

EXCLUSIVE

GATES OF ORANGE PARK

RETAIL SPACE FOR LEASE

± 35,786 sq ft



8 Blanding Blvd.,
Orange Park, FL 32073



LOCAL DEMOGRAPHICS



Signaled intersection of Blanding Blvd. and Wells Rd across from the Orange Park Mall.



Average income \$77.8k +/- within 5 miles.



150k +/- is the surrounding population within 5 miles.



76.3k+/- Vehicles per day along Blanding Blvd.



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UNIT | TENANT | SQ FT

The diagram illustrates a proposed 100-foot wide Blanding Blvd. with the following lane widths (from left to right): 30, 288, 28, 26, 24, 22, 20, 18, 16, 14A, 14B, 10B, 10A2, and 10A. The 18, 16, and 10A2 lanes are highlighted in red. The diagram also shows a cross-section of the road with a central median and side sidewalks, and a traffic flow diagram below indicating one-way traffic in both directions.

