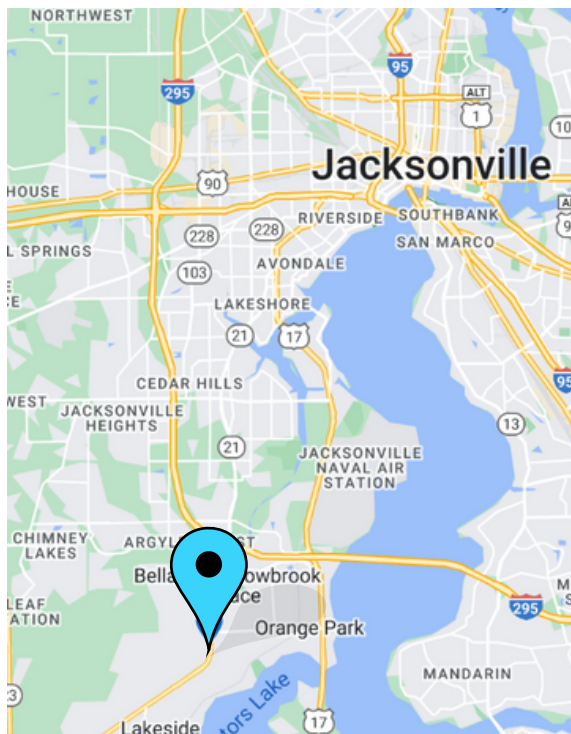




1.92± AC Available For Ground Lease (Price: Negotiable)

458 Blanding Blvd | Orange Park, FL 32073



POPULATION

1 MILE	9,303
3 MILE	58,529
5 MILE	141,906



MEDIAN HOUSEHOLD INCOME

\$70,840
\$64,684
\$70,647



MEDIAN AGE

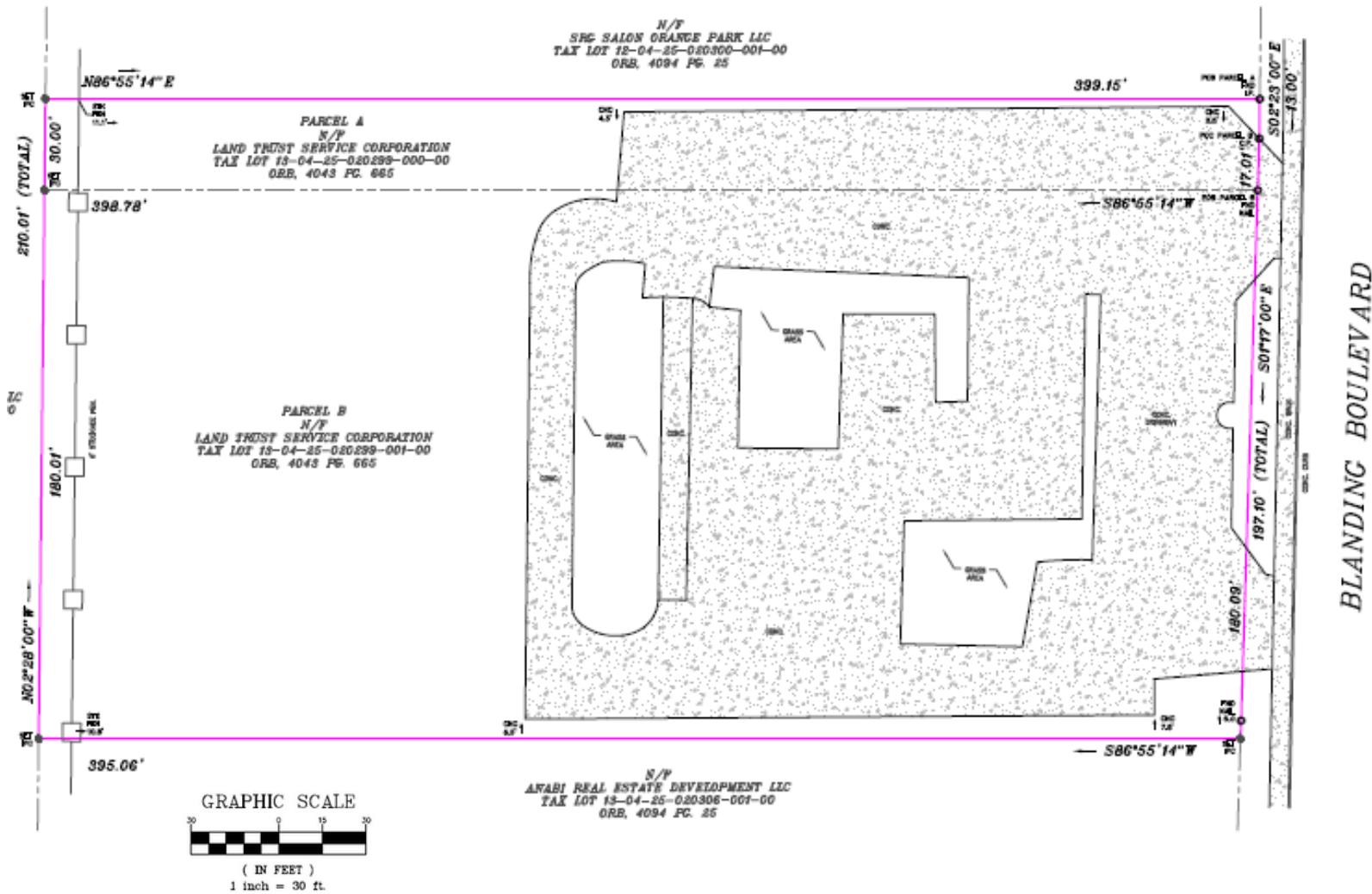
44.4
40.1
37.8



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FORESIGHT
COMMERCIAL REAL ESTATE



LAND INFORMATION

Address:	458 Blanding Blvd, Orange Park, FL 32073
Parcel ID:	13-04-25-020299-001-00
Land:	±1.92 AC Total (±83,635 sf)
Zoning:	BB (Commerical)

Property Description

The property at 458 Blanding Blvd, Orange Park, FL, offers excellent accessibility and is strategically located on Blanding Blvd (State Road 21), a major artery intersecting with Interstate 295 (I-295). This location benefits from a high traffic count, with over 74,500 vehicles passing daily, ensuring significant visibility. It features multiple entry and exit points, enabling convenient access for both personal and commercial vehicles. The proximity to State Road 21 and I-295 enhances connectivity to the wider metropolitan area, streamlining customer access and optimizing logistics for businesses.



LOCATION MAP



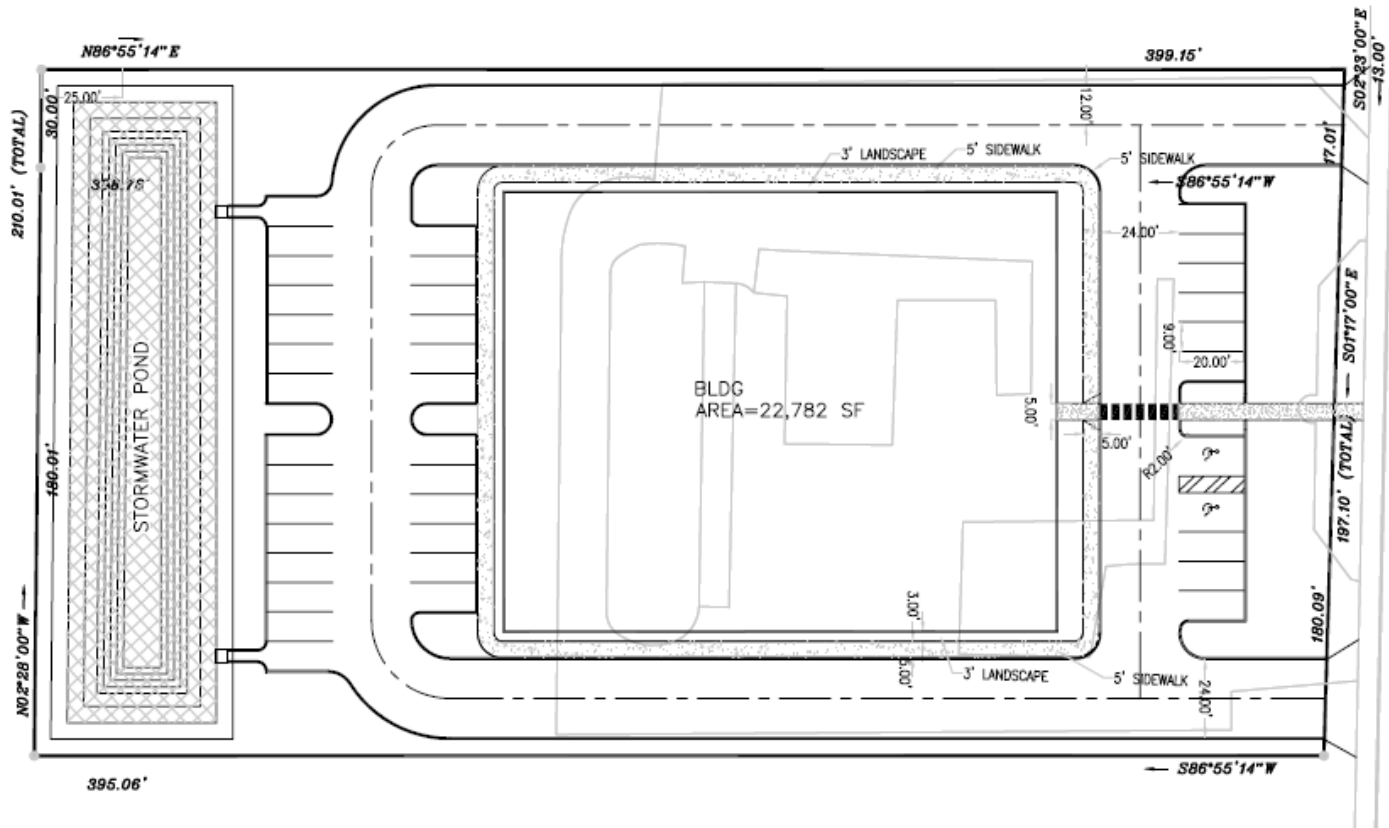
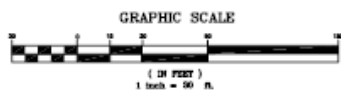
- **Prime Location:** Directly accessible from Blanding Blvd, this property sits amidst a commercial powerhouse featuring prominent retailers such as Lowe's, Publix, and Sam's Club, which are known for drawing significant consumer traffic.
- **Proximity to Major Retail and Dining:** In addition to Lowe's and Publix, the property is close to Orange Park Mall, a key shopping destination that includes a variety of stores, eateries, and entertainment options.
- **Proximity to Medical Facilities:** The property's close location to the HCA Orange Park Hospital is a significant asset, offering convenient access for healthcare professionals and patients alike. This proximity is ideal for businesses that cater to the healthcare industry or benefit from being near medical services.
- **High Visibility:** Its position on a major thoroughfare ensures that any business here will benefit from high visibility and easy accessibility, enhancing customer footfall.
- **Flexible Leasing Terms:** Offering flexible terms tailored to meet the needs of its tenants, this property is ideal for both established businesses looking to expand and startups seeking a dynamic retail environment.
- **Strong Demographic Support:** Positioned in a densely populated area with a robust economy, the property enjoys support from a broad demographic base, suitable for a wide range of retail or service-oriented businesses.

GROUND LEASE

458 Blanding Blvd | Orange Park, FL 32073



Conceptual Site Plan -Office



Site Plan Notes

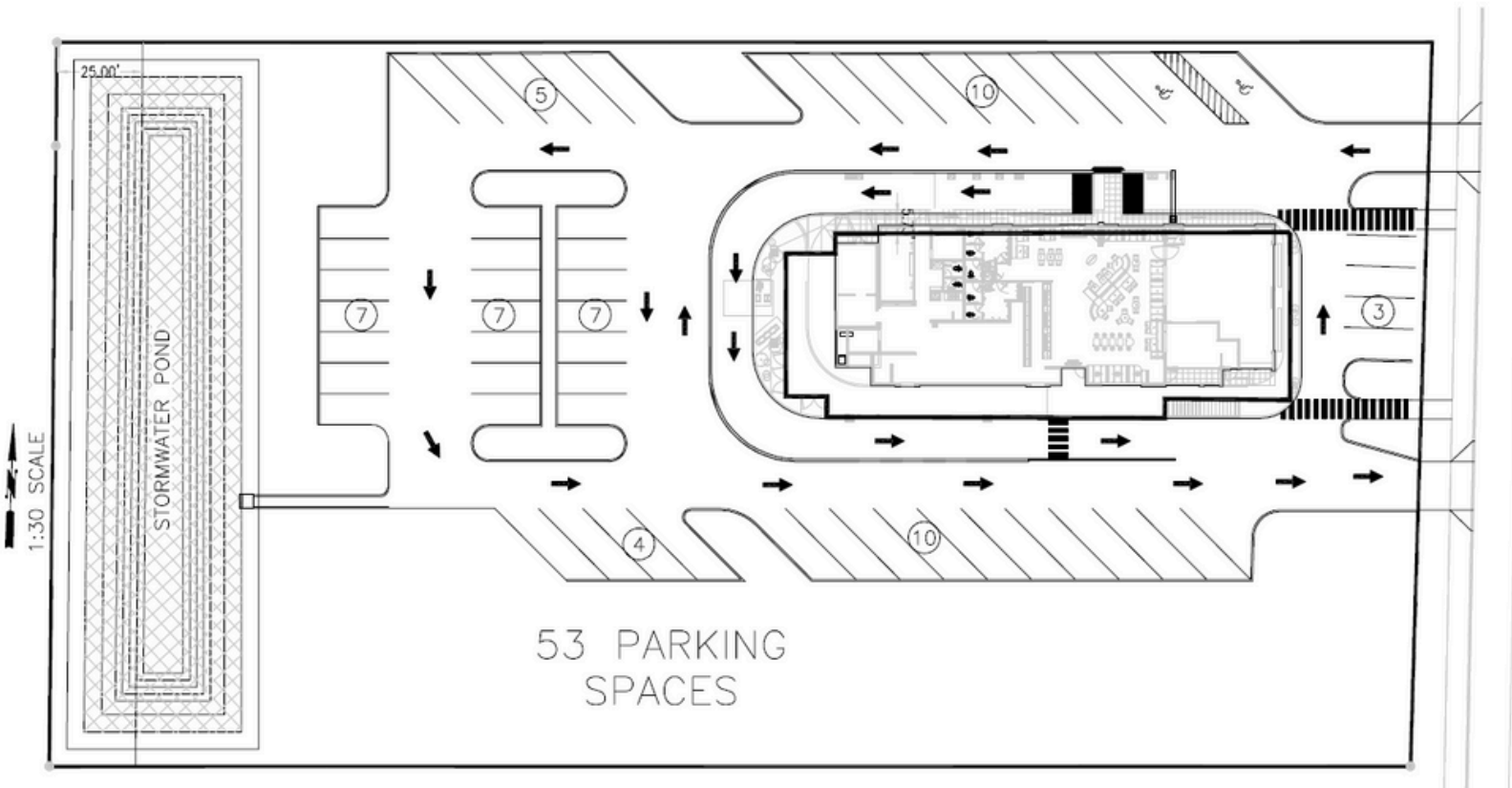
1. ALL PARKING SPACES SHALL COMPLY WITH CLAY COUNTY LAND DEVELOPMENT CODE.
2. ALL PARKING SPACES SHALL BE 9' WIDE AND 20' DEEP. UNLESS OTHERWISE NOTED. NOTE: CLAY COUNTY ALLOWS A 2' OVERHANG INTO LANDSCAPE AREAS. THEREFORE, PLANS MAY SHOW 9' WIDE AND 18' DEEP.
3. LANDSCAPING SHALL BE PER CLAY COUNTY LANDSCAPE ORDINANCE.
4. NO CLEARING IS PERMITTABLE UNTIL A LAND CLEARING PERMIT IS ISSUED.
5. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT (EOP) OR EDGE OF SIDEWALK.
6. ALL CURBING TO BE FOOT TYPE "D" PER INDEX 300.
7. SOD ALL SLOPES GREATER THAN 5:1 AND OPEN AREAS.
8. THIS SITE SHALL CONNECT TO CLAY COUNTY WATER AND WASTE WATER SYSTEM.
9. SURVEY INFORMATION WAS PROVIDED BY .
10. ALL DISTURBED RIGHT-OF-WAY AND / OR IMPROVEMENTS THEREIN SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.



GROUND LEASE

458 Blanding Blvd | Orange Park, FL 32073

468 Blanding Boulevard Fast Food Conceptual #2



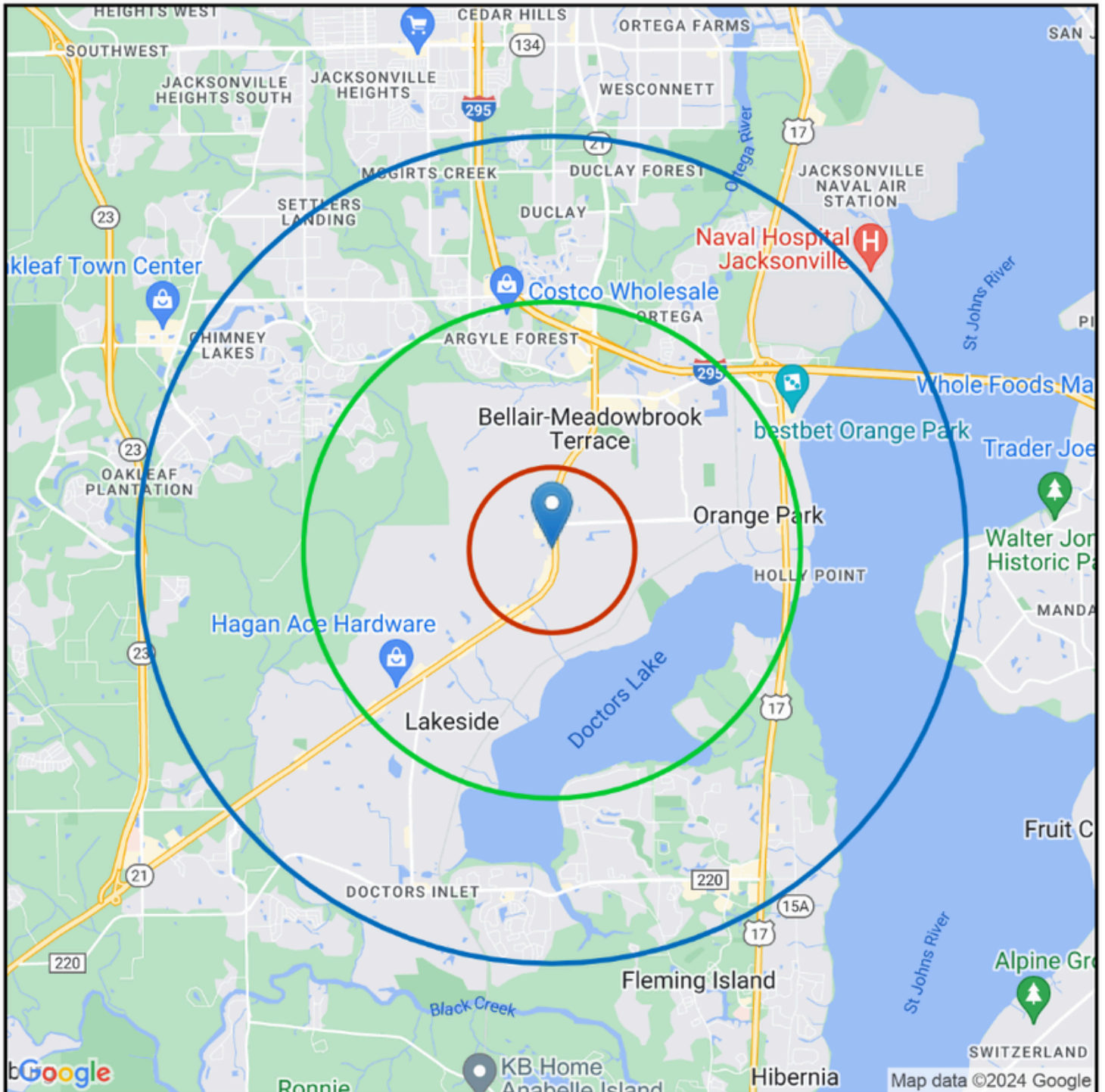
Site Plan Overview:

- **Building Orientation:** Positioned close to Blanding Blvd for maximum street visibility, facing the heavy traffic flow for easy recognition.
- **Parking and Accessibility:** Spacious parking lot with designated curbside pickup spots, featuring clear entrance and exit paths to enhance traffic flow.
- **Drive-Thru Setup:** Efficient dual-lane drive-thru that circles the building, equipped with digital ordering systems to handle high order volumes quickly.
- **Service and Supply Entry:** Rear service entry for staff and deliveries, designed to keep operational traffic separate from customer areas.
- **Signage:** Strategic signage for wayfinding and promotions, visible from the road to draw in customers.

This condensed site plan focuses on efficient traffic management, customer convenience, and aesthetic appeal, making the most of the property's prime location and accessibility.



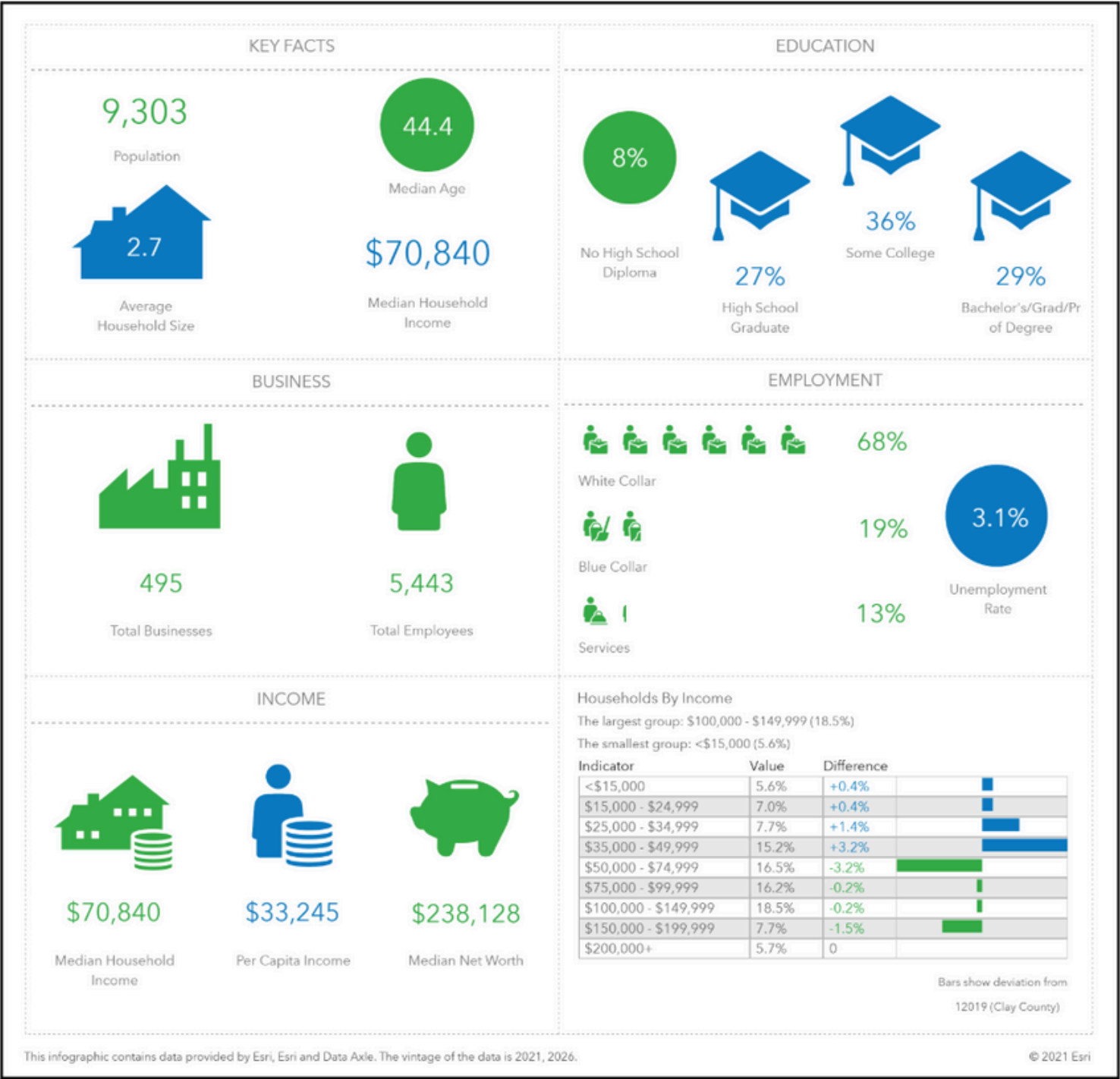
LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



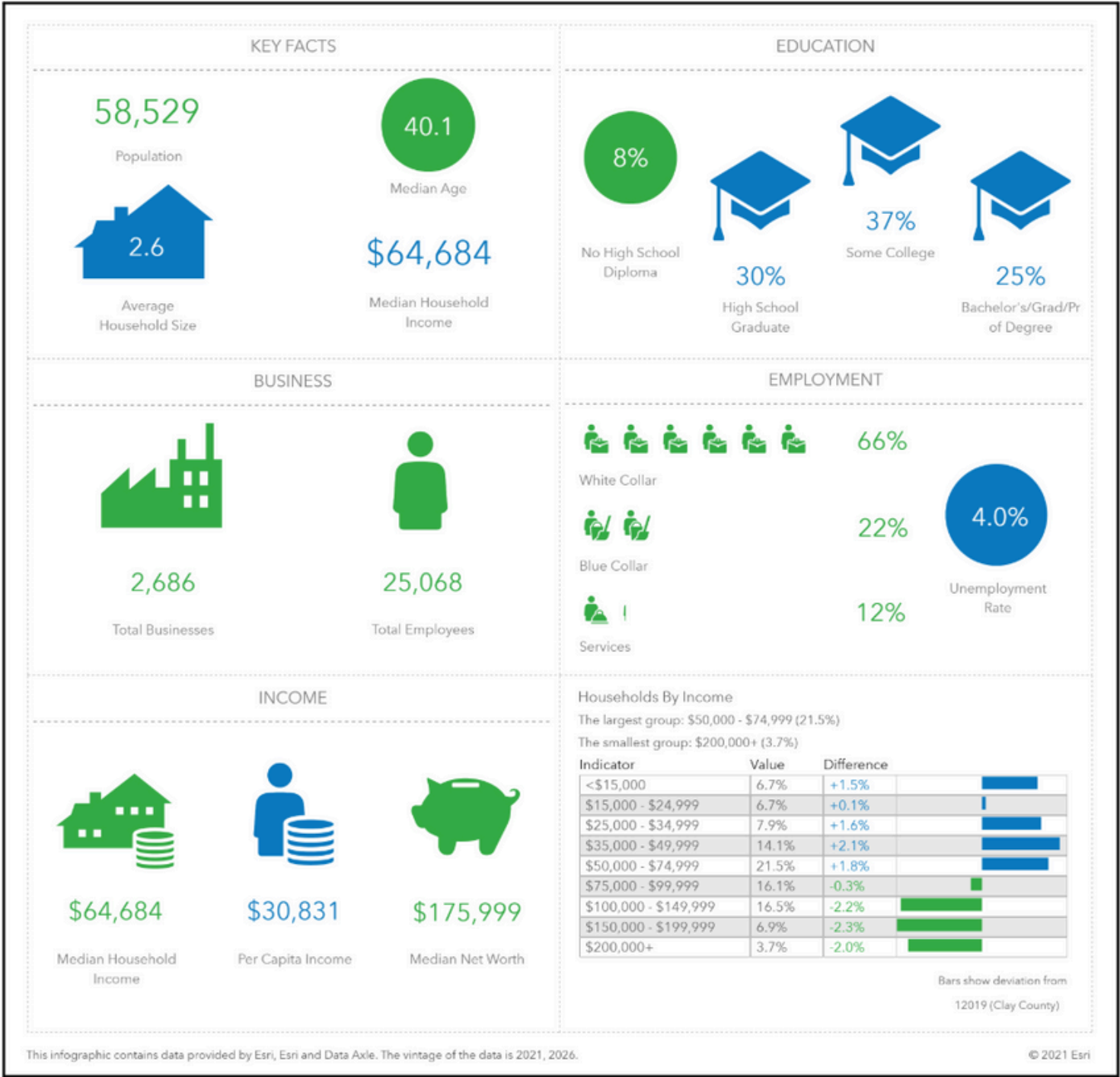
GROUND LEASE

458 Blanding Blvd | Orange Park, FL 32073

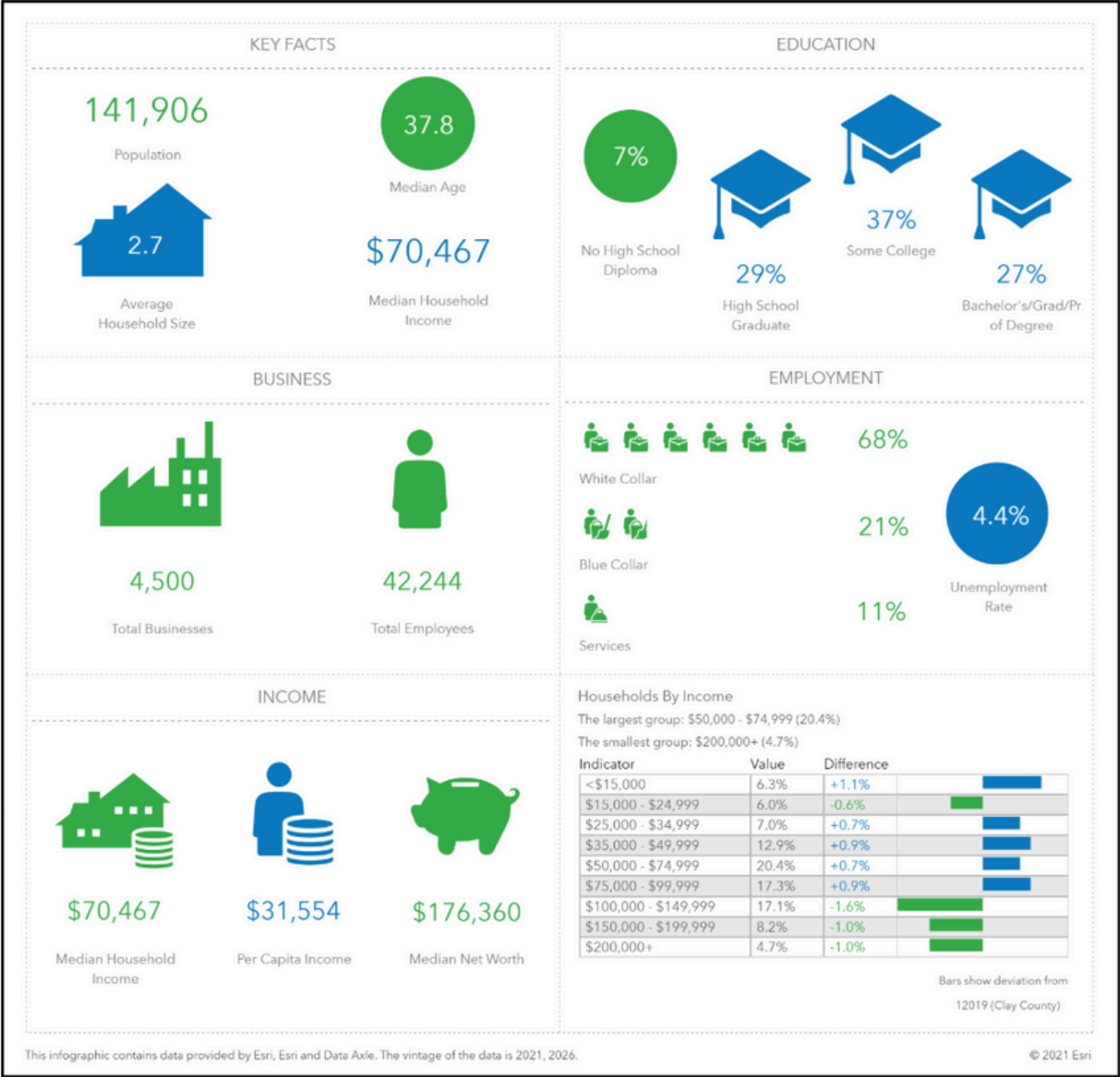
INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

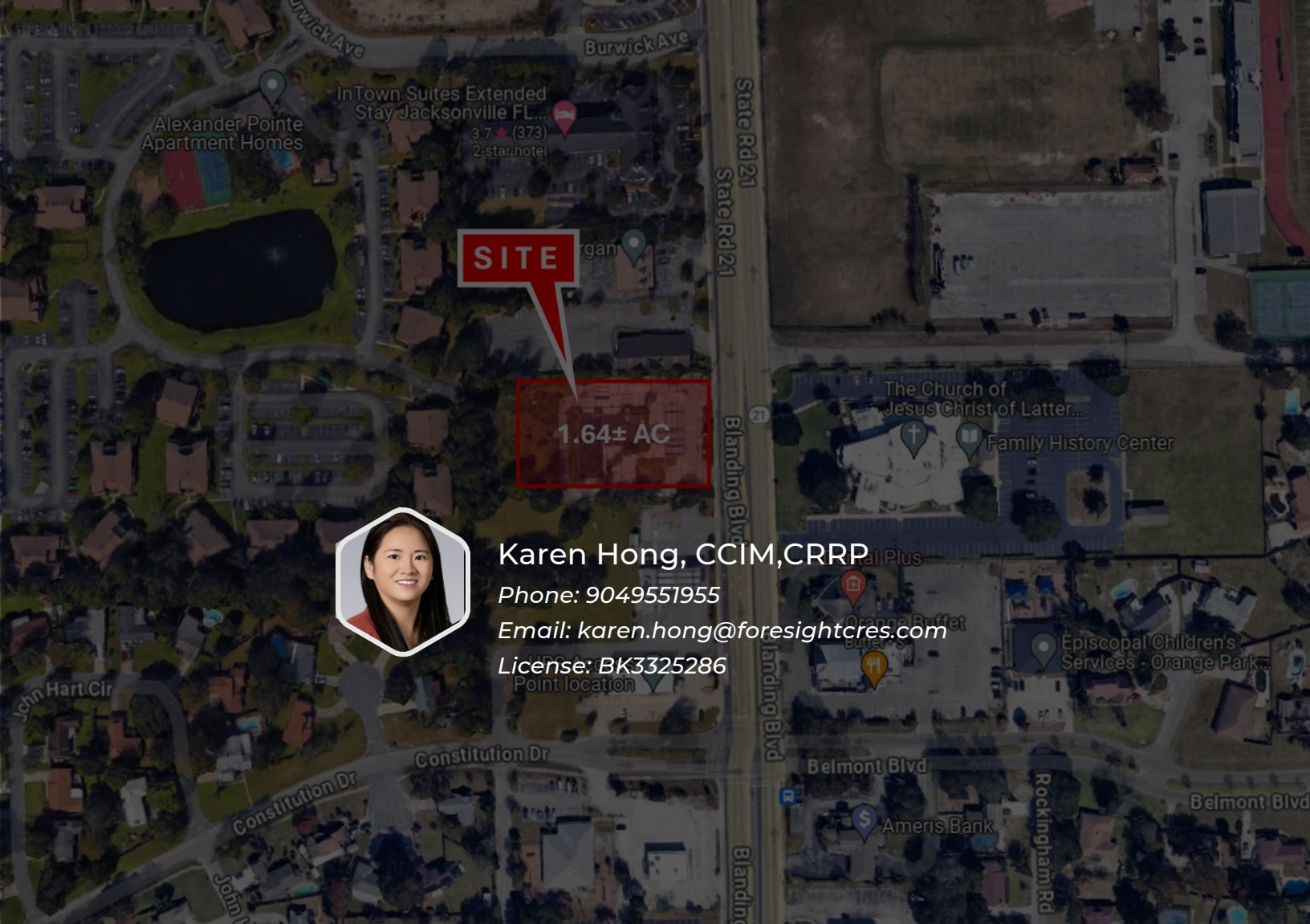


INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)





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Email: karen.hong@foresightcres.com

License: BK3325286

Point location

For more information about this opportunity, please don't hesitate to contact us.

CONTACT



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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Foresight Commercial Real Estate