



Palmer Plaza

997 Blanding Blvd
Orange Park, Florida 32065

Property Highlights

- New facade and roof in 2022
- Neighborhood center on heavily trafficked Blanding Boulevard with over 48,500 cars per day
- More than 195 feet of frontage, visibility and access directly from Blanding Boulevard
- Other major retailers in the area include: Publix, Dollar Tree, Pet Supermarket, and Ace Hardware

Property Overview

Located in a major retail corridor, Patel Plaza 3 is across from a Publix anchored shopping center and less than a half-mile from a Walmart Supercenter. Enjoy a quick bite to eat from one of the many restaurants in the area including Crafty Crab, Taco Bell, Panda Express, Arby's and Sonic.

Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	11,193 SF
Available SF:	2,500 SF
Lot Size:	0.98 Acres

Demographics 1 Mile 3 Miles 5 Miles

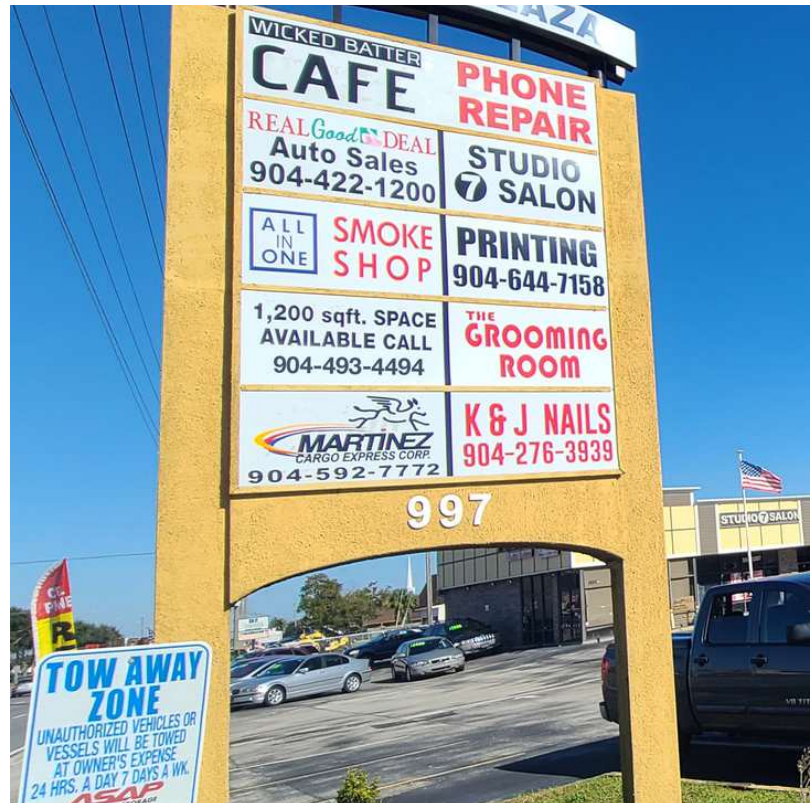
	1 Mile	3 Miles	5 Miles
Total Households	2,981	17,032	49,655
Total Population	7,589	45,987	135,782
Average HH Income	\$85,056	\$105,213	\$103,980

For More Information



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Available Spaces

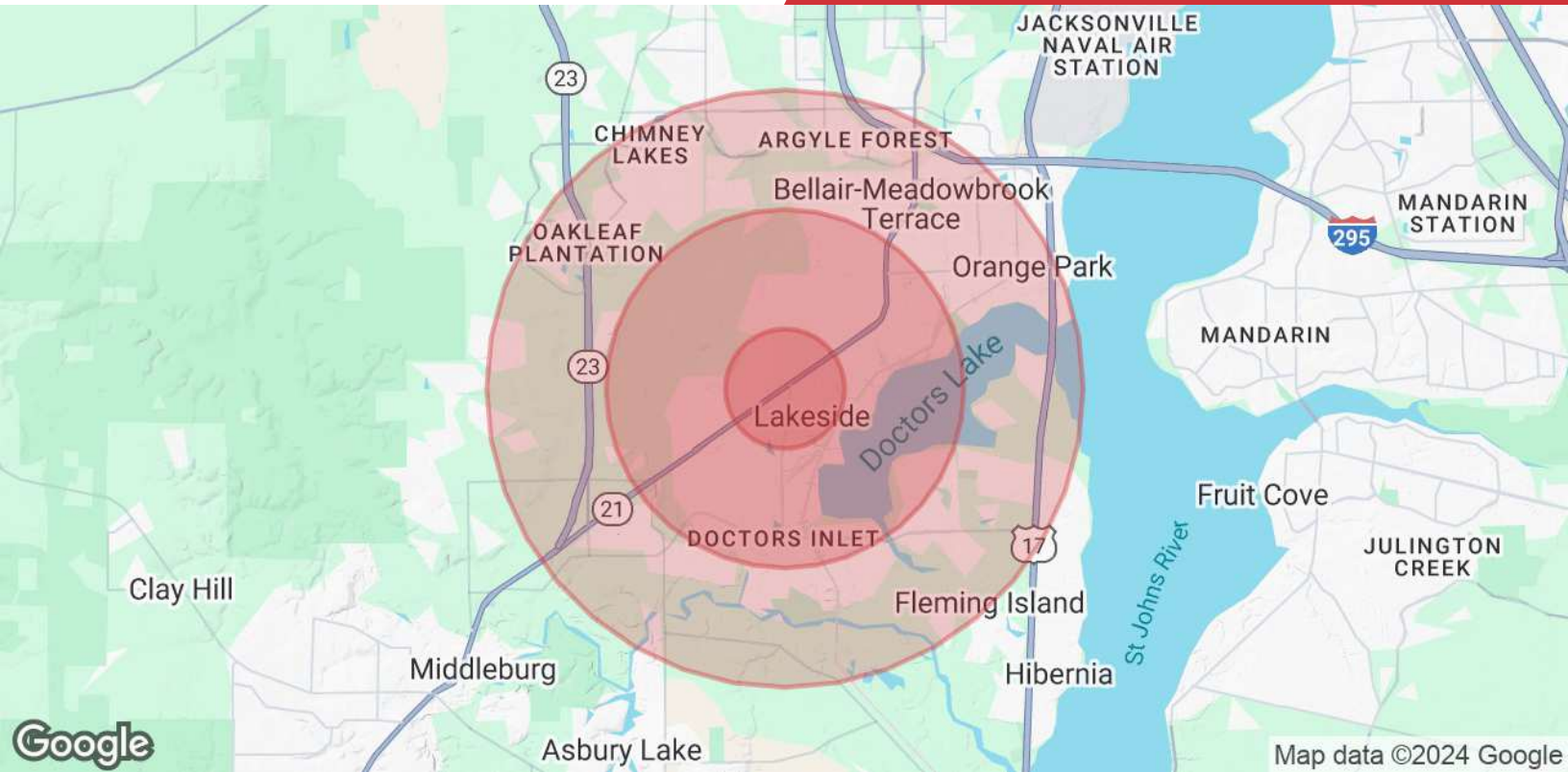
Suite	Tenant	Size	Type	Rate
1	Real Good Deal	1,000 SF	NNN	-
2	Salon 7 Studio	800 SF	NNN	-
3	All in One Smoke Shop	800 SF	NNN	-
4	Elysian Esthetics & Day Spa	800 - 2,000 SF	NNN	-
5	Vital Pharmacy	800 SF	NNN	-
6	Available	2,500 SF	NNN	\$12.00 SF/yr
7	Crossroads Tattoo	1,200 SF	NNN	-
8	DeBonair Dog Pet Grooming	800 SF	NNN	-
9	Martinez Cargo Express	800 SF	NNN	-
10	K & J Nails	1,000 SF	NNN	-



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Population

	1 Mile	3 Miles	5 Miles
Total Population	7,589	45,987	135,782
Average age	43	42	40
Average age (Male)	42	41	39
Average age (Female)	44	43	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total households	2,981	17,032	49,655
# of persons per HH	2.5	2.7	2.7
Average HH income	\$85,056	\$105,213	\$103,980
Average house value	\$250,419	\$313,110	\$326,971

* Demographic data derived from 2020 ACS - US Census