



# For Lease

311 Blanding Blvd.  
Orange Park, FL 32073

## Property Highlights

- 1,200± SF up to 7,349± SF contiguous available for lease
- Prime pylon signage available
- Positioned on a signalized corner
- In close proximity to Orange Park High School with approximately 1,623 students
- Positioned across from Orange Park Medical Center with 365 beds and 1,450± employees
- Located within a major office corridor
- Within two-miles of the Orange Park Mall, with tenants including AMC Theaters, Dick's Sporting Goods, Belk and more
- Traffic count on Blanding Blvd. | 72,500± AADT
- Average household income within a 3 mile radius is \$88,653

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# Photo Gallery

311 Blanding Blvd., Orange Park, FL 32073



# Site Plan

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## Availability

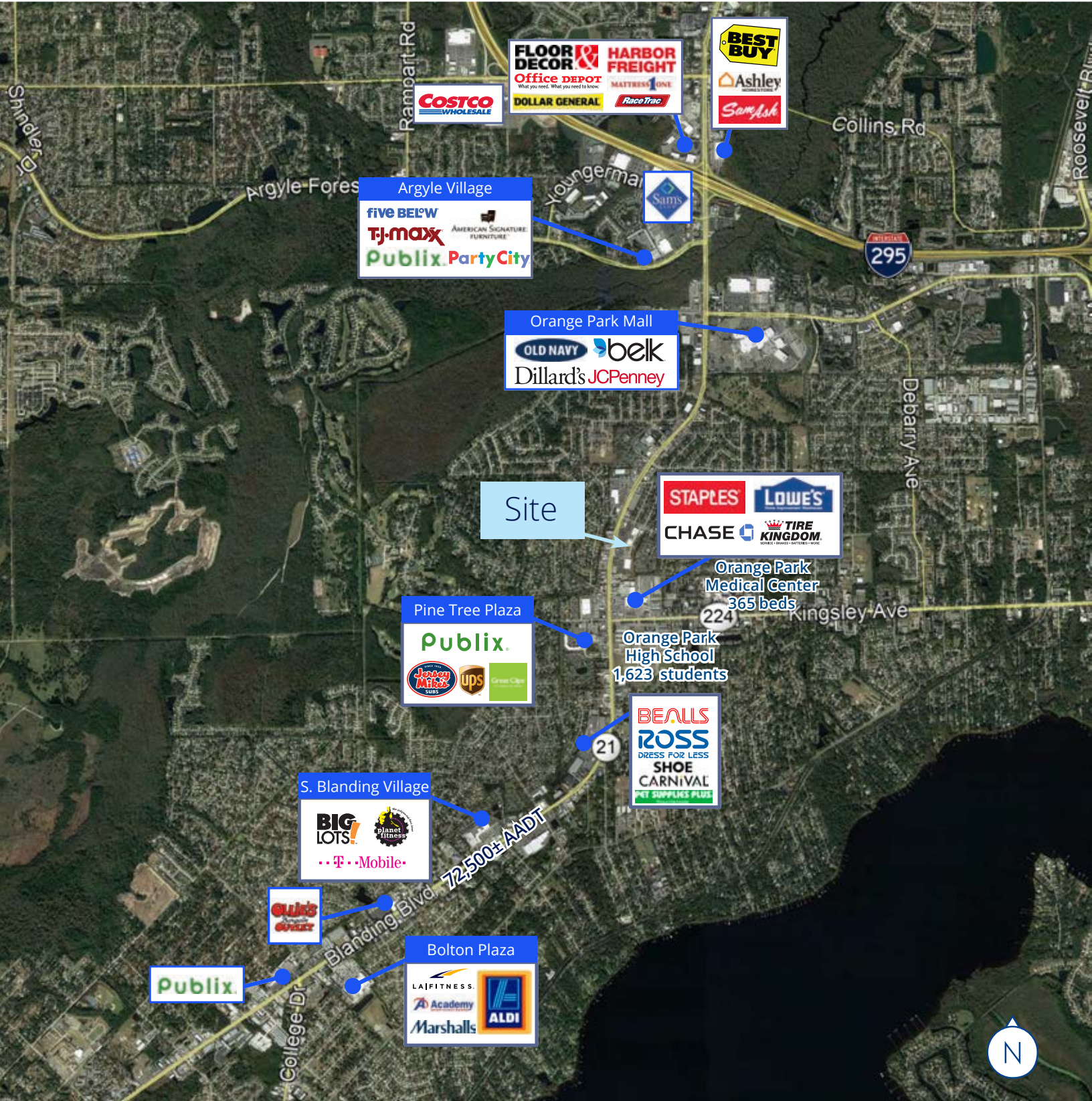
Suite	Tenant	SF	Suite	Tenant	SF
291	Northern Tool	21,804	311-1	Available	1,348
293	Available	2,400	311-2	Available	1,200
295	Smoke City	1,800	311-3	Available	1,200
297-299	Dollar General	6,800	311-4	ArchWell Health	13,000
301	Elliano's	650	311-5	Available	2,400
303	Available	3,030	311-7/8	Harbour Dental	2,400
307-A	Available	4,319	311-9	Available	6,000
307	The Parts House	7,316	311-10	Cue & Shisha Bar & Lounge	8,050
309	Salon Centric	5,000			<b>GLA: 87,459</b>

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# Area Overview

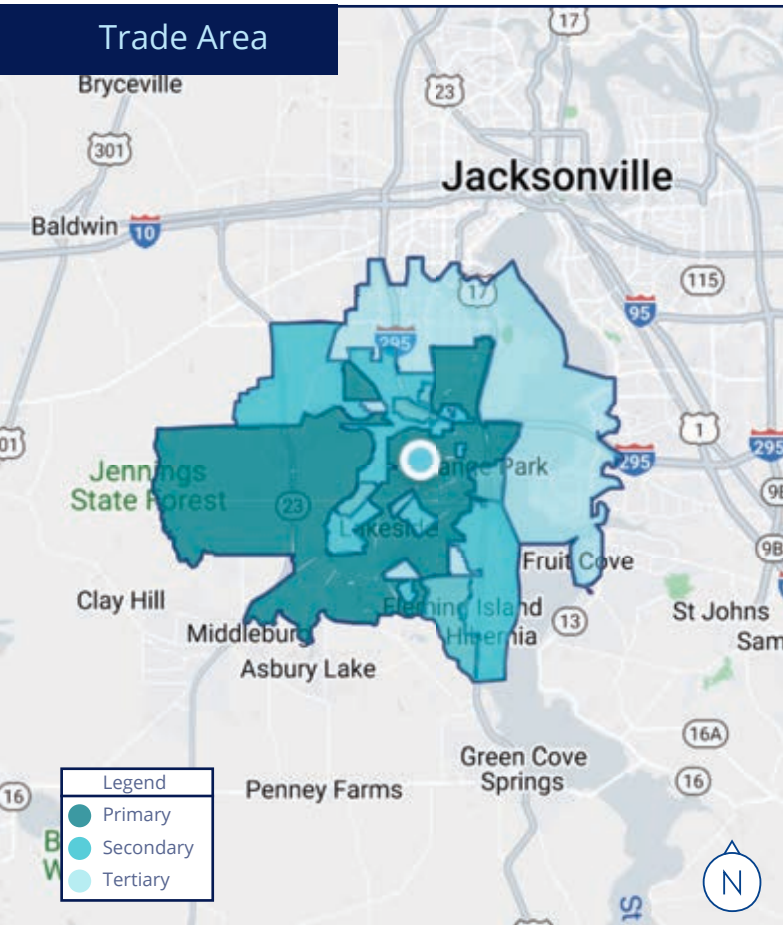
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# Demographics

311 Blanding Blvd., Orange Park, FL 32073



Source: Creditnell | Based on 4 max visits



Source: ESRI Business Analytics



**Population (2024)**



**Households (2024)**



**Average Household Income (2024)**



**Daytime Population (2024)**

1 Mile	10,324	3,858	\$84,649	10,244
3 Mile	65,470	25,949	\$88,653	61,827
5 Mile	144,973	54,873	\$98,269	124,536
Trade Area	296,500	109,300	\$90,500	245,400

