

BLANDING BLVD JUNIOR ANCHOR BOX

8151 BLANDING BOULEVARD, JACKSONVILLE, FL 32244

FOR LEASE




LOCATION DESCRIPTION

Situated at the NE corner of the highly trafficked I-295 and Blanding Blvd intersection, in the heart of the Orange Park retail corridor

PROPERTY HIGHLIGHTS

- ~16,000 SF former Sam Ash music store available
- 88 ft of storefront on Blanding Blvd
- Dedicated pylon sign and direct access from the fully signalized intersection along Blanding Blvd
- Excellent visibility from both I-295 and Blanding Blvd
- Space is adjacent to covenants Ashley Furniture & Best Buy, and is in close proximity to major retail centers along with a dense and well-established residential population
- Within 5 miles of NAS JAX, the largest Navy base in the Southeast
- Traffic Counts: Blanding Blvd - 37,000 AADT; I-295 W - 73,500 AADT



 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2024 Total Population	65,047	160,781	535,422
2024 Daytime Population	58,404	138,701	569,868
2024 Avg HH Income	\$78,884	\$88,298	\$100,610



KELLY PULIGNANO

kelly.pulignano@tscg.com

904.565.2635

BLANDING BLVD JUNIOR ANCHOR BOX

8151 BLANDING BOULEVARD, JACKSONVILLE, FL 32244

FOR LEASE



PYLON 2



PYLON 1



KELLY PULIGNANO

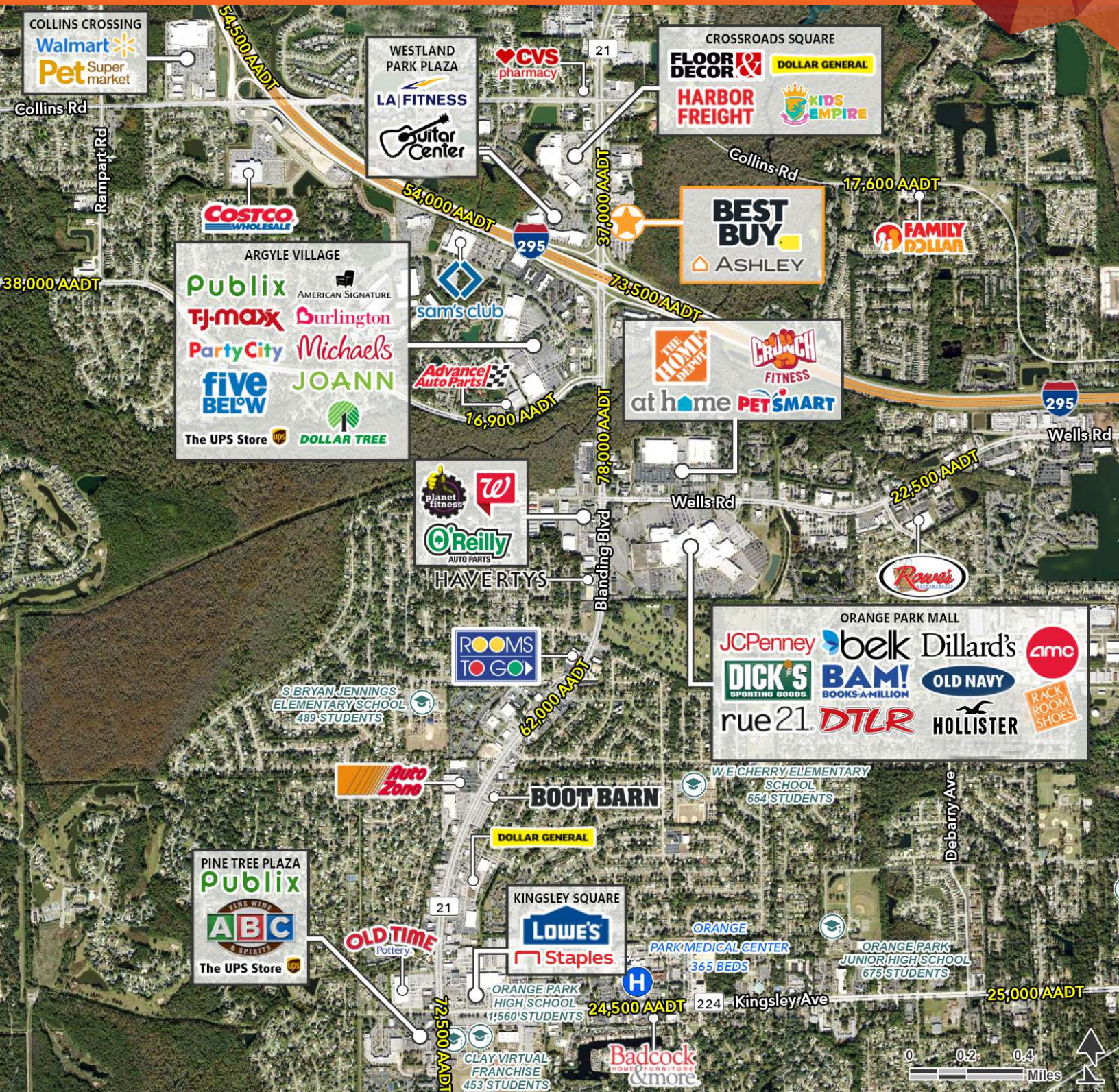
kelly.pulignano@tscg.com

904.565.2635

BLANDING BLVD JUNIOR ANCHOR BOX

8151 BLANDING BOULEVARD, JACKSONVILLE, FL 32244

FOR LEASE



KELLY PULIGNANO

kelly.pulignano@tscg.com

904.565.2635