

# BLANDING BLVD | RETAIL DEVELOPMENT

749 Kingswood Ave, Orange Park, FL 32065

JOE HUDSON'S  
**COLLISION CENTER**

**O'Reilly**  
AUTO PARTS

**exalt health**

( Under Construction )

**ACE**  
Hardware

Blanding Blvd

AADT: 49,000

**Subject Property**

**ATLANTIC  
SELF STORAGE**

LIFE HAPPENS.  
WE HAVE SPACE.

**Blanding Business Park**

# IMPORTANT DISCLOSURES

## CONFIDENTIALITY & DISCLAIMER

The Information Contained in the Following Marketing Brochure is Proprietary and Strictly Confidential. It is Intended to be Reviewed Only by the Party Receiving it From Marcus & Millichap Real Estate Investment Services of Florida Inc. ("Marcus & Millichap") and Should not be Made Available to any Other Person or Entity Without the Written Consent of Marcus & Millichap. This Marketing Brochure has Been Prepared to Provide Summary, Unverified Information to Prospective Purchasers, and to Establish only a Preliminary Level of Interest in the Subject Property. The Information Contained Here in is not a Substitute for a Thorough Due Diligence Investigation. Marcus & Millichap has not Made any Investigation, and Makes no Warranty or Representation, with Respect to the Income or Expenses for the Subject Property, the Future Projected Financial Performance of the Property, the Size and Square Footage of the Property and Improvements, the Presence or Absence of Contaminating Substances, PCB's or Asbestos, the Compliance with State and Federal Regulations, the Physical Condition of the Improvements Thereon, or the Financial Condition or Business Prospects of any Tenant, or any Tenant's Plans or Intentions to Continue its Occupancy of the Subject Property. The Information Contained is the Marketing Brochure has been Obtained from Sources we Believe to be Reliable; However. Marcus & Millichap has not Verified, and will not Verify, any of the Information Contained Herein, nor has Marcus & Millichap Conducted any Investigation Regarding these Matters and Makes no Warranty or Representation Whatsoever Regarding the Accuracy or Completeness of the Information Provided. All Potential Buyers must take Appropriate Measures to Verify all of the Information set Forth Herein.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not Affiliated with, Sponsored by, or Endorsed by any Commercial Tenant or Lessee Identified in this Marketing Package. The Presence of any Corporation's Logo or Name is not Intended to Indicate or Imply Affiliation with, or Sponsorship or Endorsement by, said Corporation of Marcus & Millichap, it's Affiliates or Subsidiaries, or any Agent, Product, Service, or Commercial Listing of Marcus & Millichap, and is Solely Included for the Purpose of Providing Tenant Lessee Information About this Listing to Prospective Customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

Activity ID #ZAE0470202

Broker of Record Florida: Ryan Nee BK 3154667

Marcus & Millichap



# TABLE OF CONTENTS

04 EXECUTIVE SUMMARY

11 SALES COMPARABLES

17 MARKET OVERVIEW



# 01

## EXECUTIVE SUMMARY

OFFERING SUMMARY

INVESTMENT OVERVIEW

RETAILER MAP



## OFFERING SUMMARY

**\$ 2,600,000**

# Retail Development

## FINANCIALS

PRICE **\$ 2,600,000**

PRICE / ACRES **\$ 836,013**

## OPERATIONAL

ZONING **Commercial**

LOT SIZE **3.11 Acres (135,471 SF)**

PARCEL ID **40-04-25-020631-011-00**





## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the subject property, 749 Kingswood Ave, a 3.11 acre retail parcel, located on a major retail artery with exceptional traffic counts, 49,000 vehicles passing daily with a five-mile radius population of 136,814. The site is ideal for a retail strip center or single-tenant establishment. Benefit from Florida's no state income tax and Jacksonville's booming growth, with 1600 people moving to Florida daily. Exalt Health, a national medical tenant, just completed development of the 5.3 acres at the rear of the parcel which has enhanced the site's attractiveness.

The seller will subdivide the site with a minimum of one acre, offering development flexibility. Invest in this dynamic market and position your business at the heart of a thriving community. Contact us today to learn more.

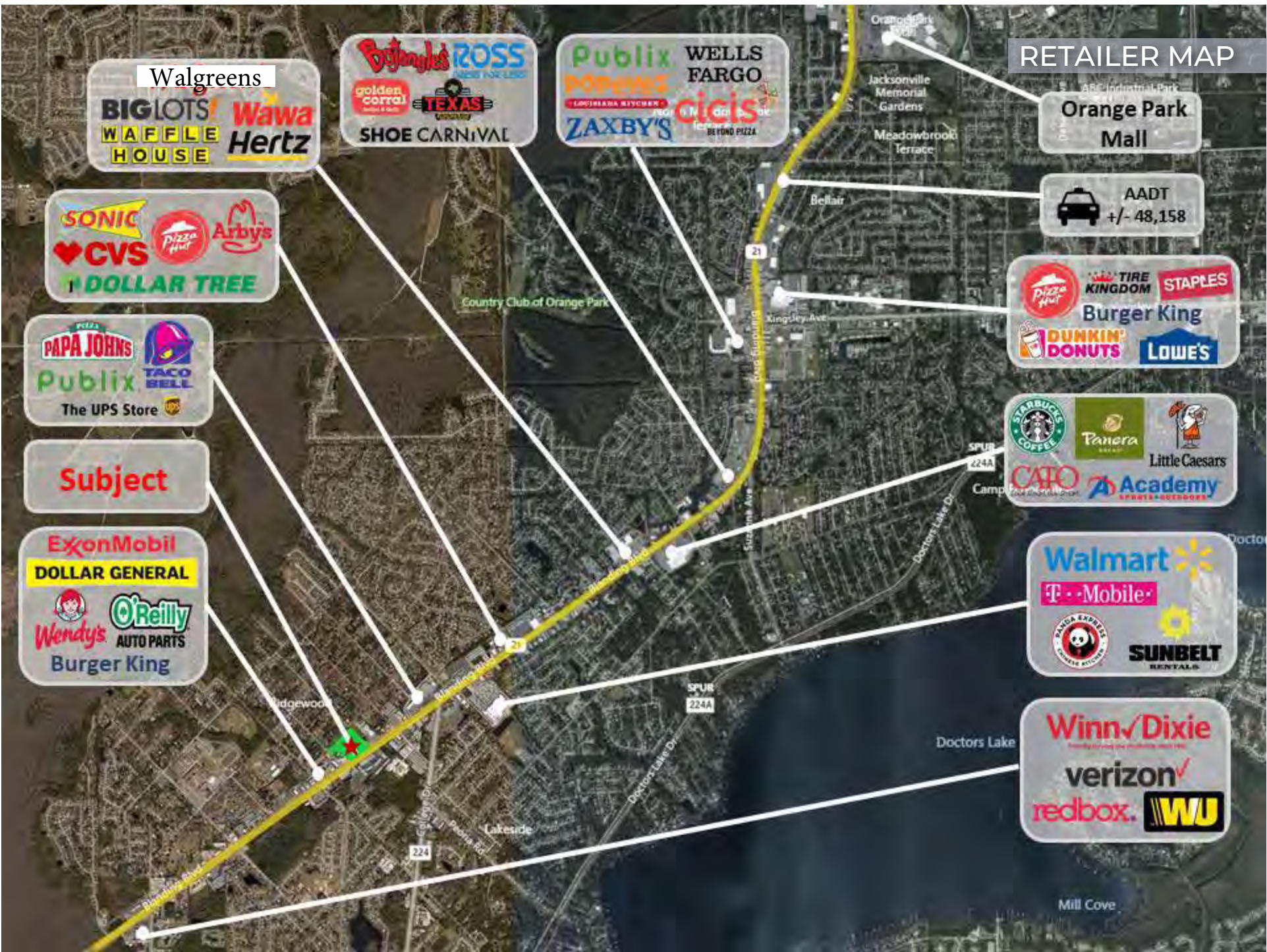
## HIGHLIGHTS

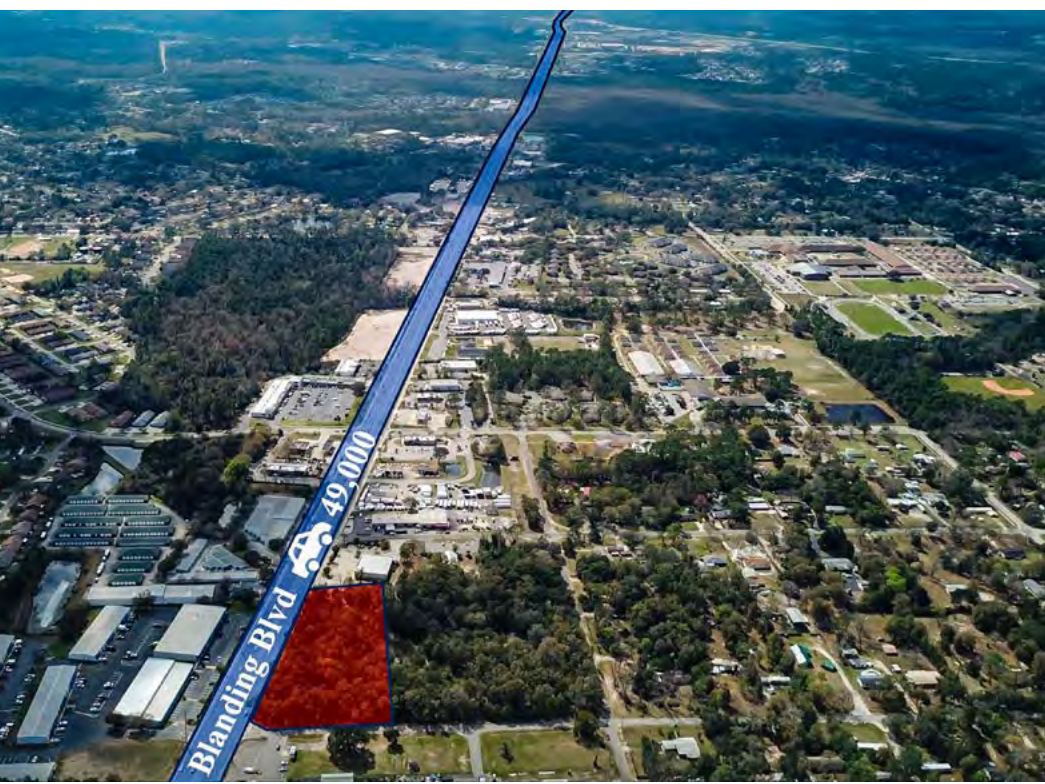
- Traditional Retail Development on Blanding Blvd, AADT 49,000
- National Tenant, Exalt Health, Developed 5.3 Acres in the Rear
- Seller Will Subdivide Parcel
- Heavy Commercial & Residential Use Nearby
- Five Mile Population 136,814





# RETAILER MAP





RETAILER MAP



**exalt health**  
( Under Construction )

Subject Property

**Blanding Business Park**

**Blanding Blvd**

**AADT: 49,000**

**JOE HUDSON'S COLLISION CENTER**

**ATLANTIC SELF STORAGE**  
LIFE HAPPENS. WE HAVE SPACE.



**O'Reilly**  
AUTO PARTS

**ACE**  
Hardware

**Publix**

**HOME**  
centric

**STORAGE**  
UNIT OF AMERICA

**enterprise**

**gerber**  
COLLISION & GLASS

**JAX PRECISION**

**Schutter**  
AUTOMOTIVE

**FADE & COMBS**  
BARBER LOUNGE

**Love God • Love All**  
• Asbury UMC

**SONIC**

**Arby's**

**OLLIE'S**  
GOOD STORES

**PANDA EXPRESS**  
CHINESE KITCHEN

**Valvoline**  
Instant Oil Change

**Walmart**

**ATLANTIC SELF STORAGE**  
LIFE HAPPENS. WE HAVE SPACE.

# 03

## SALES COMPARABLES

SALES COMPARABLES MAP

SALES COMPARABLES SUMMARY

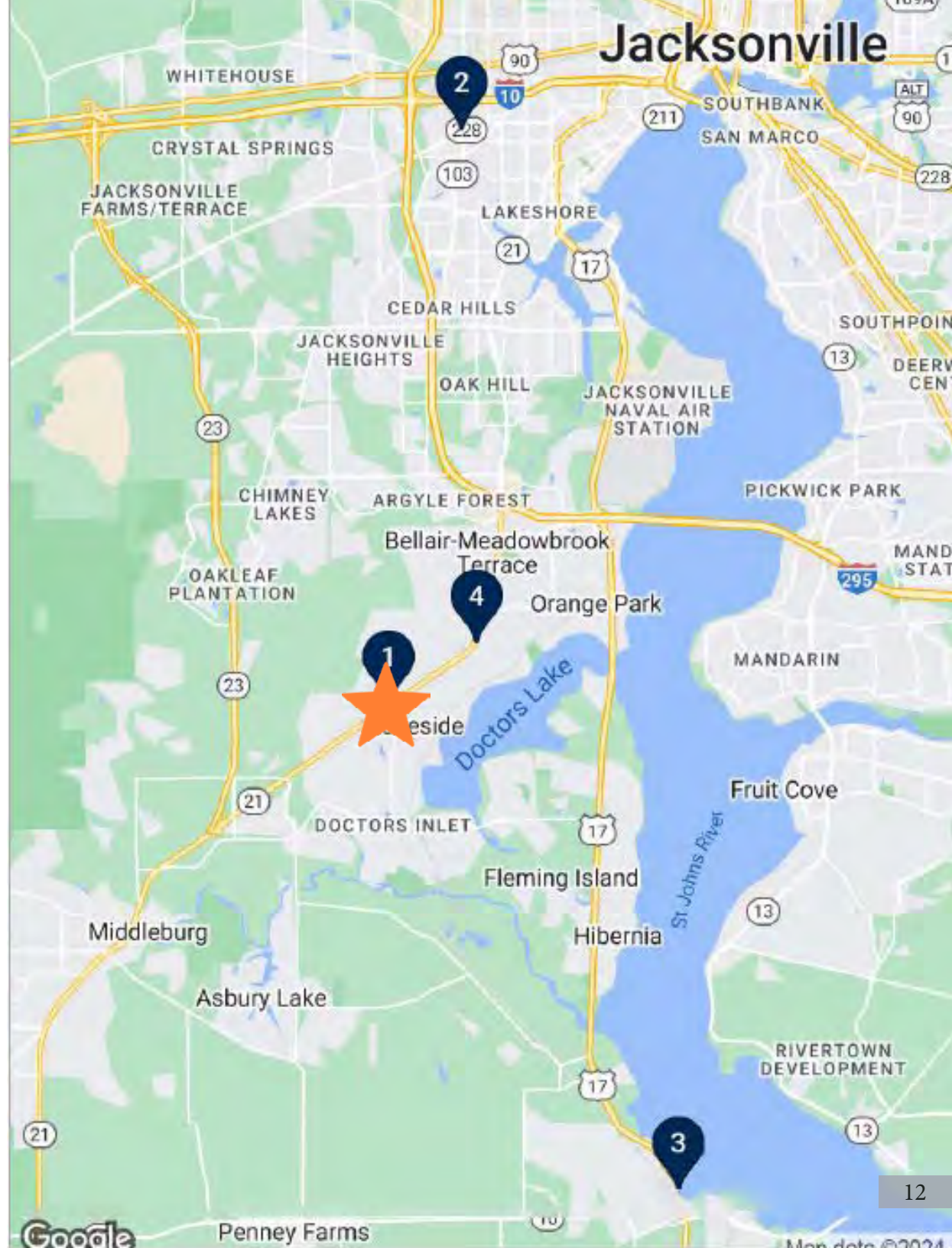


## SALE'S COMP MAP




**Blanding Boulevard |  
Retail Development**

- 1** 1004 Blanding Blvd
- 2** 6525 Normandy Blvd
- 3** 1718 Verdad St
- 4** 145 Suzanne Ave
- 5** 1756 Verdad St



## SALES COMPARABLES

SUBJECT PROPERTY	PRICE	LOT SIZE	\$/ACRE	CLOSE
 <b>749 Kingswood Ave</b> Orange Park, FL 32065	<b>\$2,600,000</b>	<b>3.11 AC</b>	<b>\$836,013</b>	<b>On Market</b>

SALES COMPARABLES	PRICE	LOT SIZE	\$/ACRE	CLOSE
<b>1</b> <b>1004 Blanding Blvd</b> Orange Park, FL 32065	<b>\$1,300,000</b>	<b>1.42 AC</b>	<b>\$915,492</b>	<b>08/16/2023</b>
<b>2</b> <b>6525 Normandy Blvd</b> Jacksonville, FL 32205	<b>\$1,430,000</b>	<b>1.33 AC</b>	<b>\$1,075,187</b>	<b>07/26/2023</b>
<b>3</b> <b>1718 Verdad St</b> Green Cove Springs, FL 32034	<b>\$1,400,000</b>	<b>1.43 AC</b>	<b>\$979,020</b>	<b>07/13/2022</b>
<b>4</b> <b>145 Suzanne Ave</b> Orange Park, FL 32073	<b>\$980,000</b>	<b>0.91 AC</b>	<b>\$1,076,923</b>	<b>On Market</b>
<b>5</b> <b>1756 Verdad St</b> Green Cove Springs, FL 32043	<b>\$1,200,000</b>	<b>0.81 AC</b>	<b>\$1,481,481</b>	<b>On Market</b>

**AVERAGES**

**\$1,262,000**

**1.18 AC**

**\$1,105,621**

## SALES COMPARABLES SUMMARY



★ **Blanding Boulevard | Retail Development**  
749 Kingswood Ave, Orange Park, FL 32065

<b>LISTING PRICE:</b>	<b>\$ 2,600,000</b>
<b>LOT SIZE:</b>	<b>3.11 AC</b>
<b>PRICE /ACRE:</b>	<b>\$836,013</b>
<b>ZONING:</b>	<b>Commercial</b>
<b>ENTITLED:</b>	<b>NO</b>
<b>PERMIT READY:</b>	<b>NO</b>



1 **1004 Blanding Blvd**  
Orange Park, FL 32065

<b>SALE PRICE:</b>	<b>\$1,300,000</b>
<b>LOT SIZE:</b>	<b>1.42 AC</b>
<b>PRICE /ACRE:</b>	<b>\$915,492</b>
<b>ZONING:</b>	<b>BB</b>
<b>ENTITLED:</b>	<b>NO</b>
<b>PERMIT READY:</b>	<b>NO</b>
<b>COE:</b>	<b>08/16/2023</b>

## SALES COMPARABLES SUMMARY



2

6525 Normandy Blvd  
Jacksonville, FL 32205

SALE PRICE:	\$1,430,000
LOT SIZE:	1.33 AC
PRICE /ACRE:	\$1,075,187
ZONING:	CCG-2
ENTITLED:	NO
PERMIT READY:	NO
COE:	07/26/2023



3

1718 Verdad St  
Green Cove Springs, FL 32034

SALE PRICE:	\$1,400,000
LOT SIZE:	1.43 AC
PRICE /ACRE:	\$979,020
ZONING:	Commercial
ENTITLED:	NO
PERMIT READY:	NO
COE:	07/13/2022

*Pad Ready at Sale*

## SALES COMPARABLES SUMMARY



**4**

**145 Suzanne Ave**  
Orange Park, FL 32073

<b>LISTING PRICE:</b>	<b>\$980,000</b>
<b>LOT SIZE:</b>	<b>0.91 AC</b>
<b>PRICE /ACRE:</b>	<b>\$1,076,923</b>
<b>ZONING:</b>	<b>BB4</b>
<b>ENTITLED:</b>	<b>NO</b>
<b>PERMIT READY:</b>	<b>NO</b>
<b>COE:</b>	<b>On Market</b>

*Under Contract*



**5**

**1756 Verdad St**  
Green Cove Springs, FL 32043

<b>LISTING PRICE:</b>	<b>\$1,200,000</b>
<b>LOT SIZE:</b>	<b>0.81 AC</b>
<b>PRICE /ACRE:</b>	<b>\$1,481,481</b>
<b>ZONING:</b>	<b>BB-2</b>
<b>ENTITLED:</b>	<b>NO</b>
<b>PERMIT READY:</b>	<b>NO</b>
<b>COE:</b>	<b>On Market</b>

# 06

## MARKET OVERVIEW

MARKET OVERVIEW

DEMOGRAPHICS

STATE MAP



# JACKSONVILLE

## A Thriving Hub for Business, Culture, and Coastal Living

As a key economic hub in the Southeast, driven by its diverse economy, strategic location, and pro-business environment. As the largest city by land area in the U.S., offers a robust infrastructure, including a deep water port ranked among the top 20 in the nation, and a growing international airport. The city is experiencing rapid population growth, attracting new businesses and residents due to its affordability and quality of life. With thriving industries such as healthcare, logistics, and financial services, offering significant opportunities for investors and developers alike.

## Key Highlights

- **Top Logistics Hub:** Ranks as one of the leading logistics and distribution centers in the U.S., with the Port of Jacksonville contributing to its position as the third-largest seaport in Florida by cargo volume.
- **Population Growth:** increase of over 20% in the last decade, driving demand for retail, residential, and commercial spaces.
- **Pro-Business Climate:** The city offers competitive tax policies and economic incentives, making it a top choice for companies looking to expand in the Southeast.
- **Cultural & Recreational Appeal:** Home to 22 miles of beaches, the Jacksonville Jaguars, and a vibrant arts scene, Jacksonville continues to attract tourists and new residents.
- **Affordable Living:** Ranked as one of the most affordable cities among major U.S. metros, Jacksonville offers high value for investors and residents.



**1 OF**  
THE MOST  
AFFORDABLE  
CITIES AMONG  
MAJOR U.S.  
METROS

**+20%**  
POPULATION  
INCREASE IN THE  
LAST DECADE

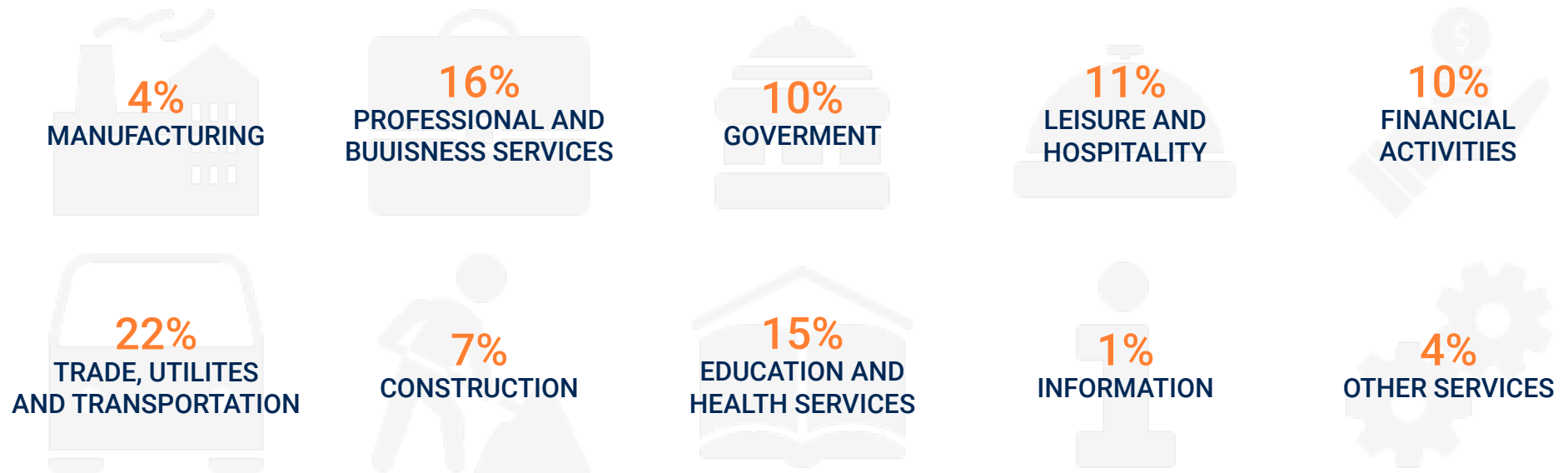
**3RD**  
LARGEST SEAPORT  
IN FLORIDA BY  
CARGO VOLUME

# ECONOMY

- Once rooted in its military bases, a commercial port, tourism and paper mills, the Jacksonville economy is diversifying.
- The metro is home to four Fortune 500 companies: Fidelity National Information Services, Fidelity National Financial, CSX Corp. and Landstar System.
- The city has developed a large financial services sector, led by Bank of America, Citibank, Deutsche Bank and Wells Fargo.
- Jacksonville has an emerging industrial base in medical research and manufacturing.



## SHARE OF 2023 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

# DEMOGRAPHICS

- The metro is projected to add roughly 150,000 people through 2028, resulting in the formation of nearly 59,000 households.
- A median home price of roughly \$380,000 sits well below that of South Florida metros, allowing 59 percent of households to own their home.
- Roughly 31 percent of people ages 25 and older hold a bachelor's degree; about 11 percent have also earned a graduate or professional degree.

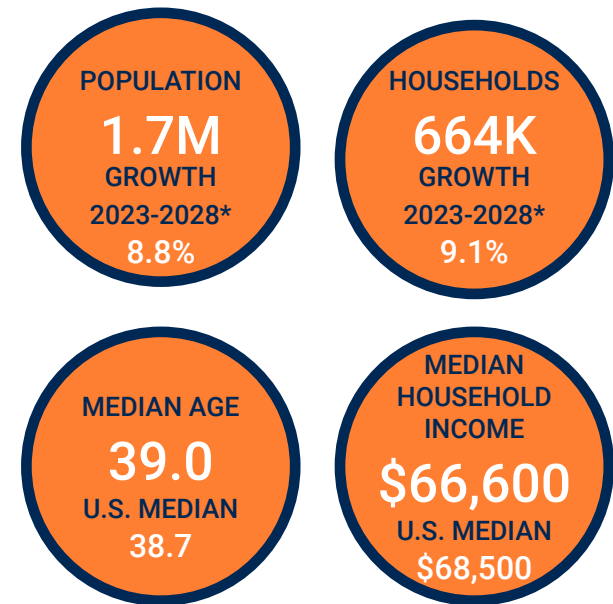


## 2023 POPULATION BY AGE



# QUALITY OF LIFE

The Jacksonville area offers many recreational events and cultural opportunities. Jacksonville's beach communities consist of Atlantic Beach, Neptune Beach and Jacksonville Beach along 50 miles of shoreline, offering sport fishing, boating and water sport activities. The area is home to World Golf Village and the World Golf Hall of Fame. The Association of Tennis Professionals is also based in the area. Sports teams include the Jacksonville Jumbo Shrimp, a minor league baseball team, and the Jacksonville Jaguars of the NFL. TIAA Bank Field hosts the Jaguars, the TaxSlayer Gator Bowl and the annual matchup between the Universities of Florida and Georgia. Cultural opportunities and museums abound throughout the metro.



\* Forecast Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2022 Estimate	7,800	46,239	136,814
0 to 4 Years	5.5%	5.2%	5.9%
5 to 14 Years	10.9%	12.7%	14.0%
15 to 17 Years	3.3%	4.0%	4.2%
18 to 19 Years	2.3%	2.5%	2.4%
20 to 24 Years	5.9%	5.7%	5.5%
25 to 29 Years	6.5%	6.0%	6.2%
30 to 34 Years	7.0%	6.6%	6.9%
35 to 39 Years	6.5%	6.7%	7.1%
40 to 49 Years	11.6%	12.7%	13.2%
50 to 59 Years	14.2%	14.2%	13.6%
60 to 64 Years	8.0%	7.2%	6.5%
65 to 69 Years	6.6%	6.1%	5.4%
70 to 74 Years	5.5%	4.8%	4.2%
75 to 79 Years	3.4%	3.0%	2.5%
80 to 84 Years	1.7%	1.6%	1.4%
Age 85+	1.1%	1.0%	1.1%
Median Age	42.0	40.5	38.4

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	5,624	32,346	92,919
Elementary (0-8)	1.8%	1.7%	1.9%
Some High School (9-11)	5.2%	3.9%	4.0%
High School Graduate (12)	35.7%	28.5%	26.5%
Some College (13-15)	26.0%	26.3%	25.1%
Associate Degree Only	12.3%	12.9%	13.7%
Bachelor's Degree Only	13.8%	18.0%	19.6%
Graduate Degree	5.3%	8.7%	9.2%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2027 Projection	3,324	18,032	54,490
2022 Estimate	3,229	17,484	51,717
Owner Occupied	2,104	12,813	36,759
Renter Occupied	924	3,759	12,088
Vacant	202	911	2,870
<b>Persons in Units</b>			
2022 Estimate Total Occupied Units	3,028	16,573	48,847
1 Person Units	20.0%	17.0%	17.5%
2 Person Units	35.9%	35.2%	33.5%
3 Person Units	19.9%	19.9%	19.9%
4 Person Units	15.0%	15.9%	16.5%
5 Person Units	5.9%	7.8%	8.3%
6+ Person Units	3.3%	4.2%	4.3%

# DEMOGRAPHICS



## POPULATION

In 2022, the population in your selected geography is 113,742. The population has changed by 67.7 percent since 2000. It is estimated that the population in your area will be 120,195 five years from now, which represents a change of 5.7 percent from the current year. The current population is 48.8 percent male and 51.3 percent female. The median age of the population in your area is 38.2, compared with the U.S. average, which is 38.6. The population density in your area is 1,449 people per square mile.



## HOUSEHOLDS

There are currently 39,571 households in your selected geography. The number of households has changed by 69.1 percent since 2000. It is estimated that the number of households in your area will be 42,123 five years from now, which represents a change of 6.4 percent from the current year. The average household size in your area is 2.9 people.



## INCOME

In 2022, the median household income for your selected geography is \$83,078, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 54.1 percent since 2000. It is estimated that the median household income in your area will be \$95,359 five years from now, which represents a change of 14.8 percent from the current year.

The current year per capita income in your area is \$35,302, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$101,400, compared with the U.S. average, which is \$96,357.



## EMPLOYMENT

In 2022, 68,389 people in your selected area were employed. The 2000 Census revealed that 68.6 percent of employees are in white-collar occupations in this geography, and 31.4 percent are in blue-collar occupations. In 2022, unemployment in this area was 3.0 percent. In 2000, the average time traveled to work was 31.5 minutes.



## HOUSING

The median housing value in your area was \$239,637 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 18,844 owner-occupied housing units and 4,555 renter-occupied housing units in your area. The median rent at the time was \$602.



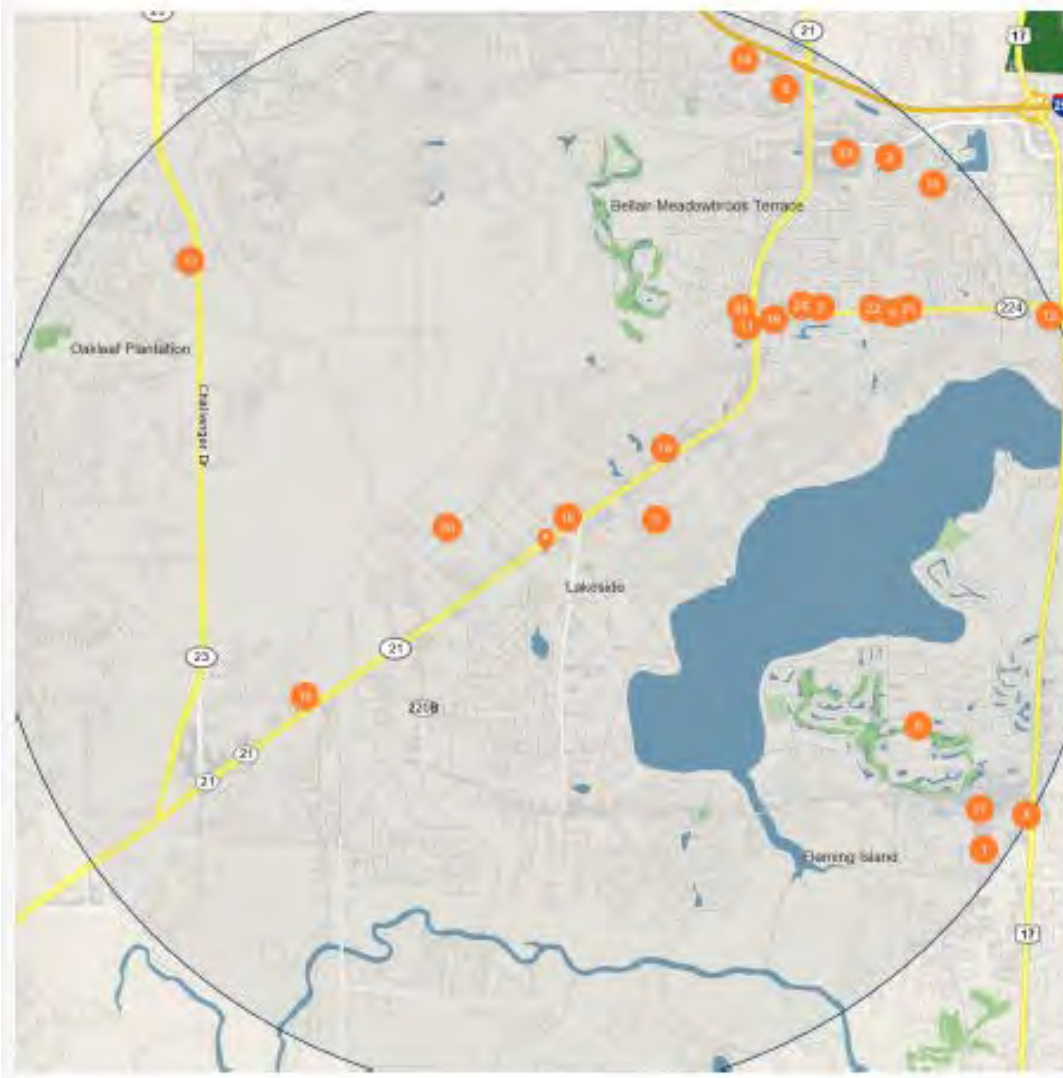
## EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 9.3 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 19.5 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 13.7 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 26.7 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 25.0 percent in the selected area compared with the 20.4 percent in the U.S.

# DEMOGRAPHICS









## Major Employers

## Employees

1	United States Dept of Navy-Naval Hospital Jacksonville	1,799
2	Orange Park Med Ctr Aux Inc-FLEMING ISLAND IMAGING CENTER	903
3	Enhanced Recovery Company LLC	756
4	HCA Inc	720
5	Sobran Inc	645
6	Aspen Products Inc	509
7	Young MNS Chrstn Assn of Firda-Clay County YMCA	500
8	Walmart Inc-Walmart	450
9	Publix Super Markets Inc-Publix 00649	322
10	Publix Super Markets Inc-Publix 01115	275
11	Publix Super Markets Inc-Publix 00868	275
12	Narcorps Specialties LLC	250
13	School District Clay County-Oakleaf High School	182
14	Orange Park Toyota-Keith Pearson Toyota	170
15	Navy United States Department-US Navy Nadep	158
16	School District Clay County-Orange Park High School	151
17	Home Depot USA Inc-Home Depot The	150
18	Clay Electric Cooperative Inc	146
19	Clay County Utilities Auth Inc-Clay County Utility Authority	140
20	East West Partners MGT Co-Eagle Landing	139
21	Cellco Partnership-Verizon Wireless	138
22	Ameris Bank	135
23	Penney Opco LLC-JC Penney	135
24	Signet Dgnstics Imging Svcs Gr-Orange Pk Diagnstc Imaging Ctr	135
25	Tripod Ventures USA-Freddys Frz Cstard Stakburgers	135



Welcome to  
**FLORIDA**  
 THE SUNSHINE STATE

-  Interstate 75
  Jacksonville Jaguars
-  Interstate 95
  Tampa Bay Buccaneers
-  Interstate 10
  Miami Dolphins



**exalt health**  
( Under Construction )

Subject Property

**BROKER OF RECORD**

---

**Ryan Nee**

Florida

License: 3154667

**Marcus & Millichap**