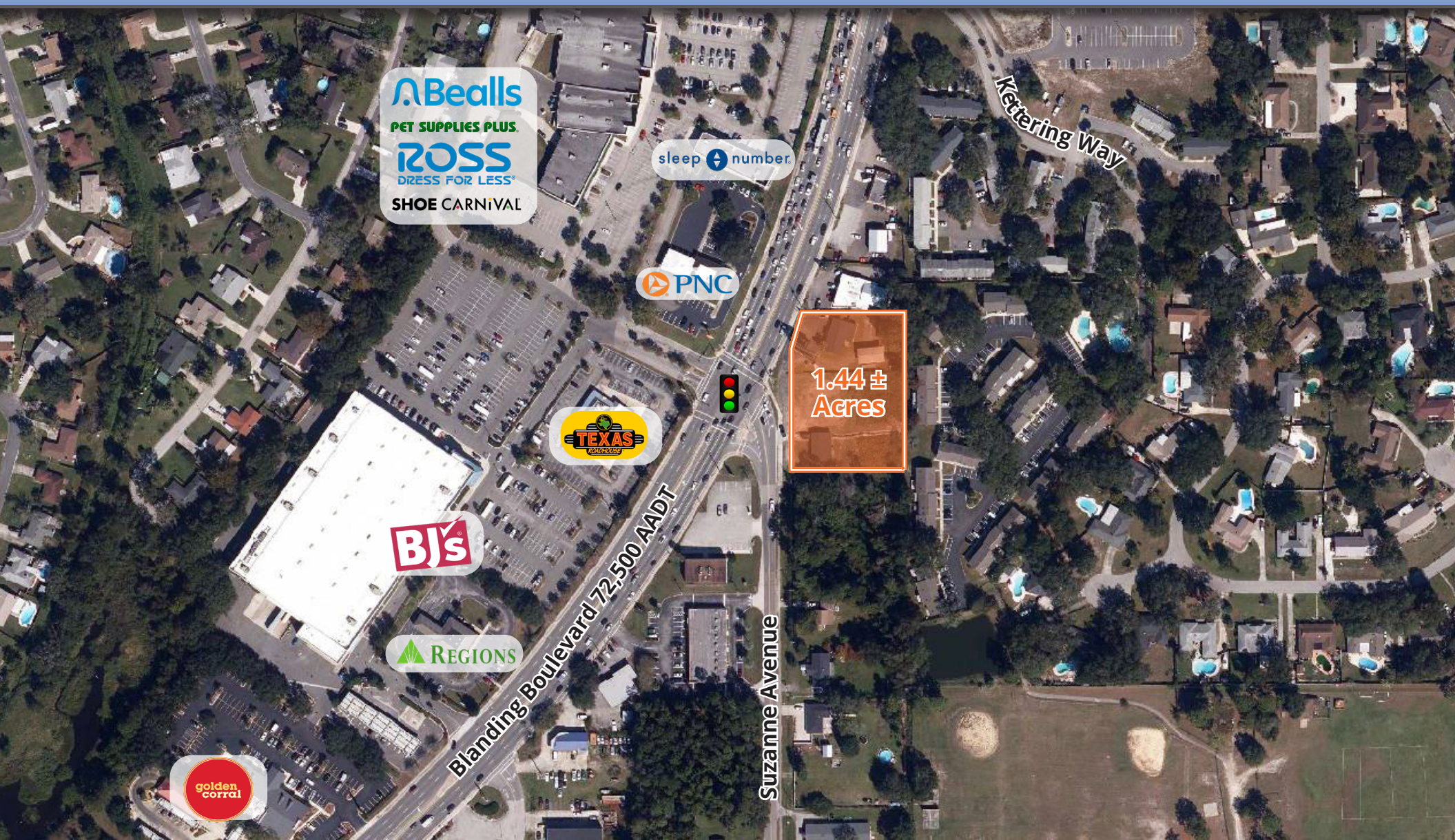


# Prime Redevelopment | Ground Lease Opportunity



**537 Blanding Boulevard & 145 Suzanne Avenue**

Orange Park, Florida 32073

**AVISON  
YOUNG**



# Executive summary

This ±1.44-acre site at 537 Blanding Boulevard & 145 Suzanne Avenue in Orange Park, Florida presents a rare redevelopment or ground lease opportunity along one of Clay County's busiest commercial corridors. With ±72,500 vehicles per day on Blanding Boulevard and dual access points via Blanding and Suzanne Avenue, the property offers exceptional visibility, traffic exposure, and access for both national and local retailers.

Situated less than one mile from Orange Park Mall and surrounded by major anchors such as Walmart, Lowe's, and Publix, the site benefits from a dense and growing residential base, strong household incomes, and a well-established retail trade area.

Zoning under BB-3 allows for a wide range of commercial uses including drive-thru QSR, automotive, medical, and retail concepts, making it highly adaptable for tenants seeking exposure in the expanding Jacksonville MSA.

With full utility access and favorable site geometry, this parcel is positioned for immediate activation by developers or operators looking to capture Clay County's continued population and income growth.

## INVESTMENT HIGHLIGHTS

- Prime Redevelopment or Ground Lease Opportunity along Blanding Boulevard (±72,500 AADT)
- Zoned BB-3 – permits retail, restaurant/drive-thru, automotive, office, and medical uses
- ±1.44 acres with direct access from both Blanding Blvd and Suzanne Avenue
- Dense demographics – over 59,000 residents within 3 miles and average household income exceeding \$106,000
- Proximity to major commercial centers including Orange Park Mall, Walmart, and Lowe's
- Located within the Jacksonville MSA, one of Florida's fastest-growing markets for employment and housing

# Property overview

Attribute	Details
Address:	537 Blanding Blvd & 145 Suzanne Avenue Orange Park, FL 32073
County:	Clay County
Total Area:	±1.44 Acres
Zoning:	BB-3
Parcel IDs:	13-04-25-007920-000-00 13-04-25-007916-000-00
Traffic Counts:	Blanding Blvd. - ±72,500 AADT (2024)
Access:	Two points via Blanding Boulevard & Suzanne Avenue
Utilities:	Full service available
Asking Price	Call for pricing





# Property overview





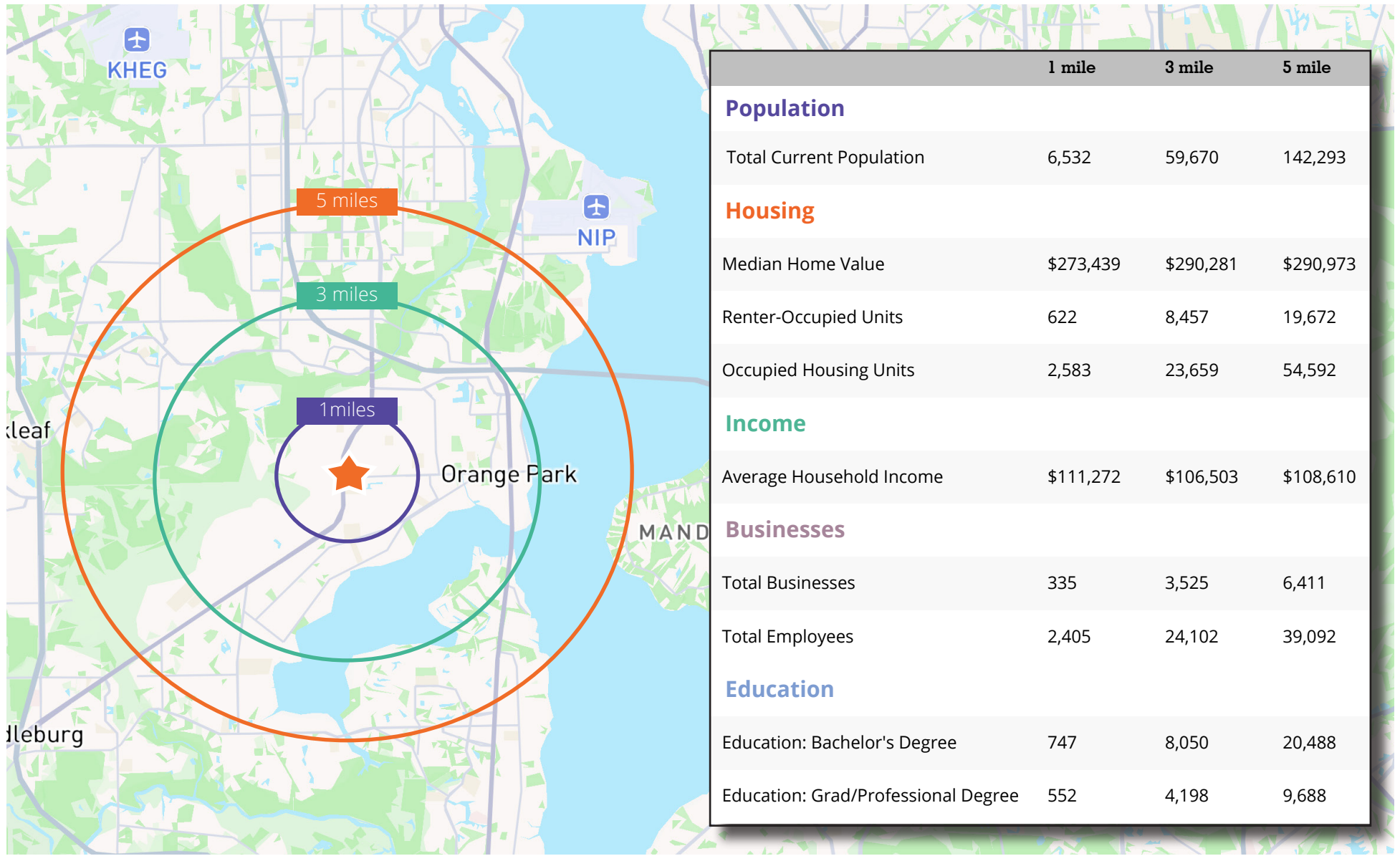
# Zoning & development potential

Use Category	Examples of Permitted Uses
✓ Retail & Consumer Services	Clothing stores, electronics, gift/art supplies shops, shoe stores, drugstores
✓ Food & Beverage / Dining	Restaurants, cafés/delis, bakeries, carry-out food service
✓ Professional / Business Offices	Legal or financial offices, real-estate service offices, printing & copying services
✓ Personal Services	Beauty salons/barber shops, fitness studios, dry cleaning/pressing, day-care (non-home-based)
✓ Vehicle / Automotive & Exterior Uses	Auto parts & supplies, car wash, minor automobile service (if permitted)
✓ Institutional & Community Facilities	Places of worship, libraries, community-centers, clinics/healthcare (ambulatory)
✓ Wholesale / Storage / Larger Scale Commercial	Warehousing, self-storage (subject to conditions), large-scale retail “big box” / shopping center
✓ Mixed-Use / Residential Above Commercial	Upper-floor apartments or live/work units above ground-floor commercial space
✓ Outdoor Display / Temporary Uses	Seasonal outdoor retail sales, special-event markets, relocatable buildings/real-estate sales office

## DEVELOPMENT HIGHLIGHTS

- Ideal for single-tenant QSR or automotive users with  $\pm 72,500$  AADT on Blanding Blvd.
- Flat, rectangular site with full utilities available.
- BB-3 zoning allows flexibility across retail, office, and service uses.
- Potential for  $\pm 4,000$ – $6,000$  SF building with drive-thru or multi-tenant retail concept.
- Surrounding uses include Publix, Walmart, Lowe’s, and Orange Park Mall, supporting high traffic synergy.

# Demographics



DATA PROVIDED BY AVISON YOUNG TECHNOLOGIES

# Demographics

## JACKSONVILLE MSA



**1,668,325**

Total MSA Residents



**\$332,837**

Average  
home value



**66%**

Own vs Rent



**\$102,342**

Average HH  
income



**69,239**

Total businesses



**833,543**

Daytime workers

**#2**

### JACKSONVILLE MSA

LARGEST GROWTH IN EMPLOYMENT GAINS

SOURCE: US BUREAU LABOR STATISTICS

**#6**

### JACKSONVILLE

HOTTEST HOUSING MARKET

SOURCE: ZILLOW



### JACKSONVILLE

FASTEST GROWING MARKET IN FLORIDA

SOURCE: US CENSUS BUREAU



# Market overview

## ORANGE PARK MARKET OVERVIEW

Orange Park, located in Clay County just south of Jacksonville, Florida, is a rapidly growing suburban hub that combines strong regional connectivity with a thriving local economy. Its strategic location along Interstate 295 and U.S. Highway 17 provides businesses with easy access to Jacksonville's urban core, the Jacksonville International Airport, and nearby ports, making it an attractive market for retail, office, and industrial development. The area has experienced steady commercial growth due to population expansion, rising consumer demand, and significant transportation improvements.

### Strategic Location:

- Direct access to I-295, U.S. 17, and State Road 220.
- Approximately 15 minutes from Downtown Jacksonville and major logistics hubs.

### Population & Workforce:

- Orange Park has a population of ~60,000, with Clay County totalling over 220,000 residents.
- Median household income: ~\$78,000, providing strong local purchasing power.
- Workforce is diverse, skilled, and accessible within a 30-minute drive radius.

### Commercial Activity:

- Retail hubs include Oakleaf Town Center, local shopping plazas, and high-traffic corridors along Blanding Boulevard.
- Office and flex space demand is driven by professional services, healthcare, and tech companies.
- Industrial and distribution sectors benefit from proximity to Jacksonville's port and transportation network.

### Traffic & Accessibility:

- Average daily traffic along Blanding Boulevard: ~40,000 vehicles.
- Gateway Expressway improvements have enhanced connectivity and reduced congestion.

### Economic Drivers:

- Steady population growth (~1.5% annually) fueling retail and service demand.
- Ongoing commercial developments in retail, healthcare, and light industrial sectors.
- Favorable business climate in Clay County, including tax incentives for select industries.

### Investment Opportunities:

- Balanced market with moderate vacancy rates for retail and office space.
- Cap rates for well-located commercial assets typically range 6–8%.
- Growing demand for multi-tenant retail centers, office flex space, and last-mile industrial properties.



*Oakleaf Town Center*



*Cummer Museum of Art & Gardens*



*EverBank Stadium*



If you would like to discuss this further, please get in touch.



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