



AVAILABLE FOR LEASE

PRIME RETAIL SPACE

280 Blanding Blvd Orange Park, FL 32073



Greg Lyon

561-624-4089

 glyon@indexrealestate.com

AVAILABLE FOR LEASE

PRIME RETAIL SPACE

280 Blanding Blvd Orange Park, FL 32073



Greg Lyon

561-624-4089

 glyon@indexrealestate.com



AVAILABLE FOR LEASE

PRIME RETAIL SPACE

280 Blanding Blvd Orange Park, FL 32073

Location: Located on the Heavily Trafficked Blanding Blvd
I-295 is Located Approximately 1.6 Miles from the Property

Opportunity: 6,400 SF Building (Space Available 1,750 SF)
Prime Visibility to Jacksonville's Busiest Retail Arterials
Easy Access to/from the Property with Multiple Curb Cuts
Fully Signalized Intersection
Synergy with National Retailers Including:
Orange Park Mall (Belk, Dillard's, JCPenney, AMC, Dicks S.G)
Rooms to Go, Whataburger, Lowes, Home Depot, At Home

Land: .74 Acre +/-

Zoning: BB -Intermediate Business District (One of the Highest-
Intensity Zonings in Clay County)

Frontage: High Visibility Exposure on Blanding Blvd

Lease Rate: Call for Pricing

Parking: 27 Spaces / 2.34:1 Ratio

Traffic: 76,000 VPD (2022) = Blanding Blvd
Signalized - Hard Corner; Full site ingress/egress

Demographics (2022):	2 Mile	5 Mile	10 Mile
Population	35,963	145,642	466,206
Average HH Income	\$82,439	\$84,828	\$87,849



Greg Lyon
561-624-4089

 glyon@indexrealestate.com