



# BLANDING PLAZA

📍 311 Blanding Blvd | Orange Park, FL 32073



## FEATURES

- ◆ Prime location in a high traffic area with high visibility and direct frontage on Blanding Blvd
- ◆ Positioned on a signalized hard corner 2 miles south of I-295, close to major retailers & Orange Park Mall
- ◆ Proximity to schools, expanding neighborhoods, medical centers, & the Navy Base ensure continued consumer demand



904.992.9000 ◆ [leasing@ashproperties.com](mailto:leasing@ashproperties.com)

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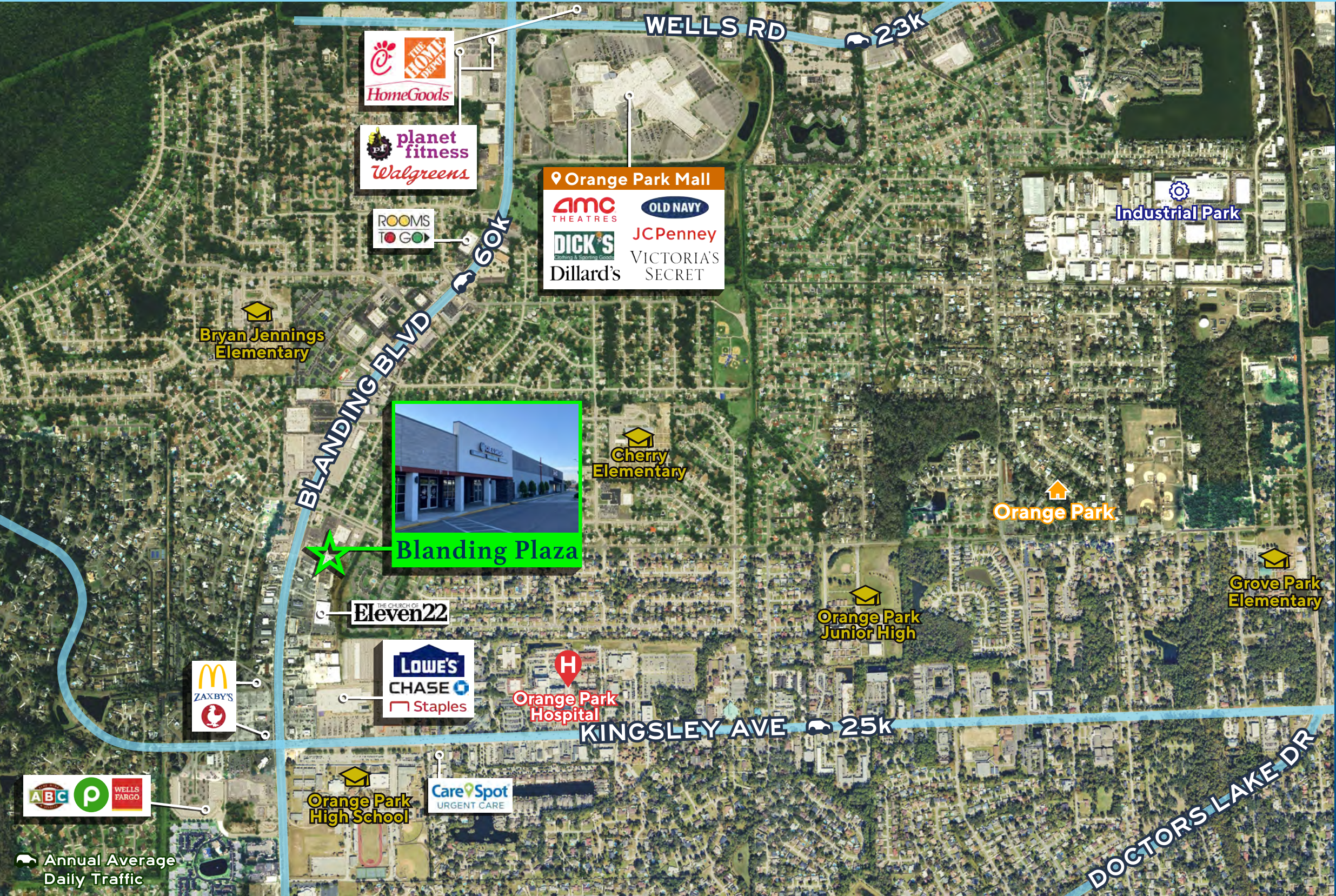
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## NEARBY BUSINESS, RETAIL AND RESIDENTIAL



### Orange Park

Blanding Plaza is surrounded by densely populated neighborhoods and within a mile of four schools, bringing heavy traffic to the area



### Orange Park Mall

3 minute drive

Established shopping mall anchored by Dillards, Dick's Sporting Goods, JCPenney and AMC Theaters



### Orange Park Hospital

4 minute drive

Award-winning healthcare destination and Level II Trauma Center

## DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	9,860	64,145	146,260
Households	3,679	25,441	54,558
Average HH Income	\$88,360	\$83,575	\$87,157

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



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