

Freestanding Retail/Former QSR with Drive-thru Available for Lease

1110 Blanding Blvd. | Orange Park, FL 32065

Size: 2,995± SF Building, 1.56± AC | **Lease Rate:** \$45.00/sf NNN



Jason Hurst, MBA

Senior Associate
+1 904 674 2748
jason.hurst@colliers.com

Damaris Arroyo

Associate
+1 904 674 2984
damaris.arroyo@colliers.com

Colliers

76 S Laura St, Suite 1500
Jacksonville, FL 32202
colliers.com/jacksonville



Property Details

Positioned on one of Orange Park's most heavily traveled commercial corridors, **1110 Blanding Boulevard is a former quick-service restaurant situated on a 1.56± acre site with a 2,995± SF freestanding building and existing drive-thru infrastructure.**

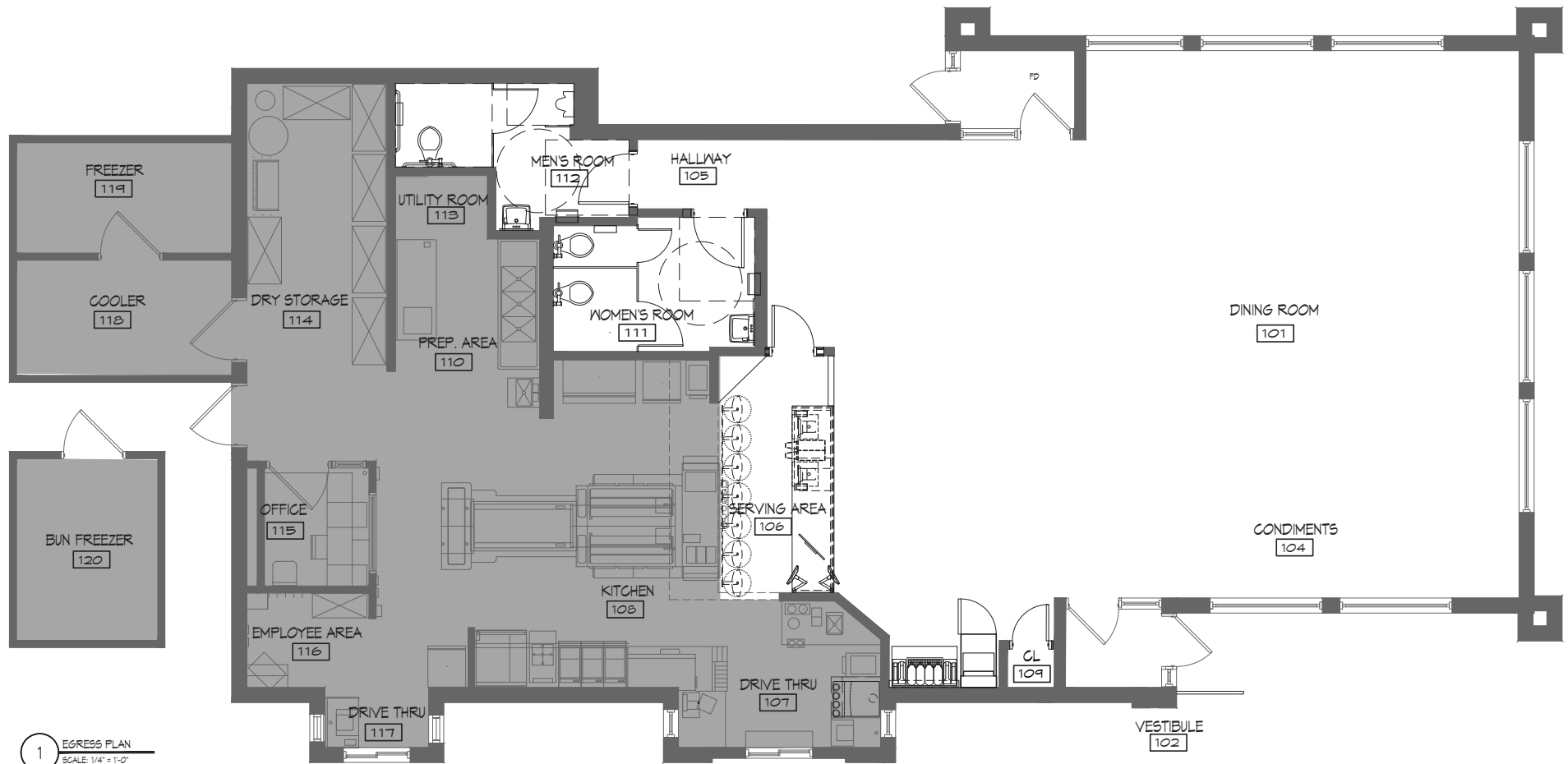
Recently remodeled in 2022, the property offers exceptional visibility, convenient access and exposure to more than 47,000 vehicles per day along Blanding Boulevard. Surrounded by established national retailers and dense residential growth, the property presents an outstanding opportunity for a restaurant, coffee concept, retail user, medical operator or owner-user seeking a highly visible location in a strong retail trade area.

Key Highlights

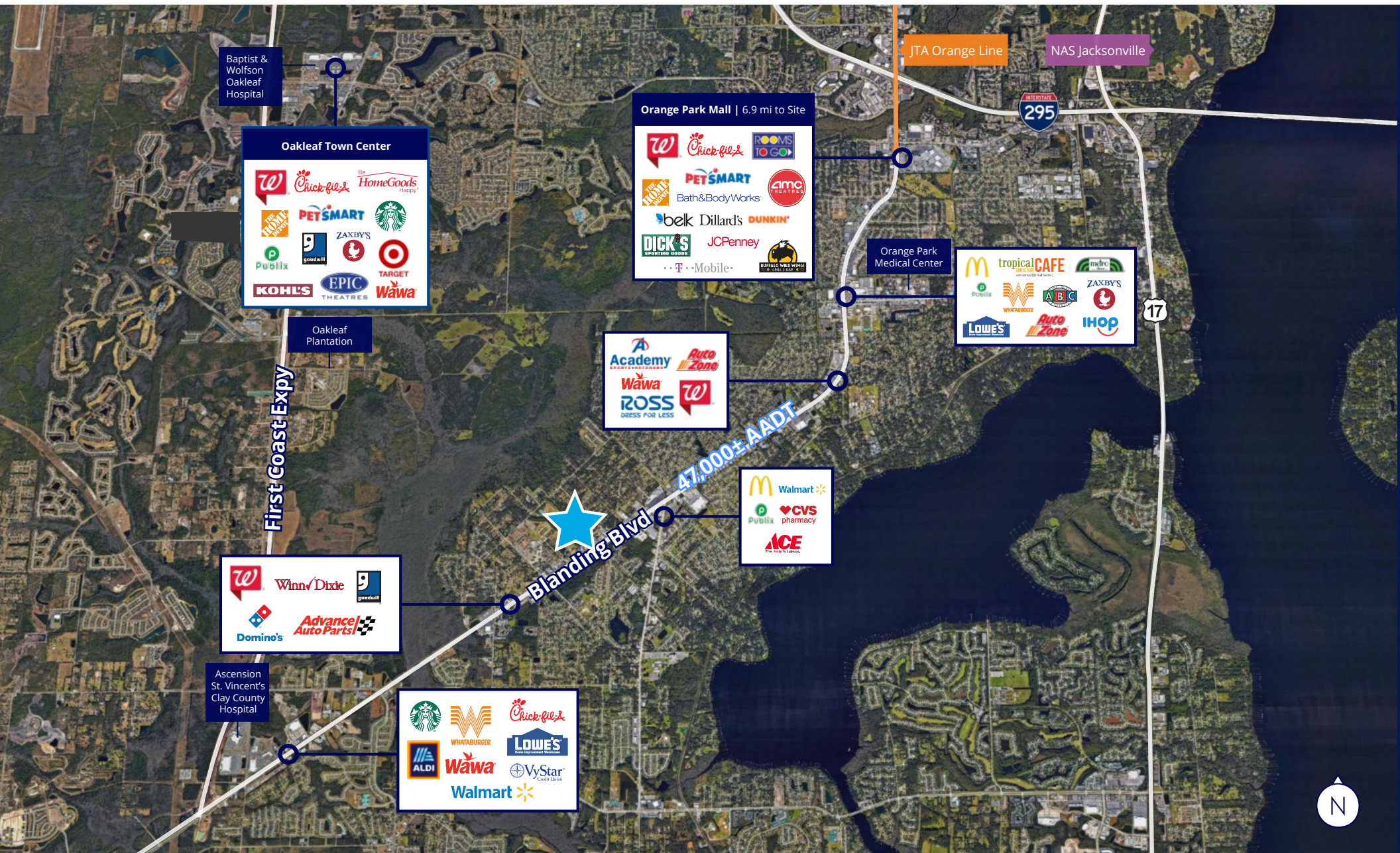
- 2,995± SF freestanding building on ±1.56 acres
- Existing drive-thru infrastructure
- Over 47,000 vehicles per day on Blanding Boulevard
- Extensive property remodel completed in 2022
- Prime Orange Park location surrounded by national retailers and strong demographics
- Signalized access to the site from Jefferson Avenue



Floor Plan



Trade Aerial



Site Aerial

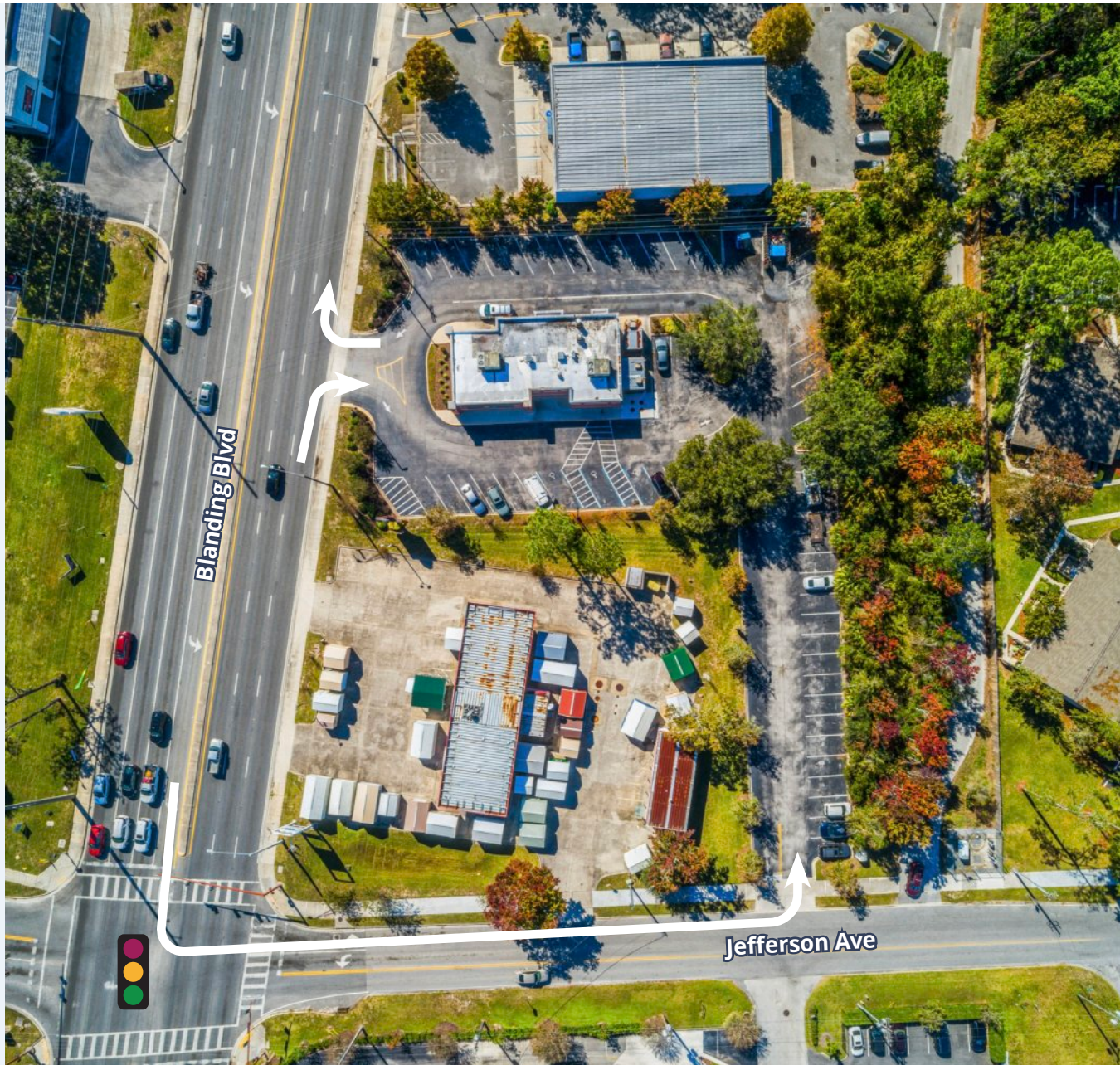
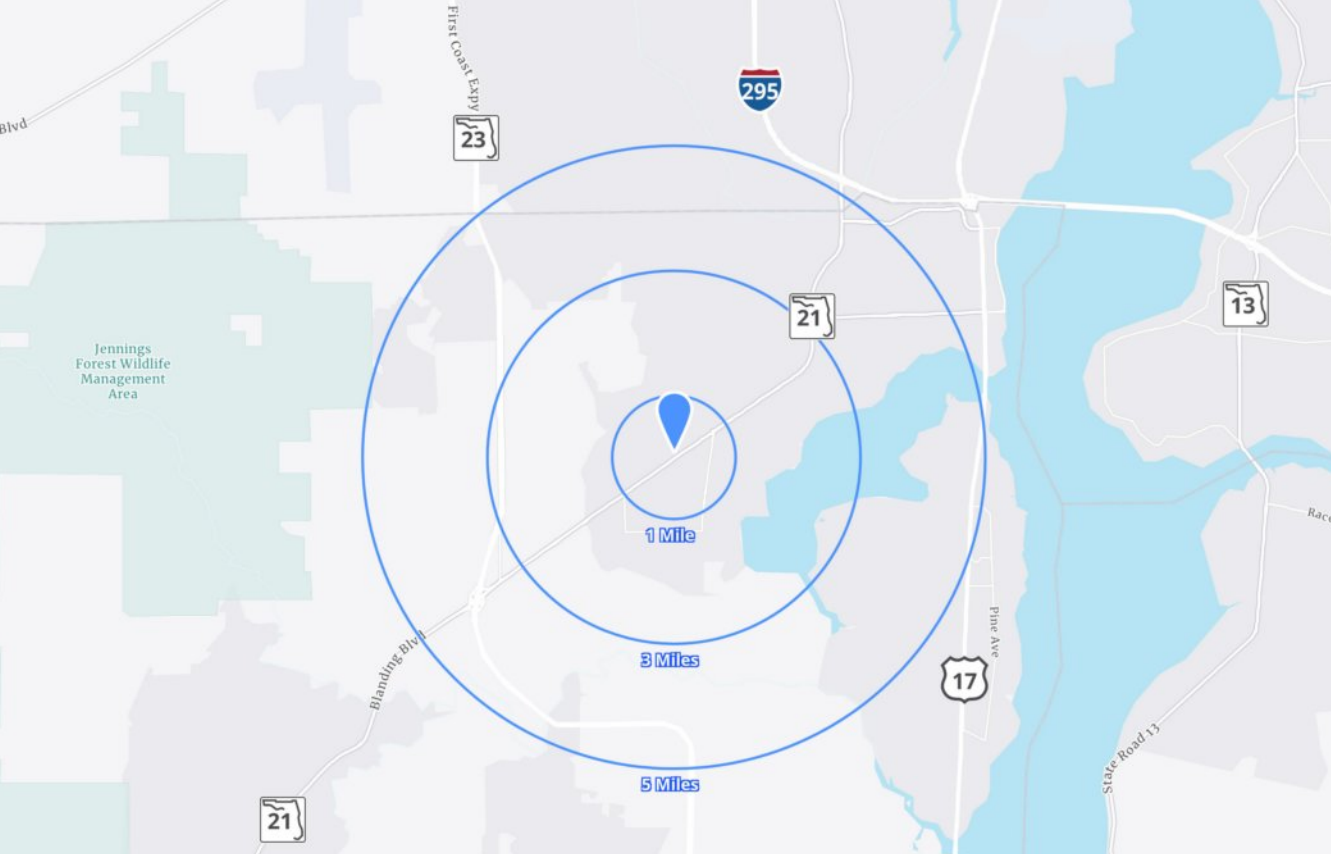


Photo Gallery





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Area Demographics

Source: ESRI Business Analyst



**Population
(2026)**

1 Mile	6,766
3 Miles	43,109
5 Miles	138,991



**Population
Projection (2031)**

6,814
45,464
144,712



**Average Household
Income (2026)**

\$95,220
\$109,879
\$117,166



**Daytime Population
(2026)**

6,859
33,326
107,774

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Contact Us

Jason Hurst, MBA
Senior Associate
+1 904 674 2748
jason.hurst@colliers.com

Damaris Arroyo
Associate
+1 904 674 2984
damaris.arroyo@colliers.com