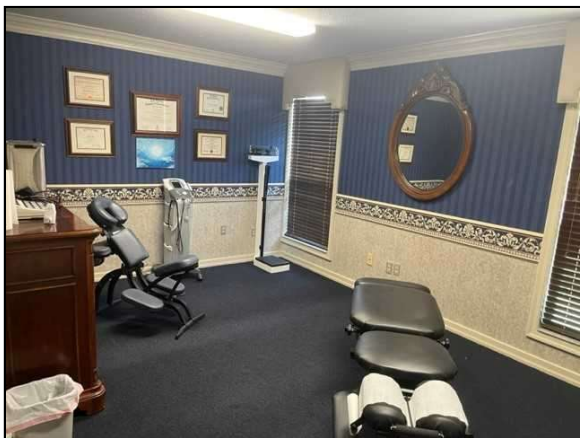


FREE STANDING OFFICE BUILDING FOR LEASE

J.R. McNeal
Commercial Real Estate
Services



752 BLANDING BLVD., OREANGE PARK, FL 32065



MAXIMUM BUSINESS EXPOSURE ON BUSY BLANDING BLVD.

Property Highlights

- 3,498 Sq. Ft.
- Corner of four way lighted intersection
- 61,700 Daily Traffic count
- Road Side Pylon Sign
- Road Side Monument Sign
- 3.5/1,000 Parking Ratio

13846 Atlantic Blvd #1011
Jacksonville, FL 3225
jrmcneal.com

RANDY MCNEAL, CCIM
President
(904) 710-8007
randy.mcneal@jrmcneal.com
BK233148, Florida

PROPERTY SUMMARY

Free Standing Office Building For Lease
752-A Blanding Boulevard | Orange Park, FL 32065



Property Summary

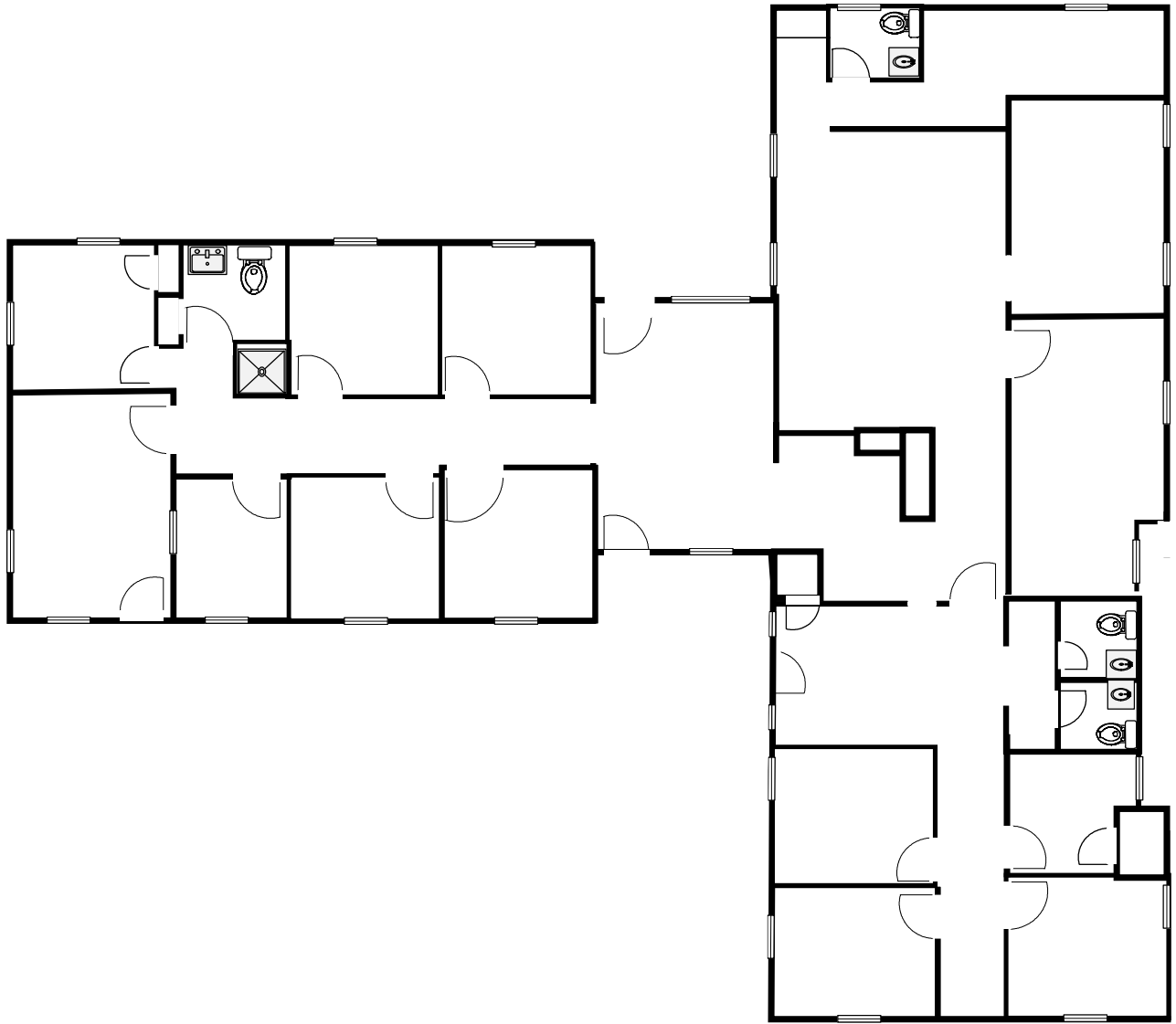
Building SF:	3,498
Lease Rate:	\$18.75/SF/Yr
NNN Charges:	\$3.31 /SF/Yr
Parking Ratio:	3.5/1000
Parking:	40 Cross Easement Parking Spaces
Year Built:	1978
Zoning:	BA

Property Overview

This property offers full build out in good condition as medical office.

FLOOR PLAN (NOT TO SCALE)

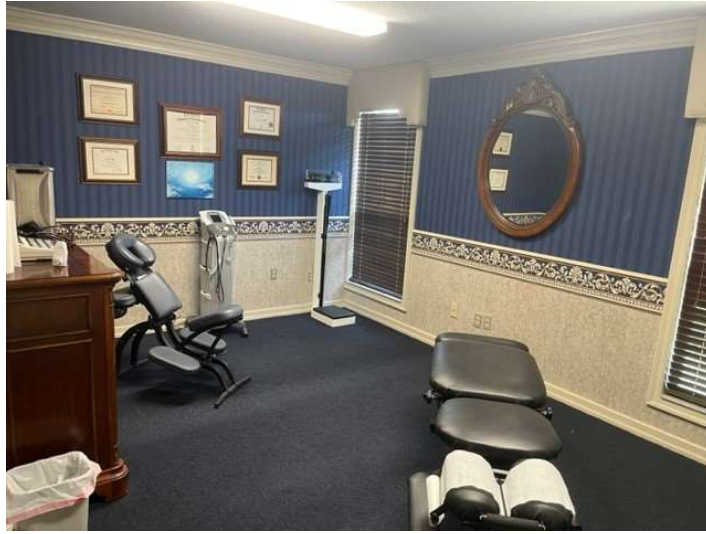
Free Standing Office Building For Lease
752-A Blanding Boulevard | Orange Park, FL 32065



INTERIOR PHOTOS

Free Standing Office Building For Lease
752-A Blanding Boulevard | Orange Park, FL 32065

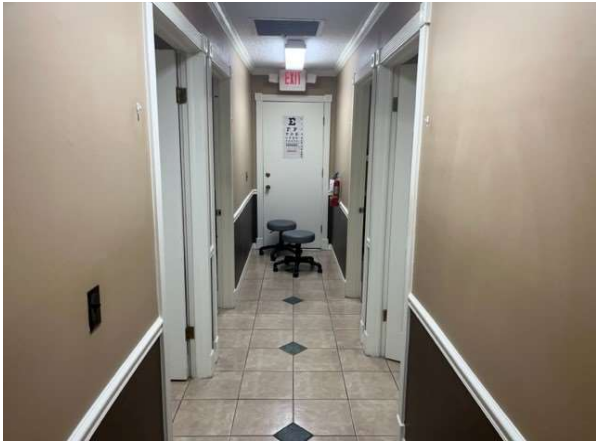
INTERIOR PHOTOS



INTERIOR PHOTOS

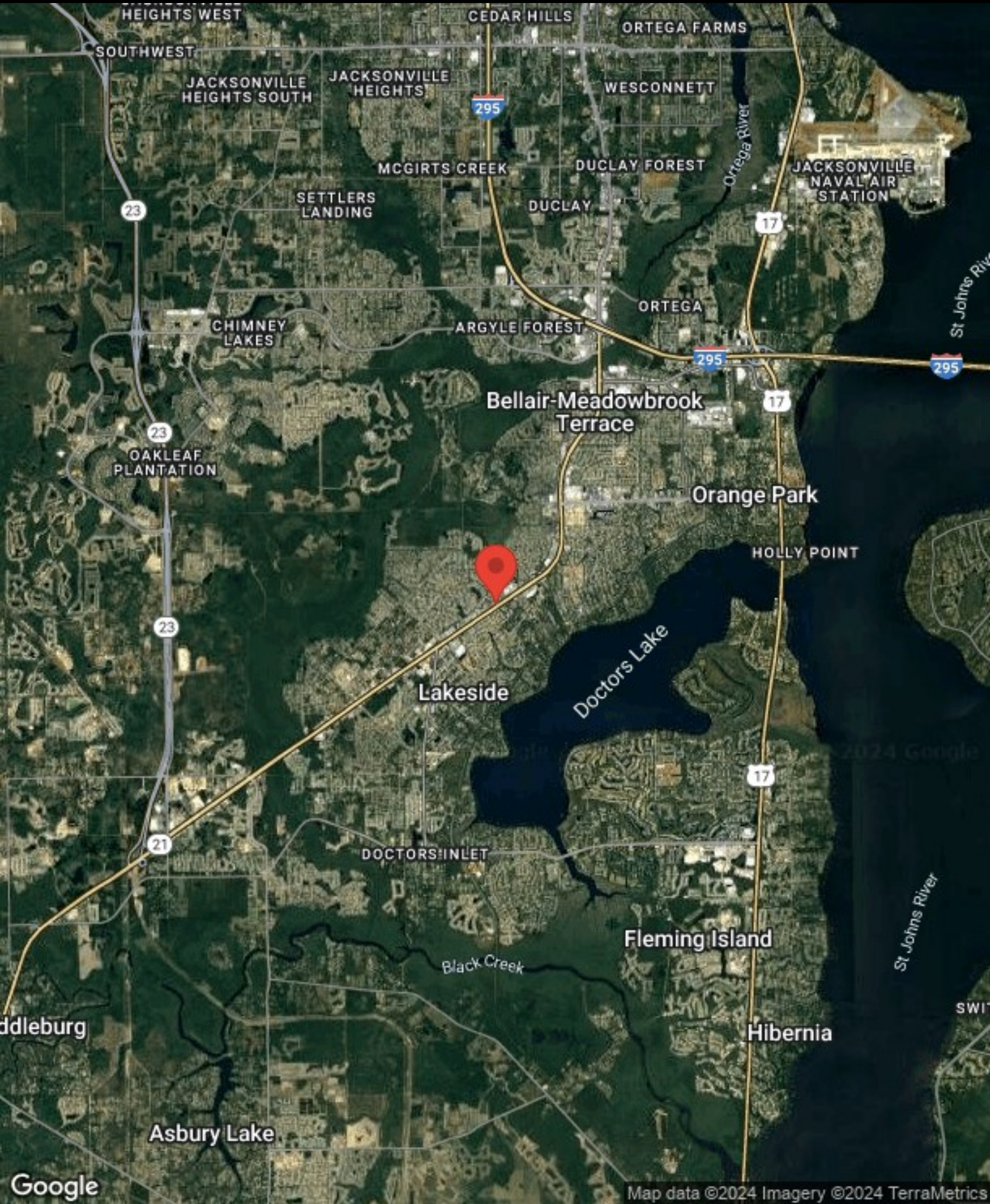
Free Standing Office Building For Lease
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INTERIOR PHOTOS



REGIONAL MAP

Free Standing Office Building For Lease
752-A Blanding Boulevard | Orange Park, FL 32065



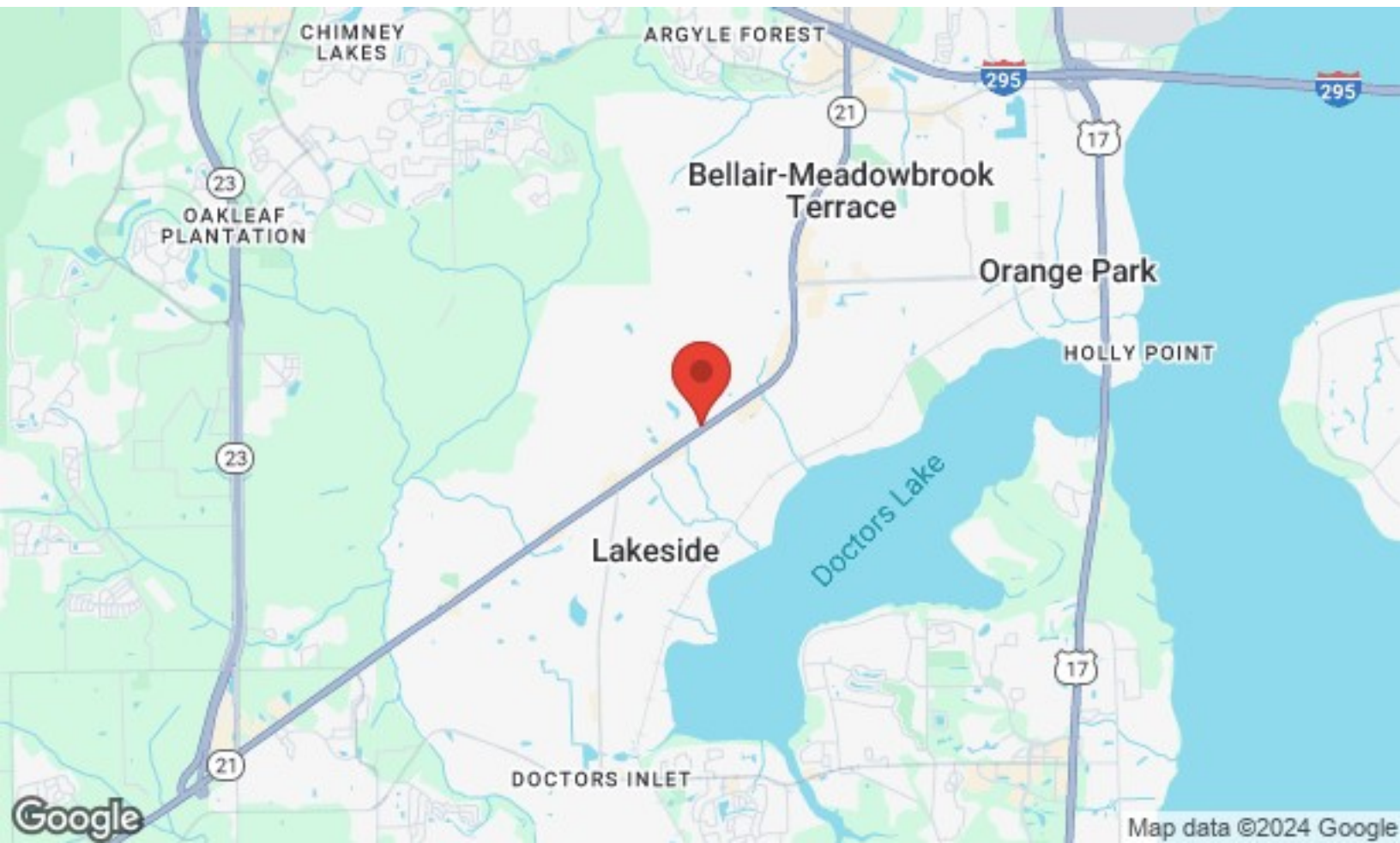
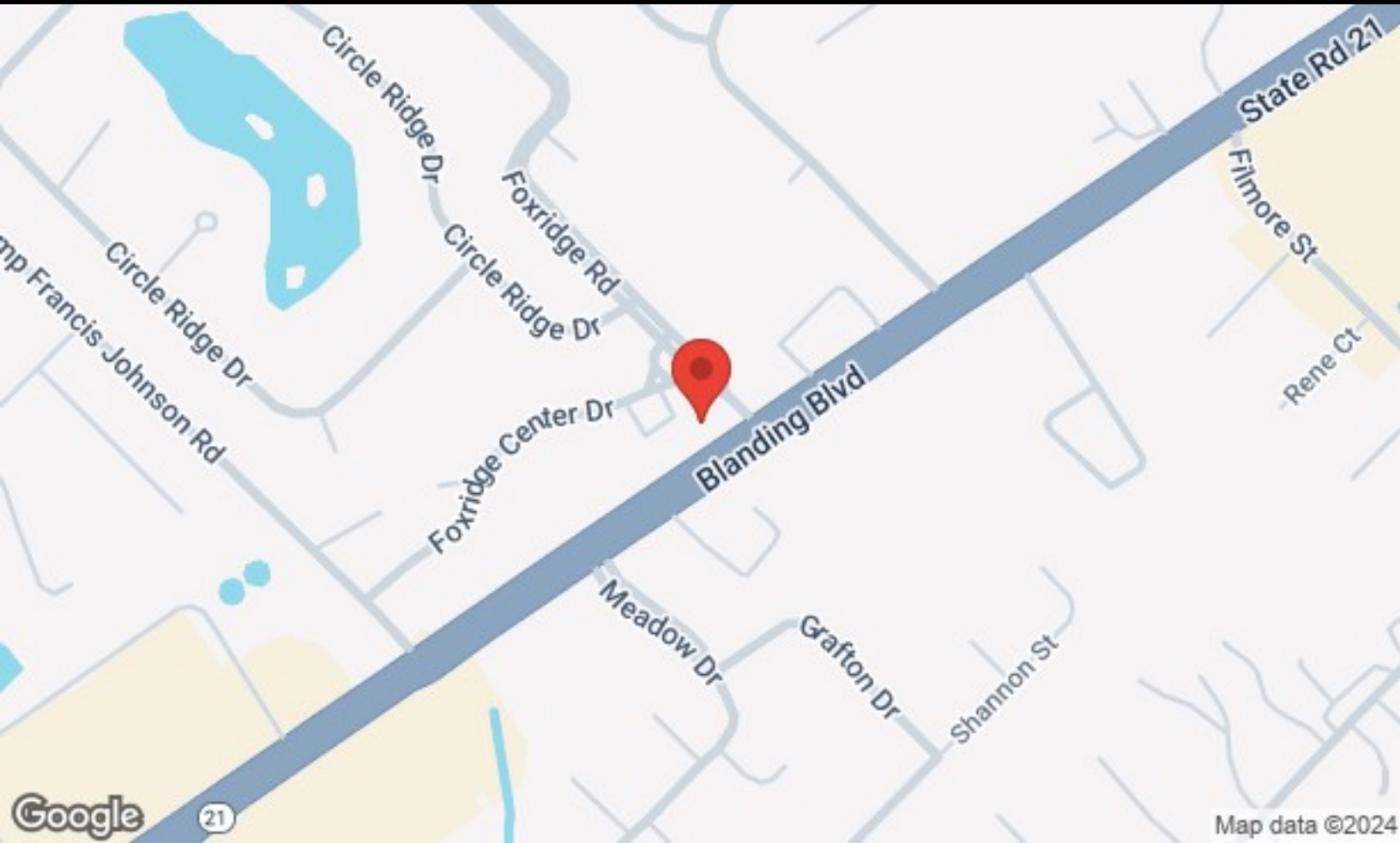
AERIAL MAP

Free Standing Office Building For Lease
752-A Blanding Boulevard | Orange Park, FL 32065



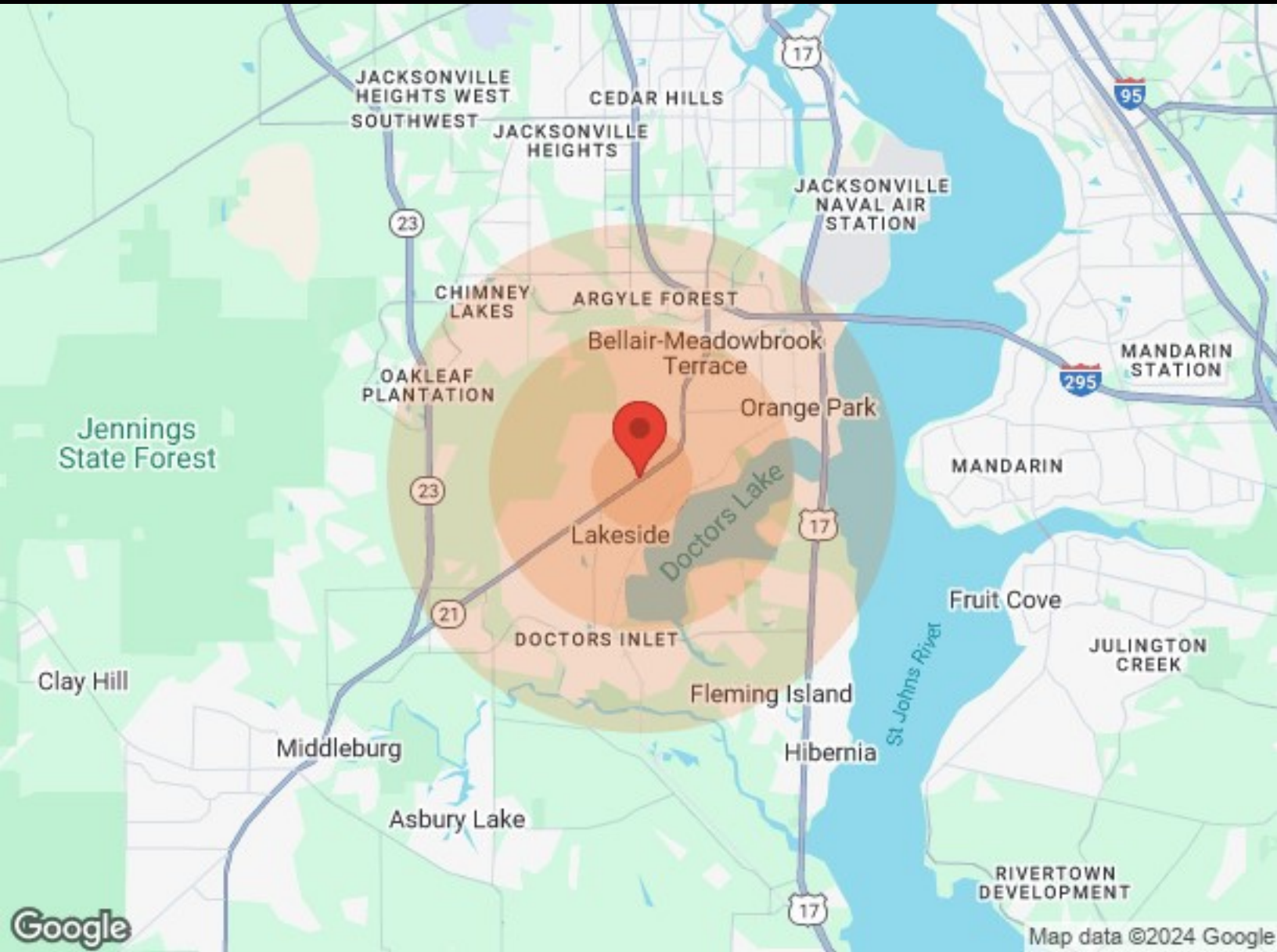
LOCATION MAPS

Free Standing Office Building For Lease
752-A Blanding Boulevard | Orange Park, FL 32065



DEMOGRAPHICS

Free Standing Office Building For Lease
752-A Blanding Boulevard | Orange Park, FL 32065



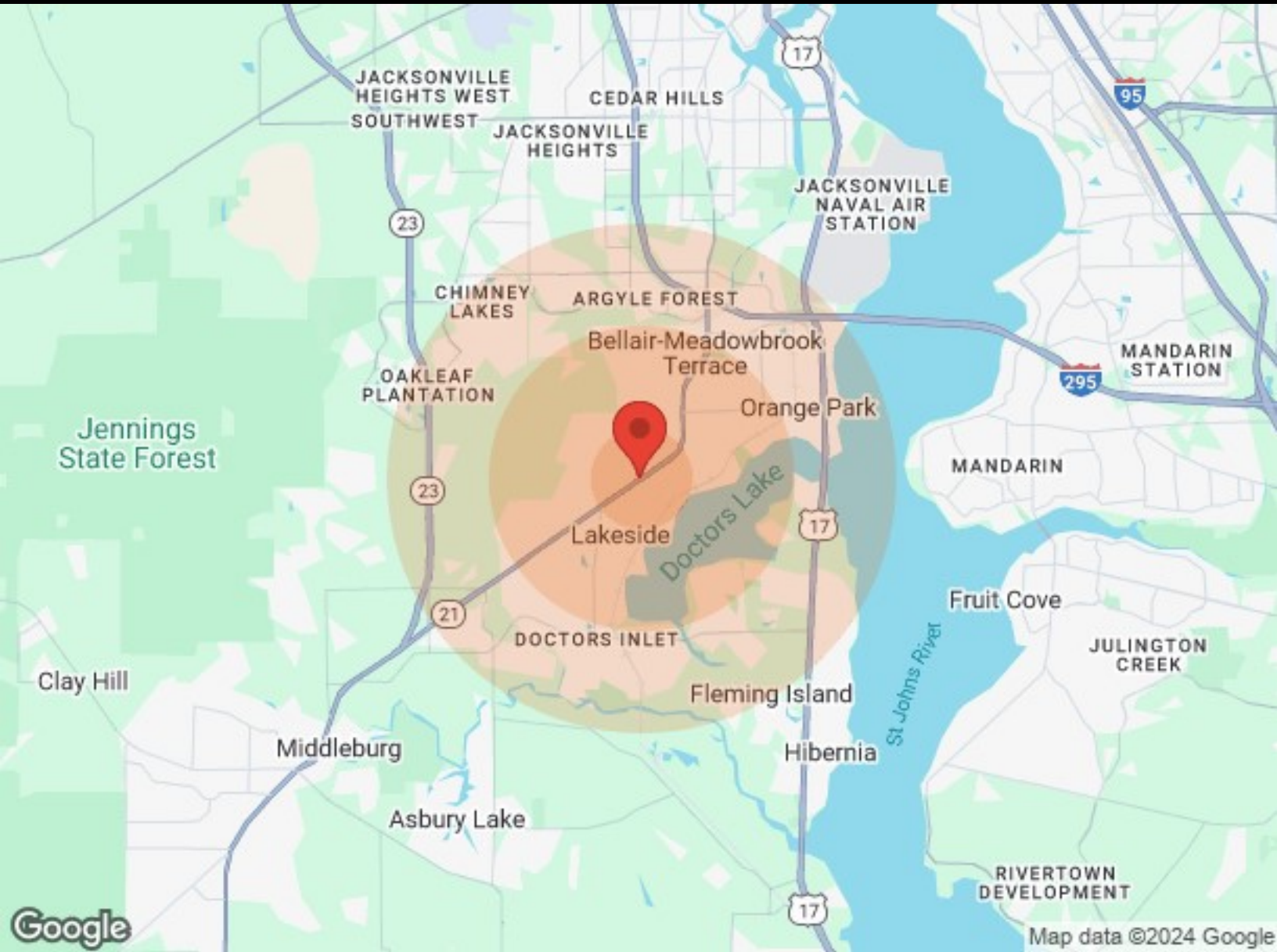
Population	1 Mile	3 Miles	5 Miles
Male	5,249	29,949	68,180
Female	5,524	31,198	70,579
Total Population	10,773	61,147	138,759
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,886	12,200	29,113
Ages 15-24	1,370	8,800	20,398
Ages 25-54	4,181	23,627	54,759
Ages 55-64	1,547	7,814	16,958
Ages 65+	1,789	8,706	17,531
Race	1 Mile	3 Miles	5 Miles
White	9,168	48,602	102,148
Black	891	7,781	23,499
Am In/AK Nat	N/A	51	112
Hawaiian	N/A	16	31
Hispanic	786	5,516	13,403
Multi-Racial	944	6,170	15,678

Income	1 Mile	3 Miles	5 Miles
Median	\$67,237	\$66,454	\$65,853
< \$15,000	254	1,392	3,152
\$15,000-\$24,999	211	1,312	3,537
\$25,000-\$34,999	367	2,236	4,929
\$35,000-\$49,999	721	3,533	7,664
\$50,000-\$74,999	947	4,969	11,655
\$75,000-\$99,999	598	3,428	8,017
\$100,000-\$149,999	758	3,438	8,067
\$150,000-\$199,999	109	869	1,907
> \$200,000	60	880	1,635

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,345	24,756	55,622
Occupied	4,012	22,807	51,240
Owner Occupied	3,153	17,139	36,617
Renter Occupied	859	5,668	14,623
Vacant	333	1,949	4,382

DETAILED DEMOGRAPHICS

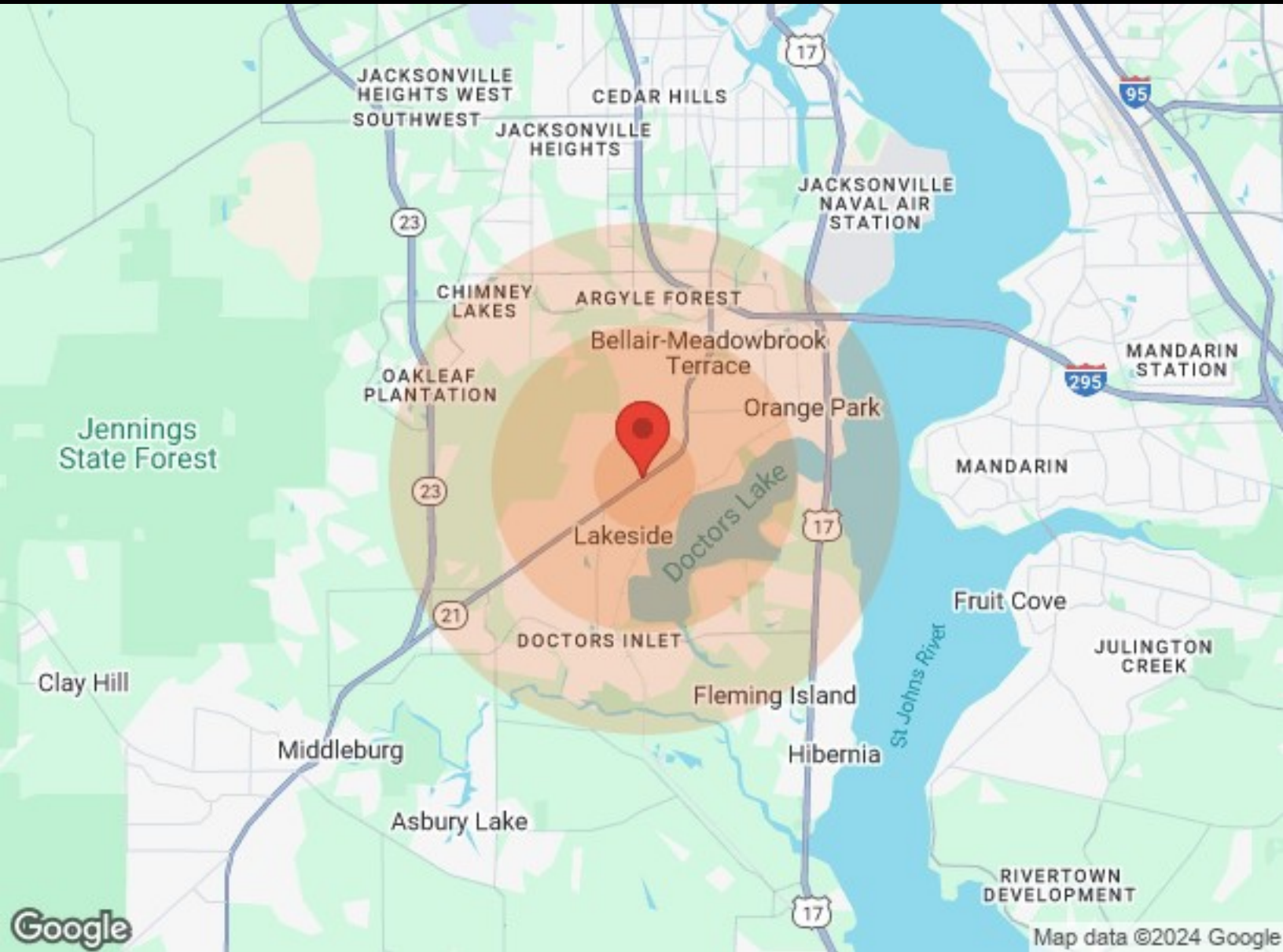
Free Standing Office Building For Lease
752-A Blanding Boulevard | Orange Park, FL 32065



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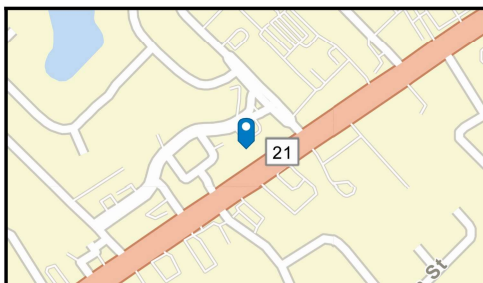
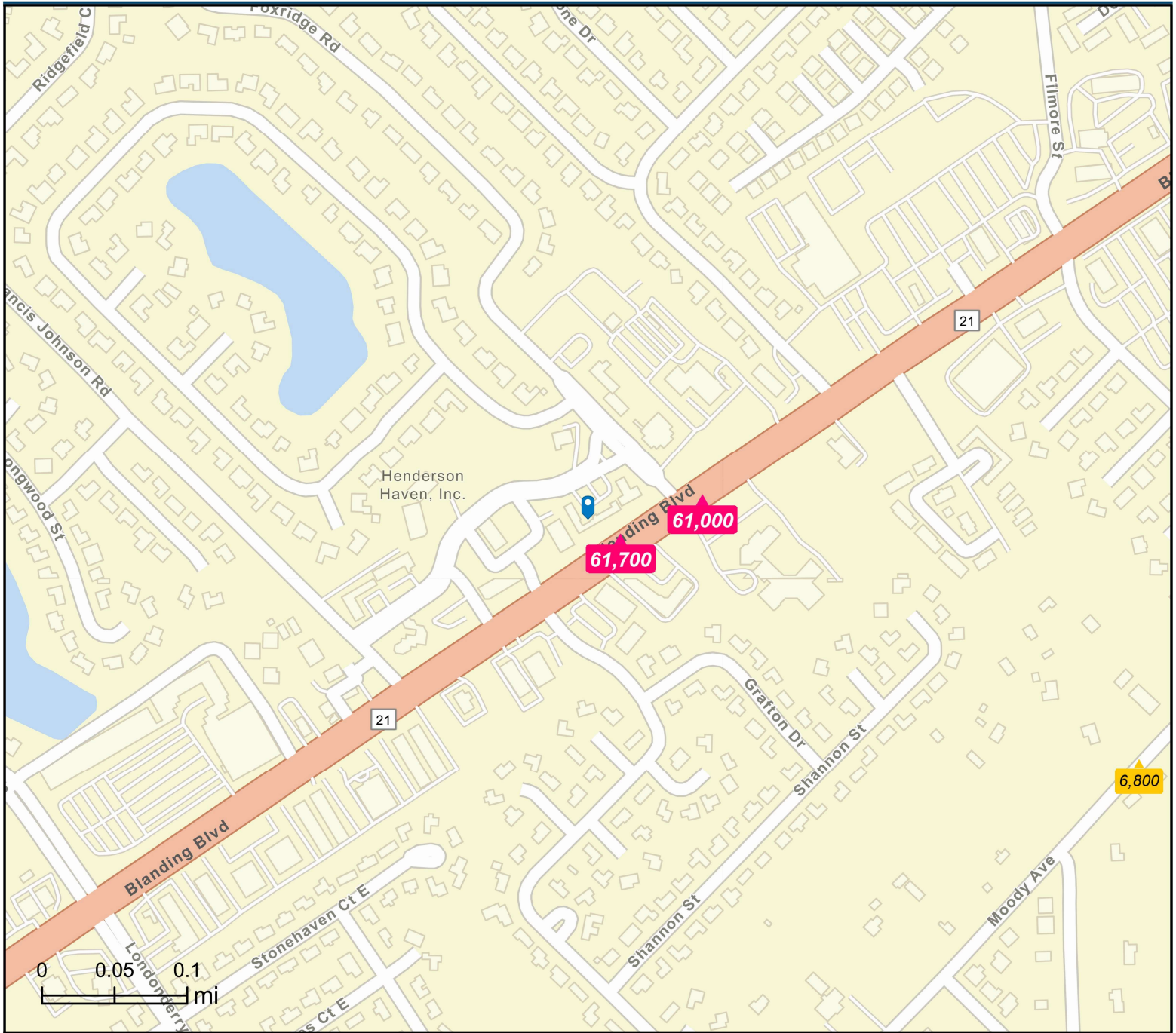


Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	582	3,524	8,359	Median	\$67,237	\$66,454	\$65,853
Ages 5-9	680	4,402	10,530	< \$10,000	159	750	1,685
Ages 10-14	624	4,274	10,224	\$10,000-\$14,999	95	642	1,467
Ages 15-19	637	4,349	10,260	\$15,000-\$19,999	31	605	1,645
Ages 20-24	733	4,451	10,138	\$20,000-\$24,999	180	707	1,892
Ages 25-29	783	4,261	9,524	\$25,000-\$29,999	123	1,059	2,136
Ages 30-34	716	3,855	8,677	\$30,000-\$34,999	244	1,177	2,793
Ages 35-39	632	3,607	8,397	\$35,000-\$39,999	126	1,245	2,653
Ages 40-44	623	3,706	8,892	\$40,000-\$44,999	275	978	2,549
Ages 45-49	676	4,023	9,589	\$45,000-\$49,999	320	1,310	2,462
Ages 50-54	751	4,175	9,680	\$50,000-\$60,000	423	2,000	4,755
Ages 55-59	788	4,099	9,100	\$60,000-\$74,000	524	2,969	6,900
Ages 60-64	759	3,715	7,858	\$75,000-\$99,999	598	3,428	8,017
Ages 65-69	641	3,075	6,222	\$100,000-\$124,999	494	2,368	5,432
Ages 70-74	480	2,296	4,538	\$125,000-\$149,999	264	1,070	2,635
Ages 74-79	309	1,512	2,999	\$150,000-\$199,999	109	869	1,907
Ages 80-84	187	904	1,795	> \$200,000	60	880	1,635
Ages 85+	172	919	1,977				

Traffic Count Map - Close Up

752 Blanding Blvd, Orange Park, Florida, 32065
Rings: 1, 3, 5 mile radii

Prepared by Randy McNeal, CCIM
Latitude: 30.14572
Longitude: -81.76180



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Rent & Vacancy

Orange Park/Clay County Office

3 STAR RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$26.77	132	3.0%	8.1%	123,463	5.8%	0.1%
2027	\$25.98	128	2.9%	5.0%	122,344	5.8%	0%
2026	\$25.23	124	2.1%	2.0%	123,290	5.8%	-0.6%
2025	\$24.70	122	0.6%	-0.2%	137,017	6.5%	-0.4%
2024	\$24.55	121	-0.8%	-0.8%	143,839	6.9%	0.8%
YTD	\$24.74	122	1.9%	-0.1%	127,379	6.2%	0.1%
2023	\$24.75	122	3.2%	0%	123,253	6.1%	0.3%
2022	\$23.99	118	7.8%	-3.1%	116,717	5.8%	-2.8%
2021	\$22.26	110	2.4%	-10.0%	171,983	8.5%	1.8%
2020	\$21.75	107	7.1%	-12.1%	135,089	6.8%	2.2%
2019	\$20.31	100	2.8%	-17.9%	91,679	4.6%	-1.4%
2018	\$19.77	97	1.7%	-20.1%	119,681	6.0%	-6.2%
2017	\$19.43	96	2.9%	-21.5%	243,714	12.2%	-3.0%
2016	\$18.89	93	8.2%	-23.7%	298,045	15.3%	2.1%
2015	\$17.46	86	1.9%	-29.5%	245,647	13.2%	-1.3%
2014	\$17.14	84	0.3%	-30.8%	270,157	14.5%	0.8%
2013	\$17.09	84	4.9%	-30.9%	250,981	13.6%	-1.3%
2012	\$16.29	80	0%	-34.2%	275,051	14.9%	-1.6%

1 & 2 STAR RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$22.62	129	3.3%	8.3%	52,997	4.1%	0%
2027	\$21.89	124	3.2%	4.8%	53,299	4.1%	-0.1%
2026	\$21.21	121	2.5%	1.5%	54,929	4.2%	-0.4%
2025	\$20.70	118	0.9%	-0.9%	60,436	4.6%	0.4%
2024	\$20.51	117	-1.8%	-1.8%	55,252	4.2%	0.1%
YTD	\$20.61	117	-0.5%	-1.3%	52,112	4.0%	-0.2%
2023	\$20.89	119	4.7%	0%	54,144	4.1%	1.5%
2022	\$19.95	113	11.5%	-4.5%	34,953	2.7%	-2.7%
2021	\$17.89	102	8.2%	-14.3%	70,237	5.3%	1.0%
2020	\$16.54	94	1.6%	-20.8%	56,519	4.3%	-0.7%
2019	\$16.28	93	-1.3%	-22.0%	66,643	5.0%	0.5%
2018	\$16.50	94	-0.3%	-21.0%	59,619	4.5%	-0.3%
2017	\$16.54	94	7.7%	-20.8%	63,967	4.8%	-4.0%
2016	\$15.36	87	5.3%	-26.5%	117,199	8.8%	0.3%
2015	\$14.58	83	-3.2%	-30.2%	113,524	8.5%	-0.4%
2014	\$15.06	86	7.4%	-27.9%	118,649	8.9%	0.6%
2013	\$14.02	80	-5.6%	-32.9%	110,878	8.3%	-0.4%
2012	\$14.86	84	0.3%	-28.9%	115,969	8.7%	-1.7%

