



266 BLANDING BLVD

ORANGE PARK, FL 32073

STRONG AADT AND VISIBILITY

59,000 AADT DIRECTLY IN FRONT OF PROPERTY WITH NO BLOCKAGE FROM MAIN ROAD

ATTRACTIVE UPDATES

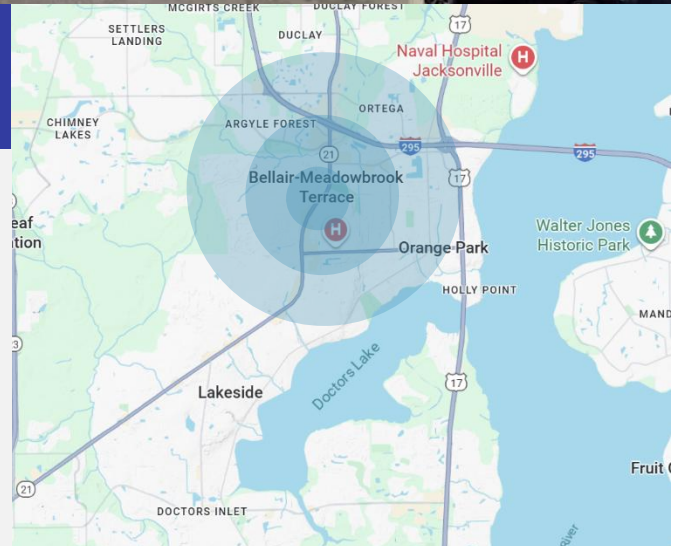
UNIT UPDATED WITH FRESH PAINT, NEW FLOORING, GREASE TRAP, AND THREE COMPARTMENT SINK

GREAT LOCATION

MANY NATIONAL TENANTS IN AREA DUE TO HIGH POPULATION DENSITY DEMOGRAPHICS ;
TROPICAL SMOOTHIE & CITY THRIFT

CAPTIVE TRADE AREA

POPULATION OF 143,518 WITHIN FIVE (5) MILES ; 1.3 MILES FROM ORANGE PARK MALL



SIZE

UNIT 266-8B

1,298 SF

LAND

5.62 ACRE +/-

PARKING

179 SPACES

8 ADA SPACES

DEMOGRAPHICS

POPULATION

HOUSEHOLDS

AVERAGE INCOME

1 MI

9,797

3,666

\$83,293

3 MI

66,510

26,018

\$85,946

5 MI

143,518

53,632

\$92,602

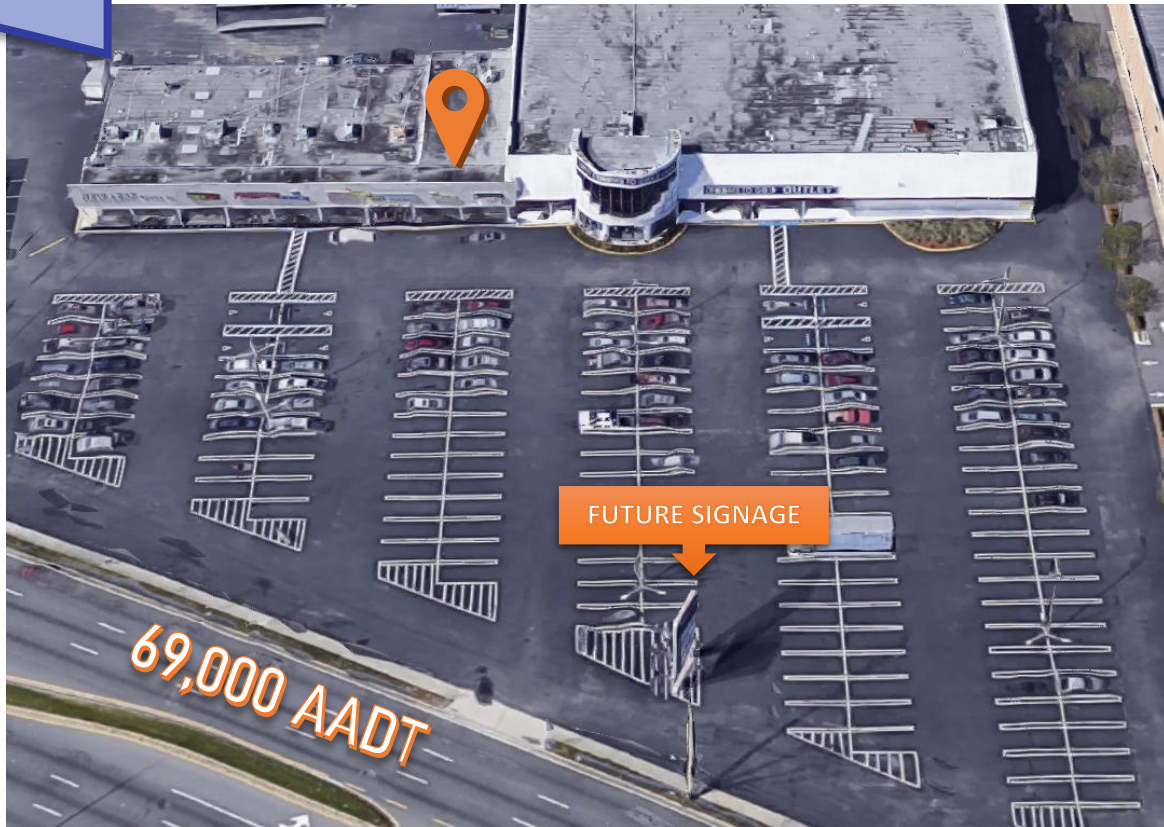
TRAFFIC

BLANDING BLVD

69,000 AADT

OVER 130 FEET OF FRONTAGE TO
BLANDING BLVD

AREA OVERVIEW





VIDEO
WALKTHROUGH



