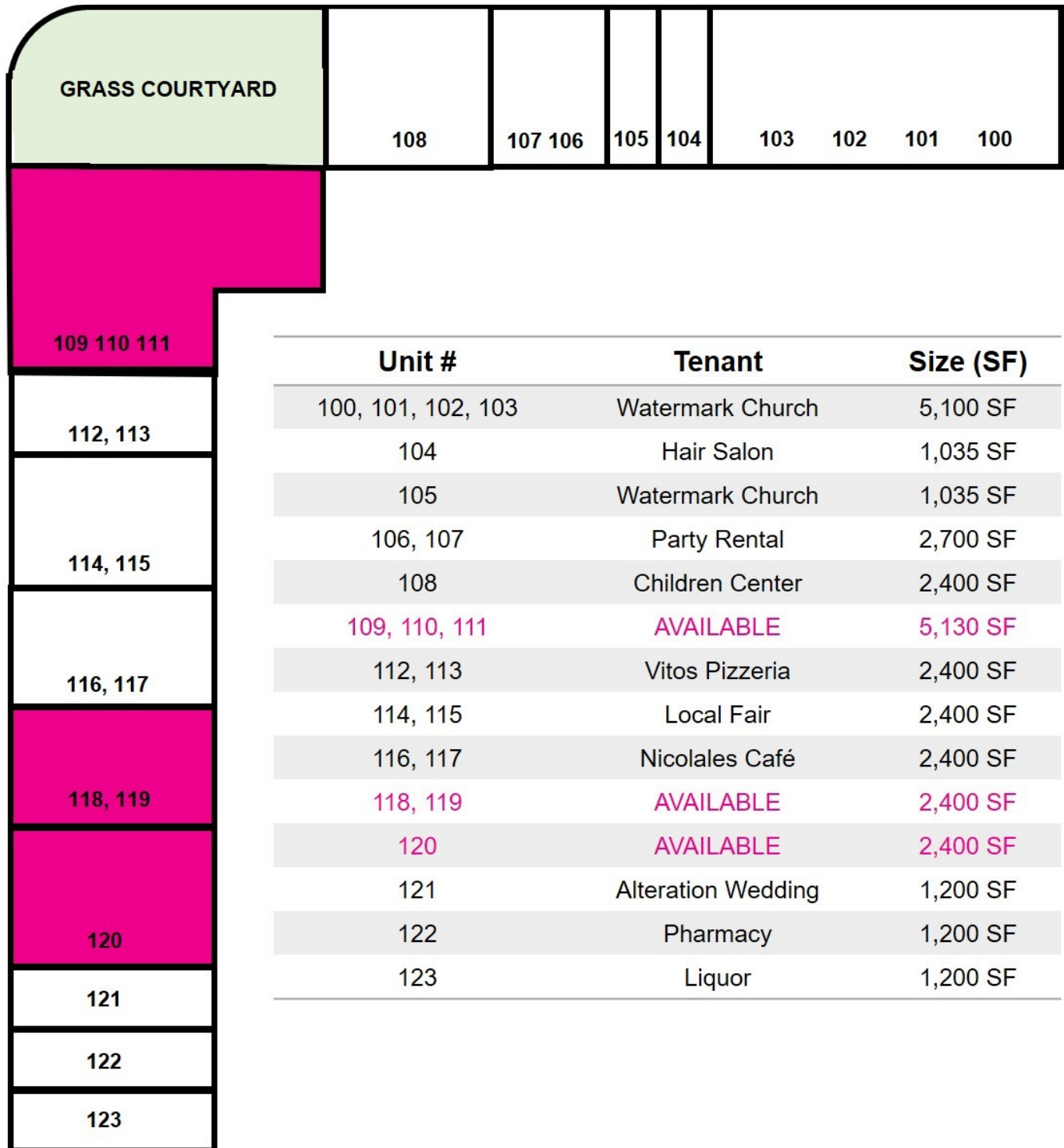
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Site Plan & Tenant Key



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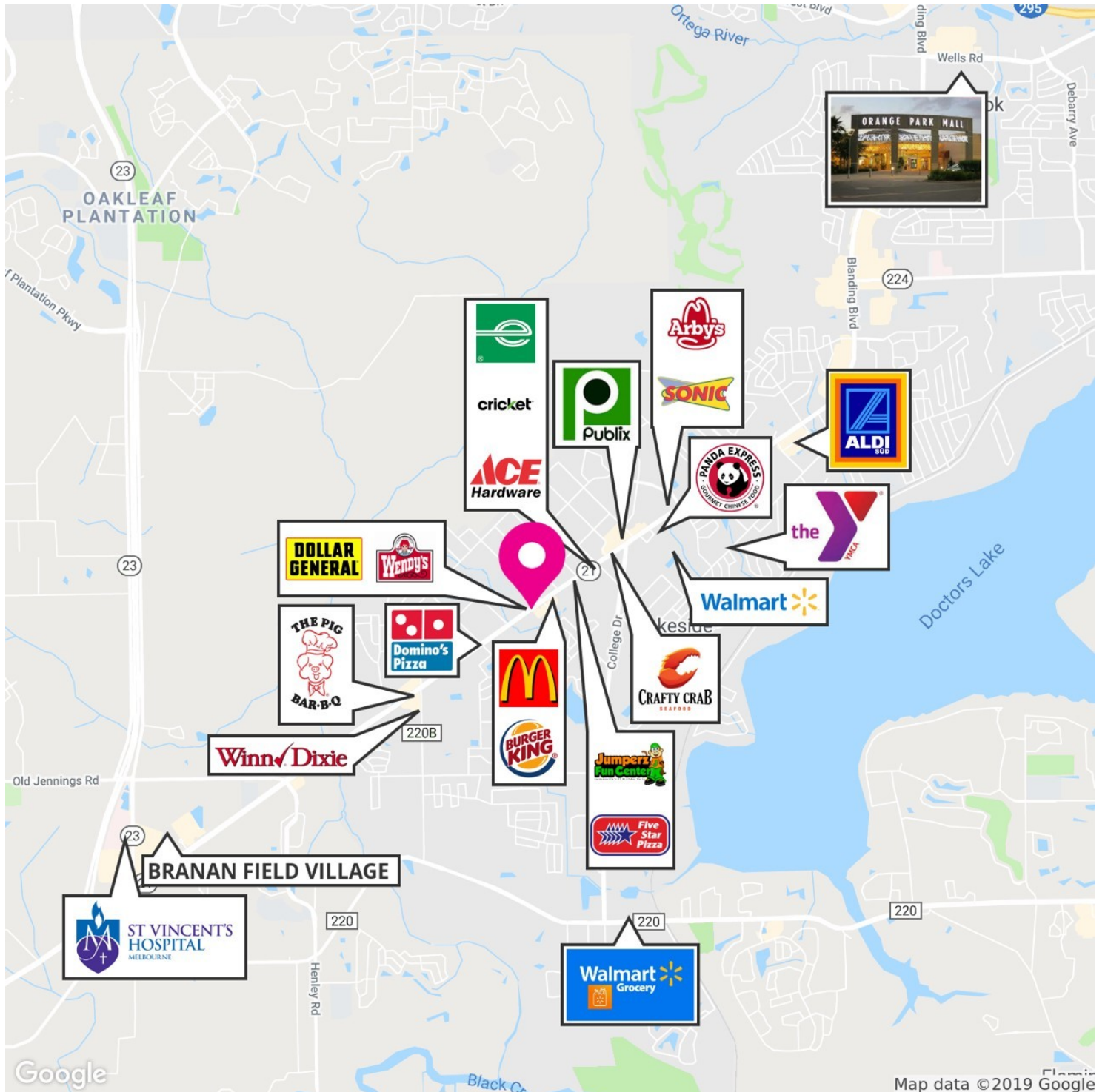
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Retail Map



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Sub-market Developments



FIRST COAST EXPRESSWAY

The First Coast Expressway (FCE, SR 23) is a multi-lane, limited access toll road that, once completed, will cross parts of Duval, Clay and St. Johns counties. Expressway traffic will pass through electronic toll gantries without stopping. The total length of the proposed roadway is approximately 46 miles. The FCE will reduce congestion on other major roadways in the region, important not only for daily commuters but also critically important during times of storm-related evacuation. Toll collection on the First Coast Expressway will begin early 2019.



ST. VINCENT'S HEALTHCARE EXPANSION

St. Vincent's HealthCare is planning a \$23 million expansion to its 106-bed hospital in Clay County, the health care system announced Tuesday. The expansion will add 30 patient rooms, eight of which will be intensive care beds, and a cardiac procedure room. It is expected to take 18 months to complete.



\$105M BRANAN FIELD VILLAGE

The anticipated \$105 million project comprises apartments, hotels, and commercial and medical uses. The site is just east of the new First Coast Expressway under development and not far from Cecil Commerce Center in Duval County. It will be a mix of residential apartments, approximately 600 units, on 42 acres and commercial and retail, restaurants, hotels, and medical offices on 30 acres.

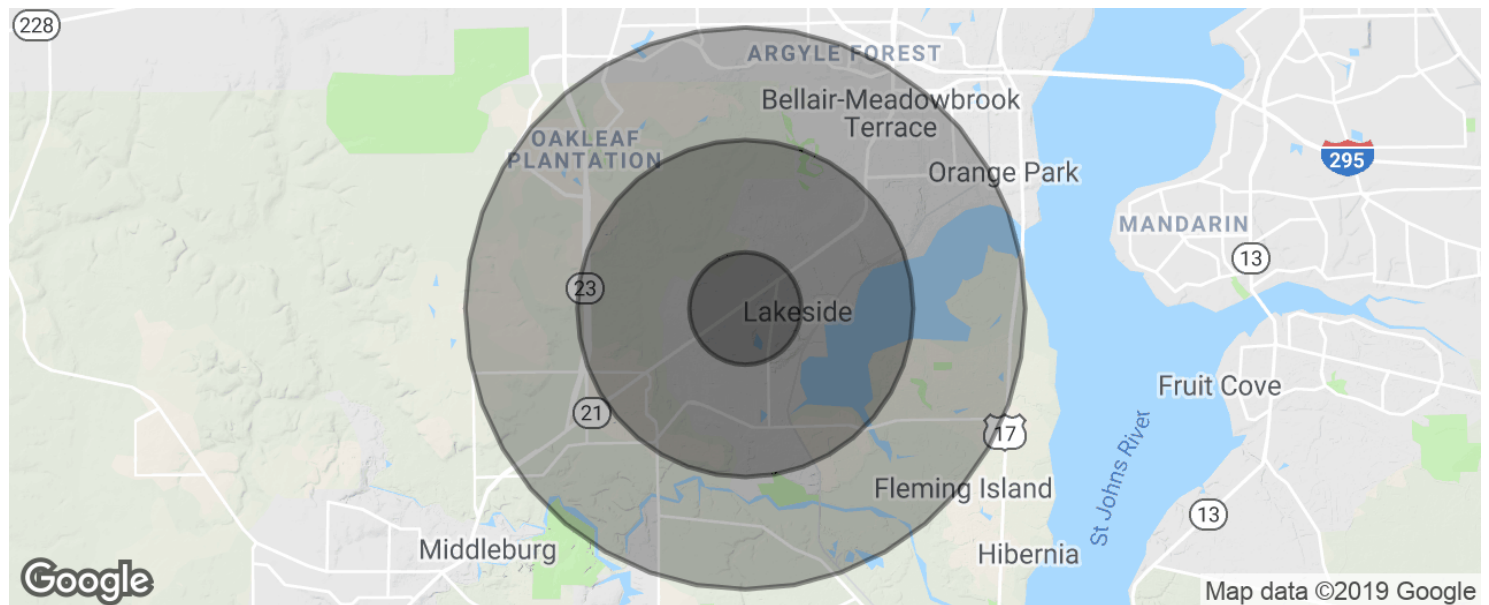
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RACE	1 MILE	3 MILES	5 MILES
% White	78.1%	77.1%	76.4%
% Black	12.3%	12.6%	13.5%
% Asian	2.4%	4.0%	4.2%
% Hawaiian	0.1%	0.1%	0.0%
% American Indian	0.3%	0.2%	0.3%
% Other	2.5%	2.1%	1.9%
2018 - 2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Population	7,131	42,164	127,122
Projected 2023 Population	7,687	44,740	137,640
Median Age	35.7	38.1	37.4
Median Household Income	\$47,086	\$62,507	\$67,542
Average Household Income	\$60,008	\$77,604	\$84,426
Per Capita Income	\$22,193	\$27,537	\$29,50

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