

BLANDING BLVD JUNIOR ANCHOR BOX

8151 BLANDING BOULEVARD, JACKSONVILLE, FL 32244

FOR LEASE



LOCATION DESCRIPTION

Situated at the NE corner of the highly trafficked I-295 and Blanding Blvd intersection, in the heart of the Orange Park retail corridor

PROPERTY HIGHLIGHTS

- ~16,000 SF former Sam Ash music store available
- 70 ft of storefront on Blanding Blvd
- Dedicated pylon sign and direct access from the fully signalized intersection along Blanding Blvd
- Excellent visibility from both I-295 and Blanding Blvd
- Space is adjacent to covenants Ashley Furniture & Best Buy, and is in close proximity to major retail centers along with a dense and well-established residential population
- Within 5 miles of NAS JAX, the largest Navy base in the Southeast
- Traffic Counts: Blanding Blvd - 37,000 AADT; I-295 W - 73,500 AADT



| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------------|----------|----------|----------|
| 2023 Total Population | 65,694 | 158,767 | 531,072 |
| 2023 Daytime Population | 59,607 | 137,061 | 567,743 |
| 2023 Avg HH Income | \$72,910 | \$81,248 | \$92,460 |



KELLY PULIGNANO
kelly.pulignano@tscg.com
904.565.2635

BLANDING BLVD JUNIOR ANCHOR BOX

8151 BLANDING BOULEVARD, JACKSONVILLE, FL 32244

FOR LEASE



PYLON 2



PYLON 1

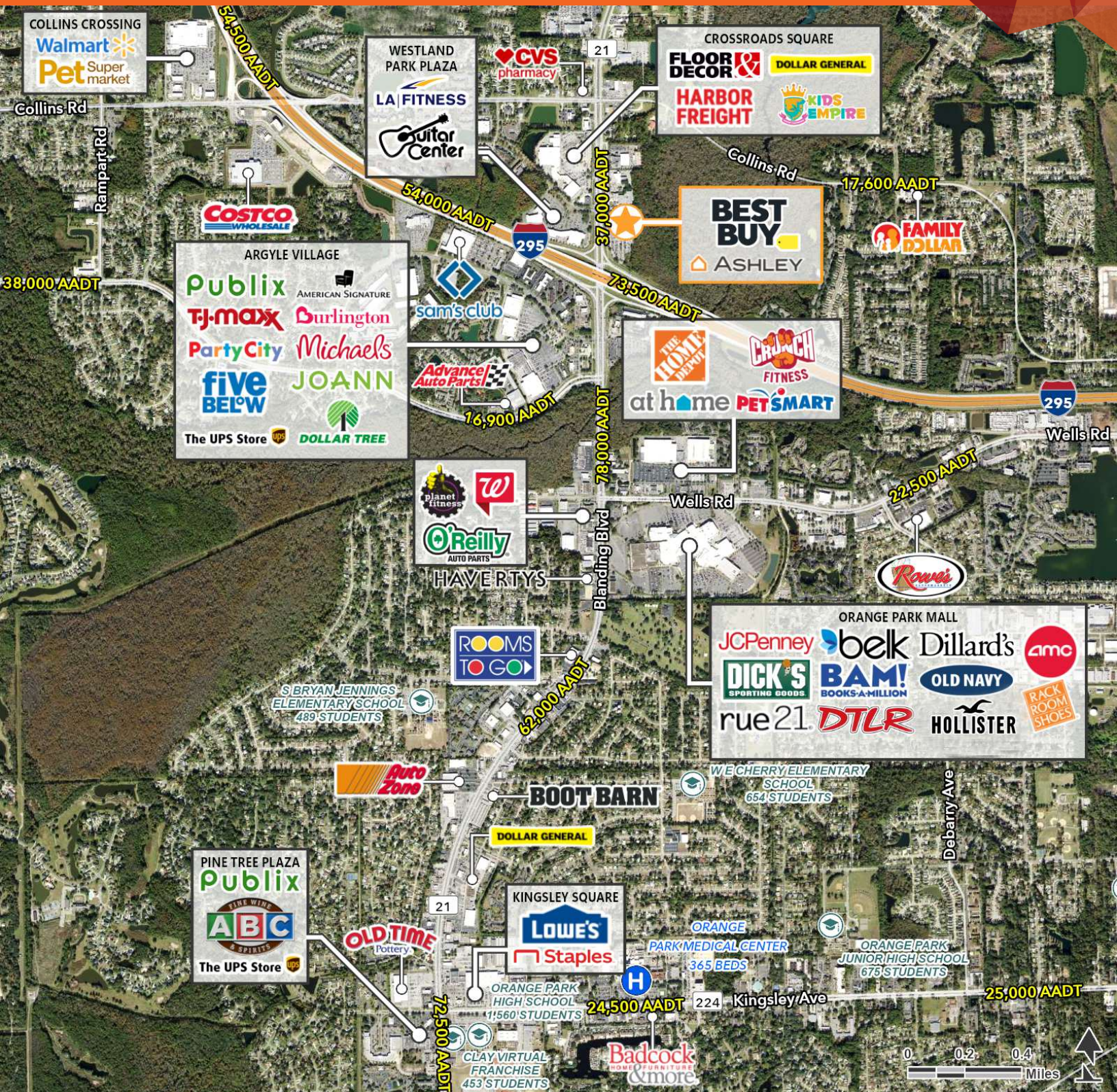


KELLY PULIGNANO
kelly.pulignano@tscg.com
904.565.2635

BLANDING BLVD JUNIOR ANCHOR BOX

FOR LEASE

8151 BLANDING BOULEVARD, JACKSONVILLE, FL 32244



KELLY PULIGNANO
kelly.pulignano@tscg.com
904.565.2635