



For Sale or Lease

361 Blanding Blvd. Orange Park, FL 32073

Property Highlights

- 25,719± SF available for sale or lease
- Lot size: 2.28± AC
- Prime location at Blanding Blvd. and Kinglsey Ave.
- Ample parking: 150 spaces
- Prime pylon signage available
- Versatile BB intermediate zoning
- In close proximity to Orange Park High School with approximately 1,623 students
- Positioned across from Orange Park Medical Center with 365 beds and 1,450± employees
- Located within a major office corridor
- Within two-miles of the Orange Park Mall, with tenants including AMC Theaters, Dick's Sporting Goods, Belk and more
- Ceiling height:
 - 13'8 with metal beams
 - 19'6 to the joist
- Traffic count:
 - Blanding Blvd. | 72,500± AADT
 - Kingsley Ave. | 24,500± AADT



Nancy Sumner

Vice President
+1 904 861 1134
nancy.sumner@colliers.com

Katy Figg

Vice President
+1 904 861 1133
katy.figg@colliers.com

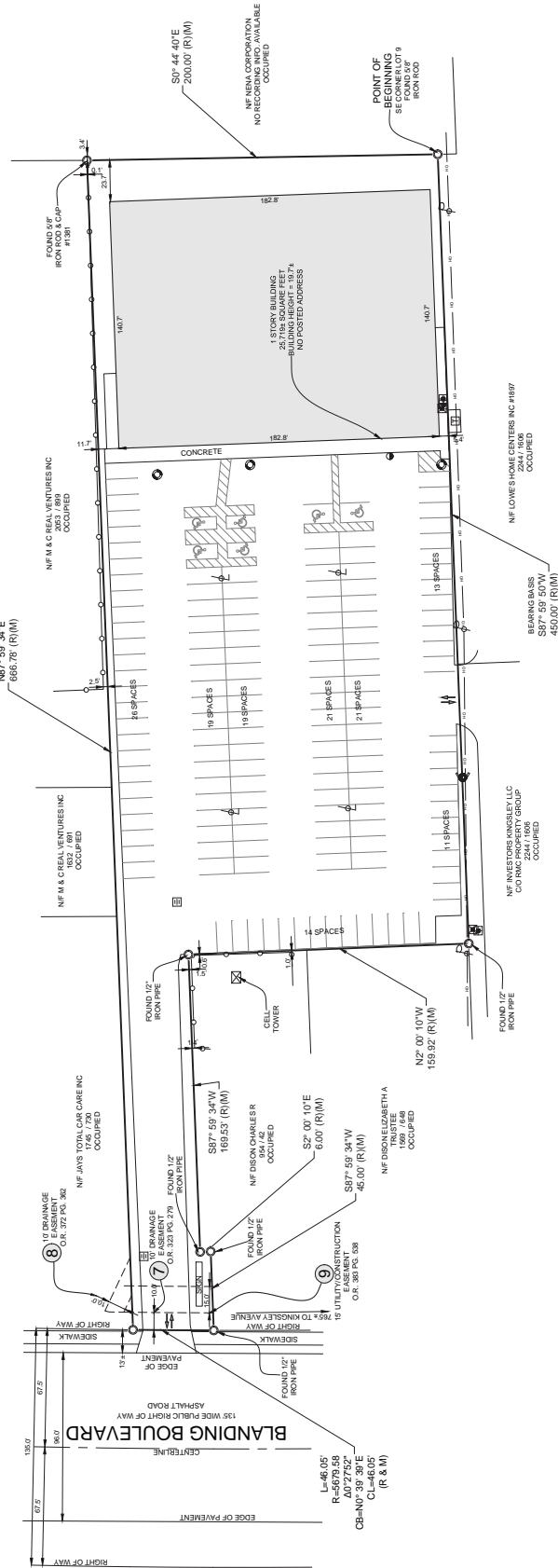
Colliers

76 S. Laura St.
Jacksonville, FL 32202
colliers.com/jacksonville



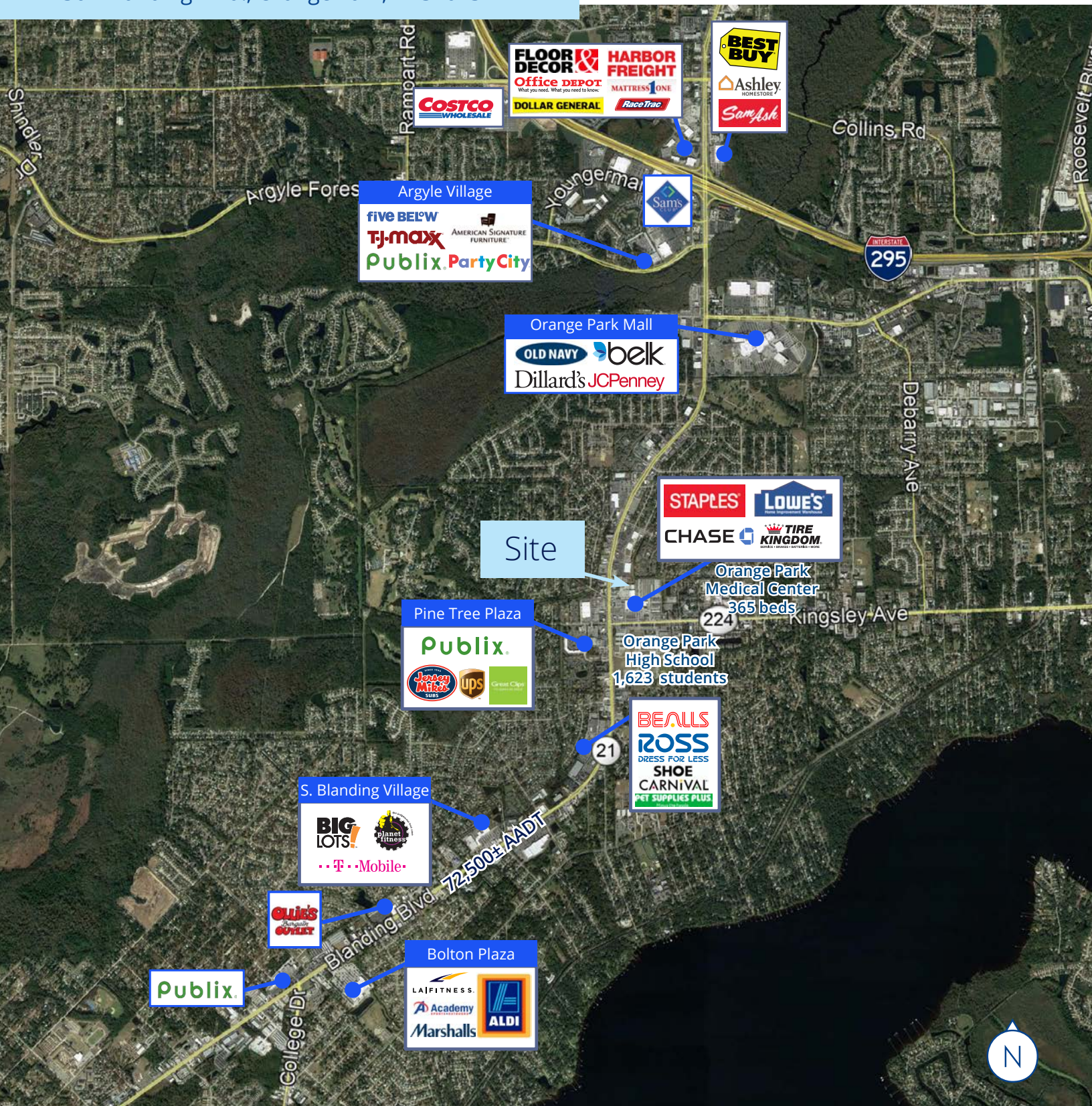
Survey

361 Blanding Blvd., Orange Park, FL 32073



Area Overview

361 Blanding Blvd., Orange Park, FL 32073



Argyle Village

- five BELOW
- TJ-maxx
- Publix
- Party City

Orange Park Mall

- OLD NAVY
- belk
- Dillard's
- JCPenney

Site

Pine Tree Plaza

- Publix
- Jersey Mike's
- UPS
- Great Clips

- STAPLES
- LOWE'S
- CHASE
- TIRE KINGDOM

Orange Park Medical Center
365 beds

Orange Park High School
1,623 students

- BEALLS
- ROSS
- SHOE CARNIVAL
- PET SUPPLIES PLUS

S. Blanding Village

- BIG LOTS!
- planet fitness
- T-Mobile

- OLLIE'S OUTLET

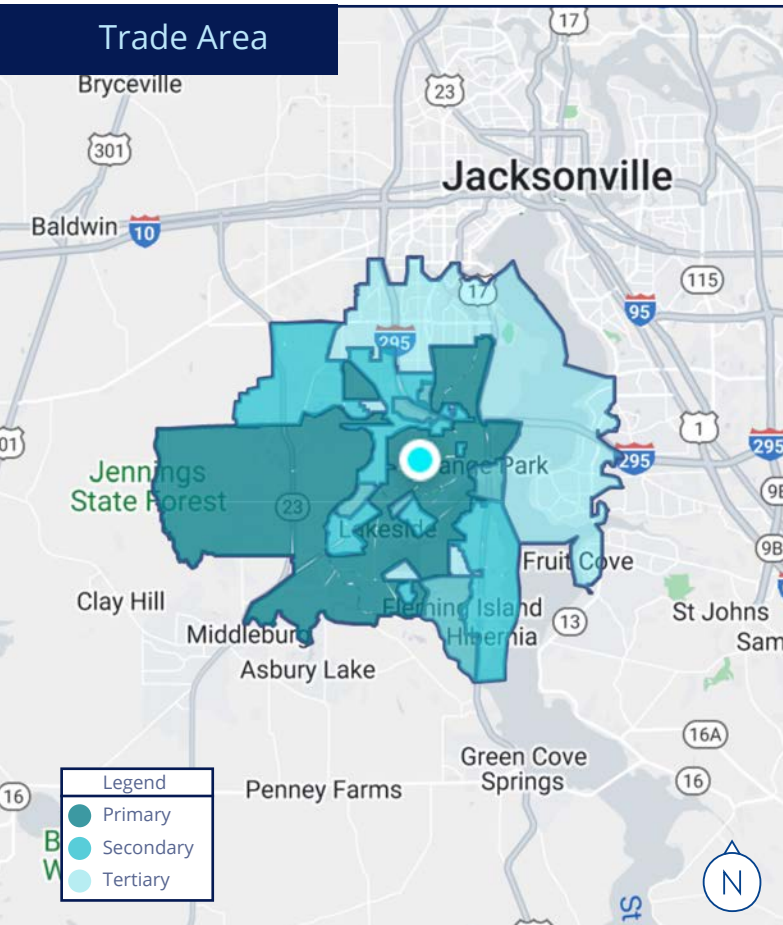
- Publix

Bolton Plaza

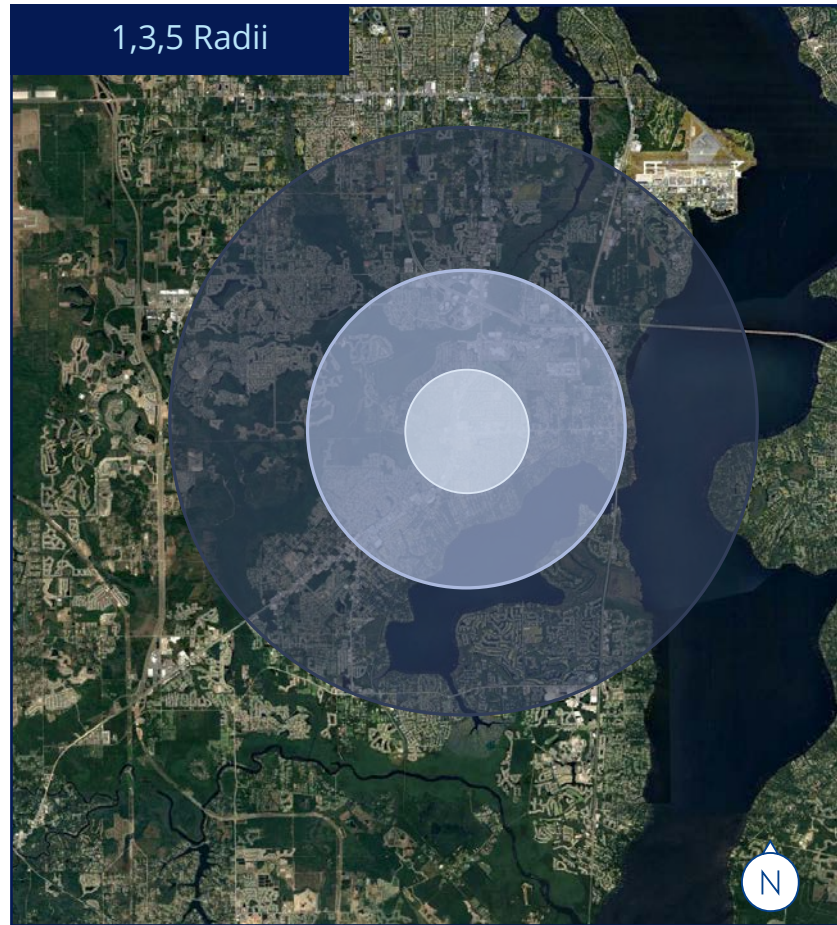
- LAIFITNESS
- Academy
- Marshalls
- ALDI

Demographics

361 Blanding Blvd., Orange Park, FL 32073



Source: Creditnell | Based on 4 max visits



Source: ESRI Business Analytics



Population (2023)



Households (2023)



Average Household Income (2023)



Daytime Population (2023)

1 Mile	10,919	4,210	\$84,009	11,930
3 Mile	63,030	24,850	\$81,612	59,233
5 Mile	142,651	53,706	\$92,347	124,501
Trade Area	296,500	109,300	\$90,500	245,400

