

SALE

ORANGE PARK DEVELOPMENT OPPORTUNITY

871 Blanding Blvd Orange Park, FL 32073



VIDEO

PROPERTY DESCRIPTION

The vacant land parcel at 871 Blanding Boulevard in Orange Park, Florida, is a prime commercial property located just north of a Super Wal-Mart. It offers approximately 244 feet of frontage on Blanding Boulevard and extends about 300 feet in depth. The property comprises three parcels, totaling around 1.58 acres. Zoned as Neighborhood Business District (BA), allowing for a multitude of office, retail, convenience and QSR uses.

OFFERING SUMMARY

Sale Price:	\$1,299,900
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Lot Size:	1.58 Acres
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DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	3,308	18,344	52,218
Total Population	8,593	49,208	142,464
Average HH Income	\$91,437	\$102,450	\$103,300

PROPERTY HIGHLIGHTS

- Zoned Neighborhood Business District (BA)
- Close to Wal-Mart Super Center
- AADT - 63,000 cars per day

Bob Buckmaster, CCIM
(904) 827-1717

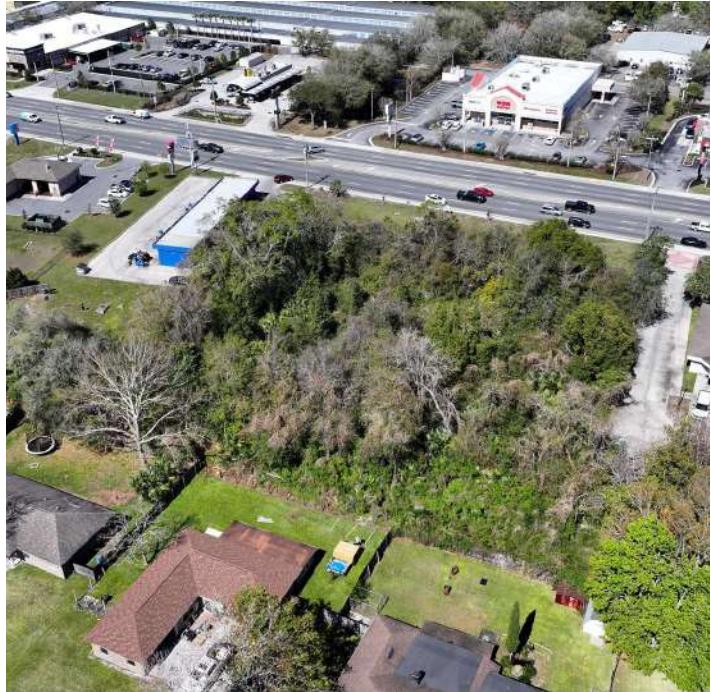


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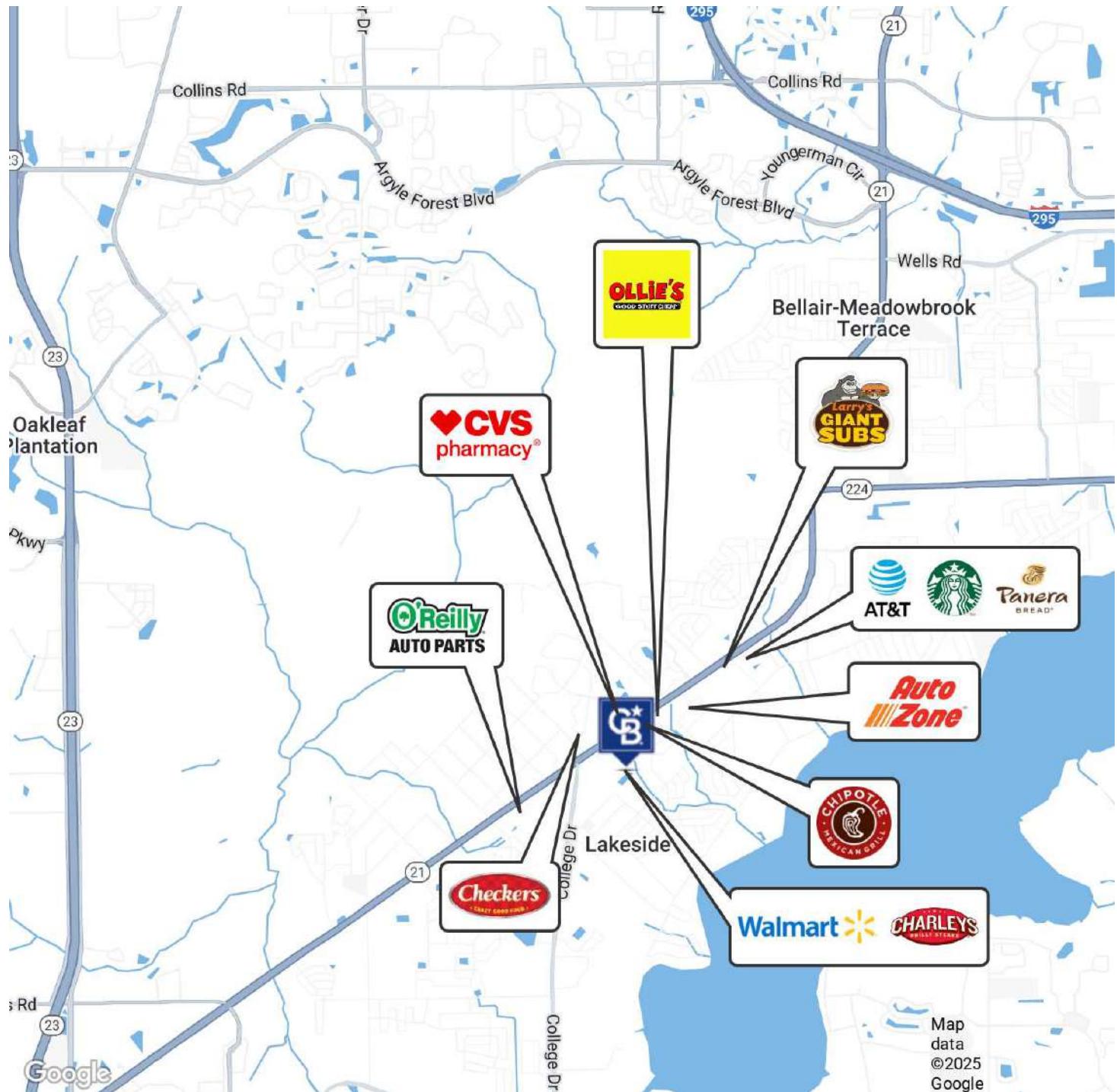


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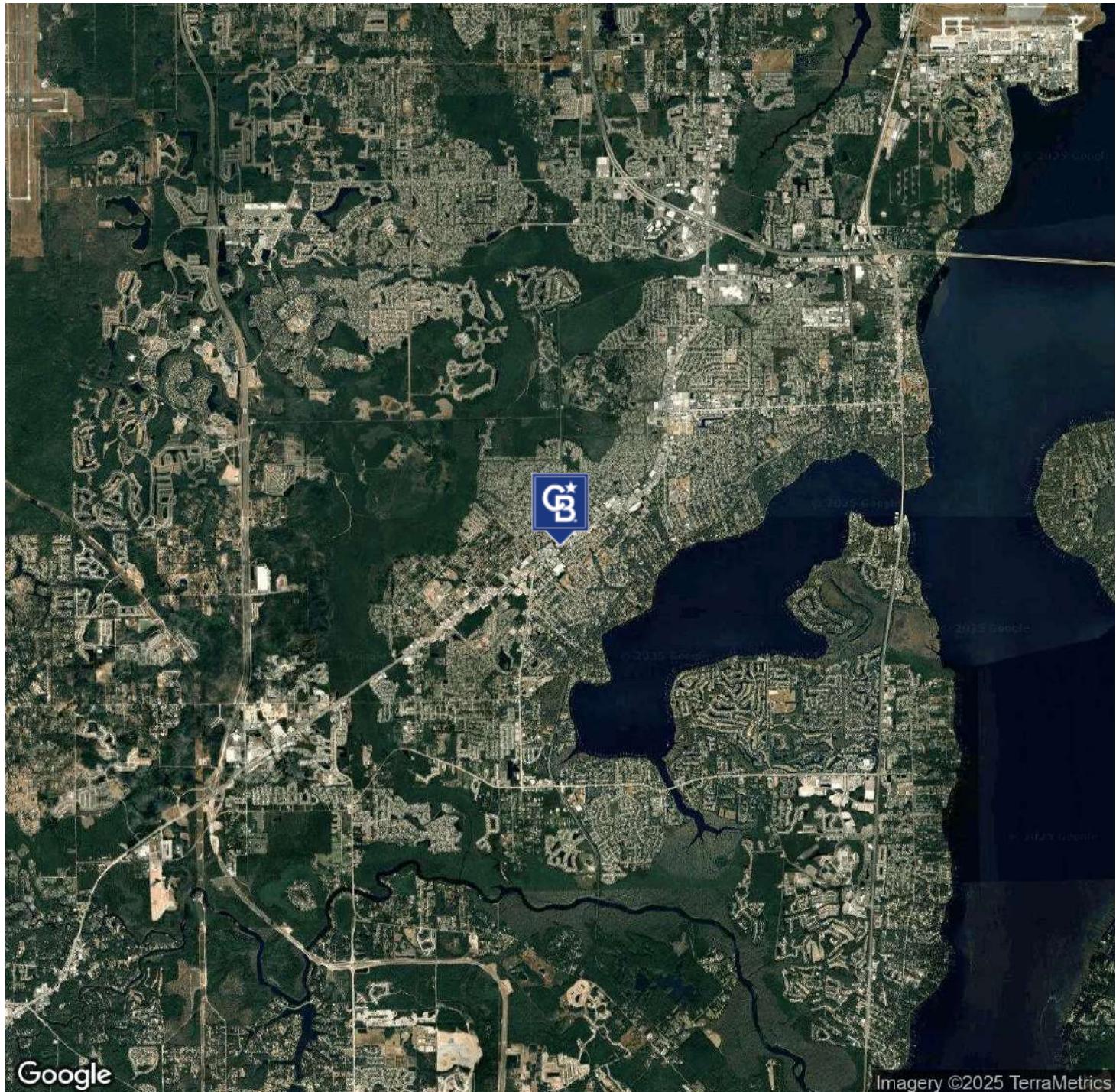
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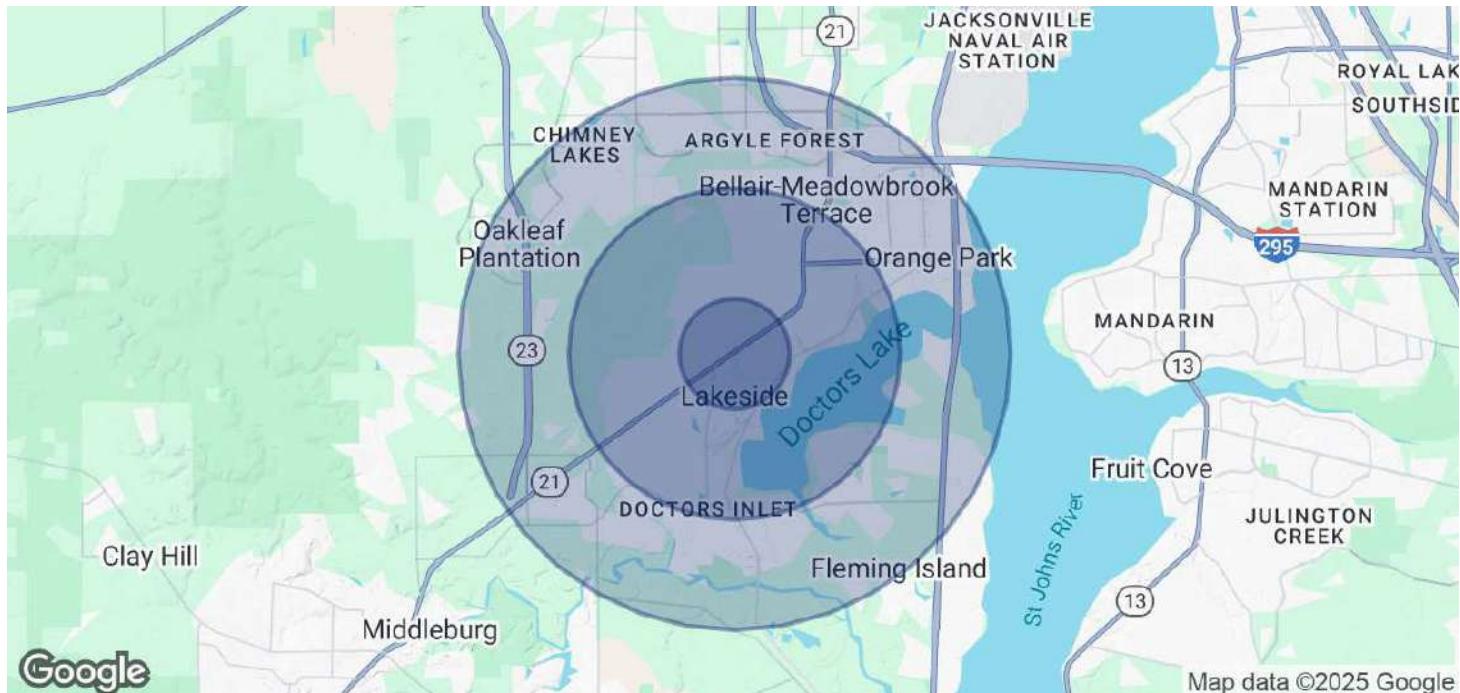


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Map data ©2025 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,593	49,208	142,464
Average Age	44	42	40
Average Age (Male)	43	41	39
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,308	18,344	52,218
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$91,437	\$102,450	\$103,300
Average House Value	\$267,805	\$304,424	\$322,904

Demographics data derived from AlphaMap

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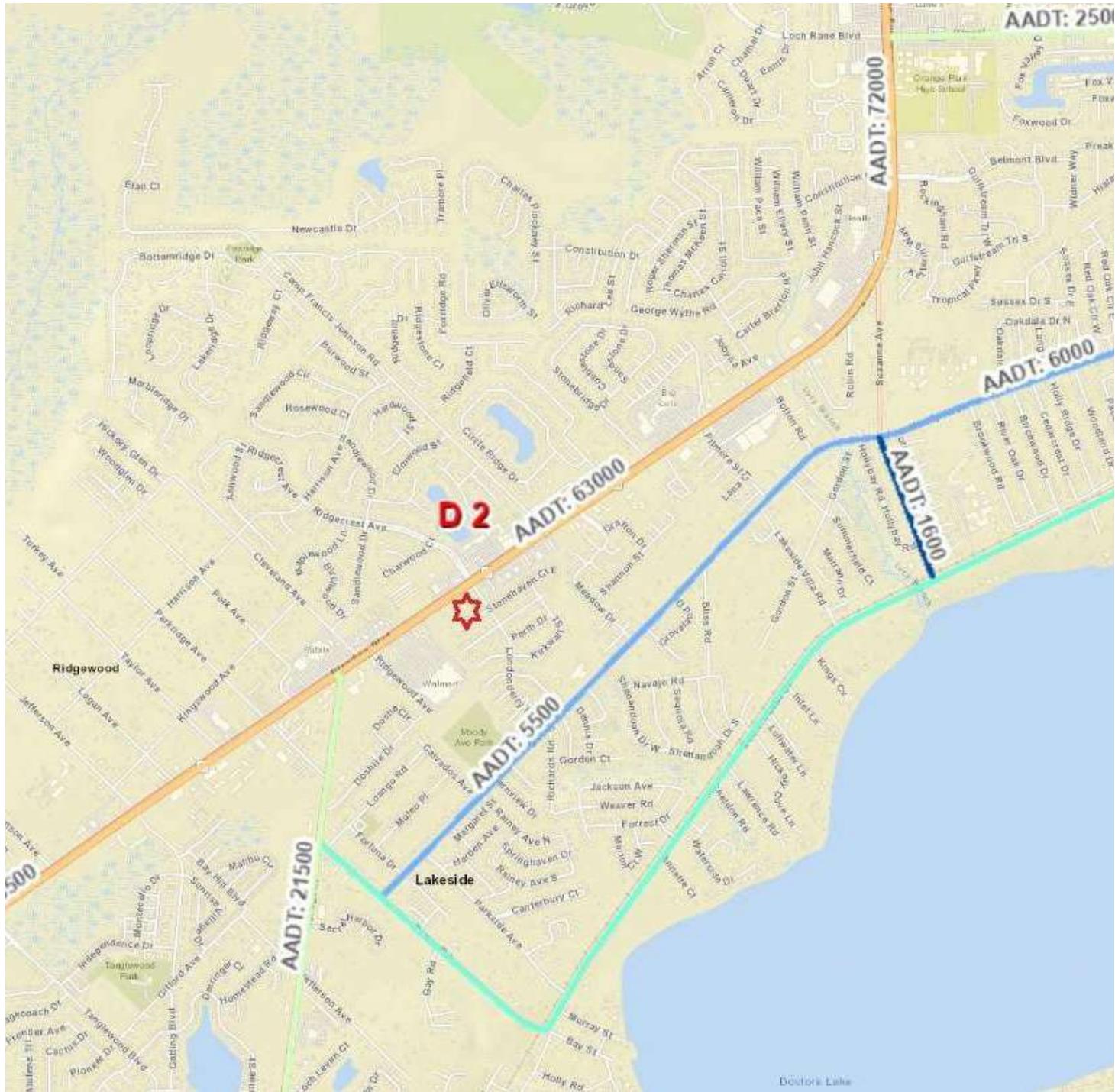


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BOB BUCKMASTER, CCIM

Broker

bob@thepremierproperties.com

Direct: (904) 827-1717 | Cell: (904) 392-5151

FL #BK3340210

PROFESSIONAL BACKGROUND

Robert Buckmaster, CCIM, serves as Managing Broker for Coldwell Banker Commercial Premier Properties specializing in the sale of warehouse and office properties in addition to advising customers on land assemblage and development in Northeast Florida. Mr. Buckmaster has been advising customers in the sale and disposition of commercial properties since 1991, securing more than \$300 million in transaction volume. During his career, Mr. Buckmaster has specialized in historical districts, bed and breakfast properties, motels, restaurants, and new site development. Prior to entering the real estate industry Mr. Buckmaster's educational focuses centered on Computer Science and programming. His knowledge and interest in technology lead him to the United States Navy where he served as a data processor and computer programmer. He also provided vital computer and communication support to the governments Drug Interdiction Task Force headquartered out of Key West Florida. Mr. Buckmaster has earned the prestigious Certified Commercial Investment Member (CCIM) designation by the CCIM Institute. The CCIM designation is awarded to commercial real estate professionals upon completion of a graduate-level curriculum and attainment of a level of qualifying experience.

2021 Circle of Distinction - Platinum

2021 International Society of Excellence

2021 #1 Coldwell Banker Commercial Office in Florida

2020 Circle of Distinction - Gold

2019, 2020 and 2021 "Top 2%" in Coldwell Banker Commercial Nation Wide

CoStar Power Broker 2020 - Transaction Volume

CoStar Power Broker 2016 - Top Broker Award

CoStar Power Broker 2016 - Top Firm Award

EDUCATION

Studied Computer Science at Roosevelt University

Premier Properties
1750 Tree Blvd. Suite 7
Saint Augustine, FL 32084
904.827.1717

Bob Buckmaster, CCIM

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