

# Freestanding Vacant Retail Building

## FOR SALE - \$1,500,000

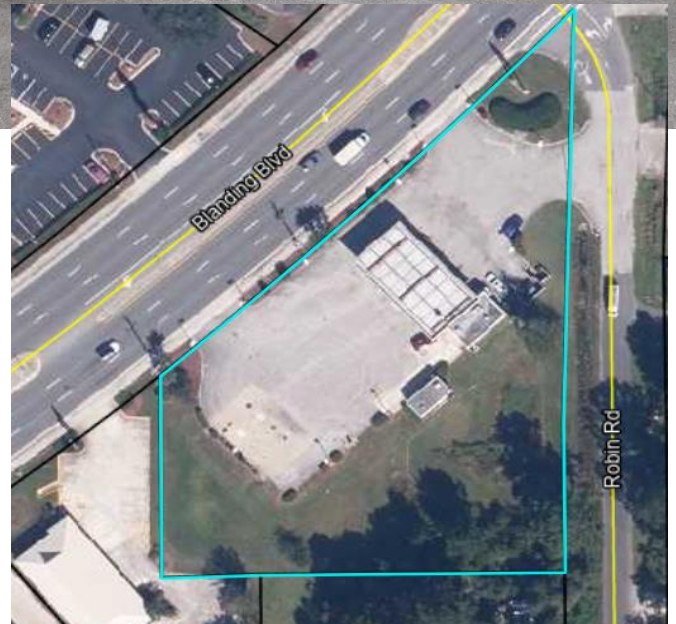
### Property #43379 – 609 Blanding Blvd. Orange Park, Clay County, Florida

#### Property Highlights

- Building Size – 693 sq. ft.
- Year Built - 1989
- Land Size – 1.43 acres (61,153 sq. ft.)
- Located on Blanding Blvd. @ Robin Road
- Clay County Parcel #13-04-25-007934-001-03
- Zoned – Commercial District BB
- Good access & visibility with full median
- Pylon pole signage
- 2024 Traffic Counts – 63,000 AADT
- 2023 Property Taxes - \$13,741.95

**All Motor Fuels Equipment (including tanks)  
will be removed**

**Will be restricted against being used as a  
Convenience Store with or without Motor Fuels**



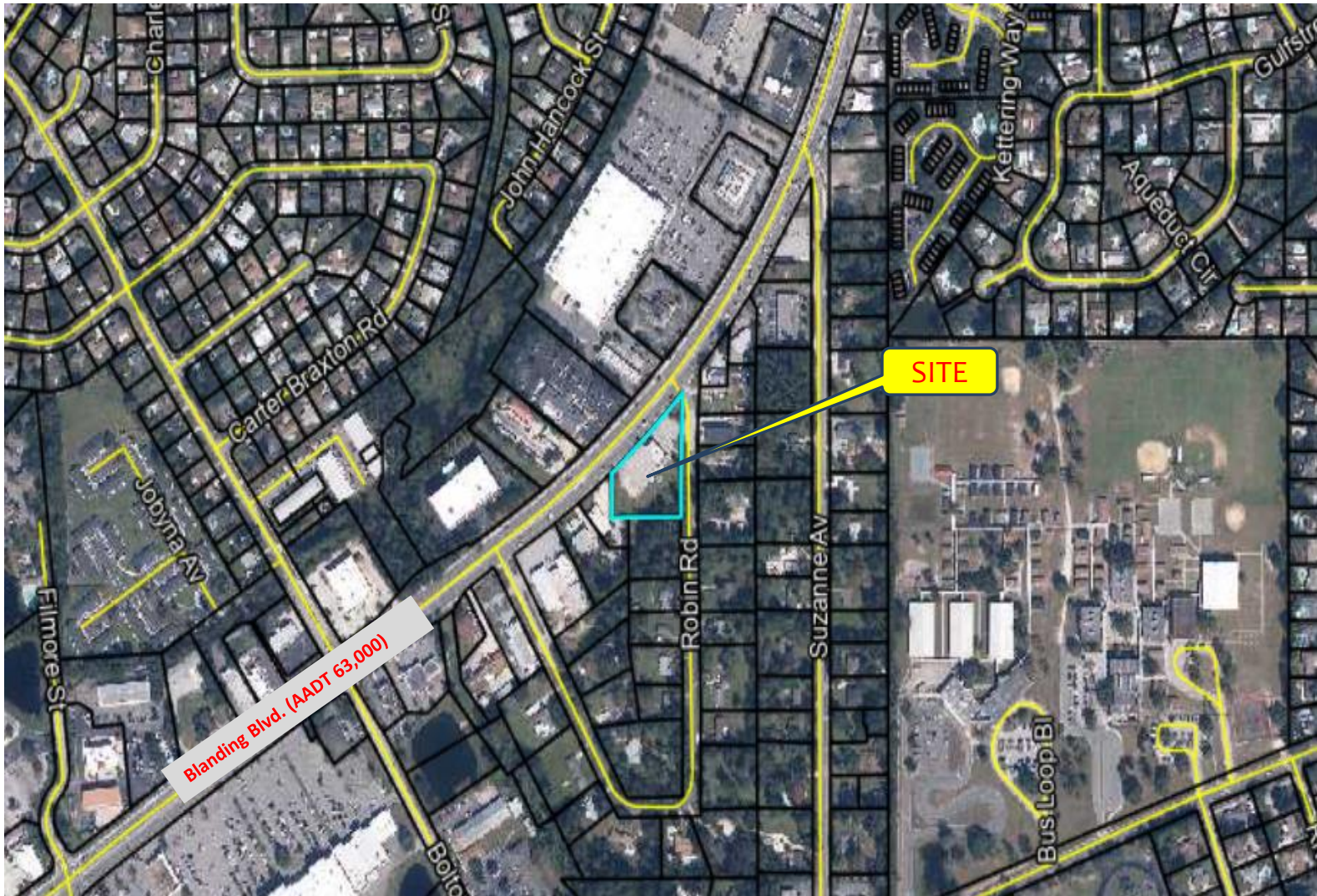
**Contact:**  
**Gina LeMaster Brown**  
352.415.4499 Ext. 1  
gina@intrepidcre.com

365 Citrus Tower Blvd., Suite 102, Clermont, FL 34711 - [www.intrepidcre.com](http://www.intrepidcre.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.



# Overhead Aerial View



Contact  
**Gina LeMaster Brown**  
352.415.4499 Ext. 1  
gina@intrepidcre.com

365 Citrus Tower Blvd., Suite 102, Clermont, FL 34711 - [www.intrepidcre.com](http://www.intrepidcre.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.