



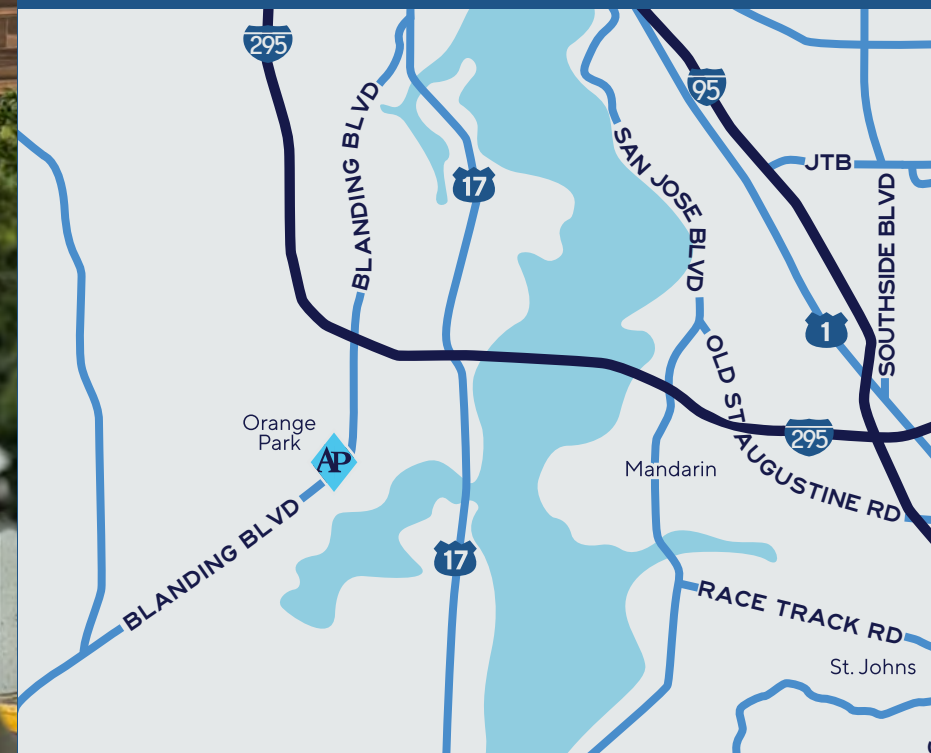
BLANDING PLAZA

📍 311 Blanding Blvd | Orange Park, FL 32073



QUICK FACTS

- ◆ 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

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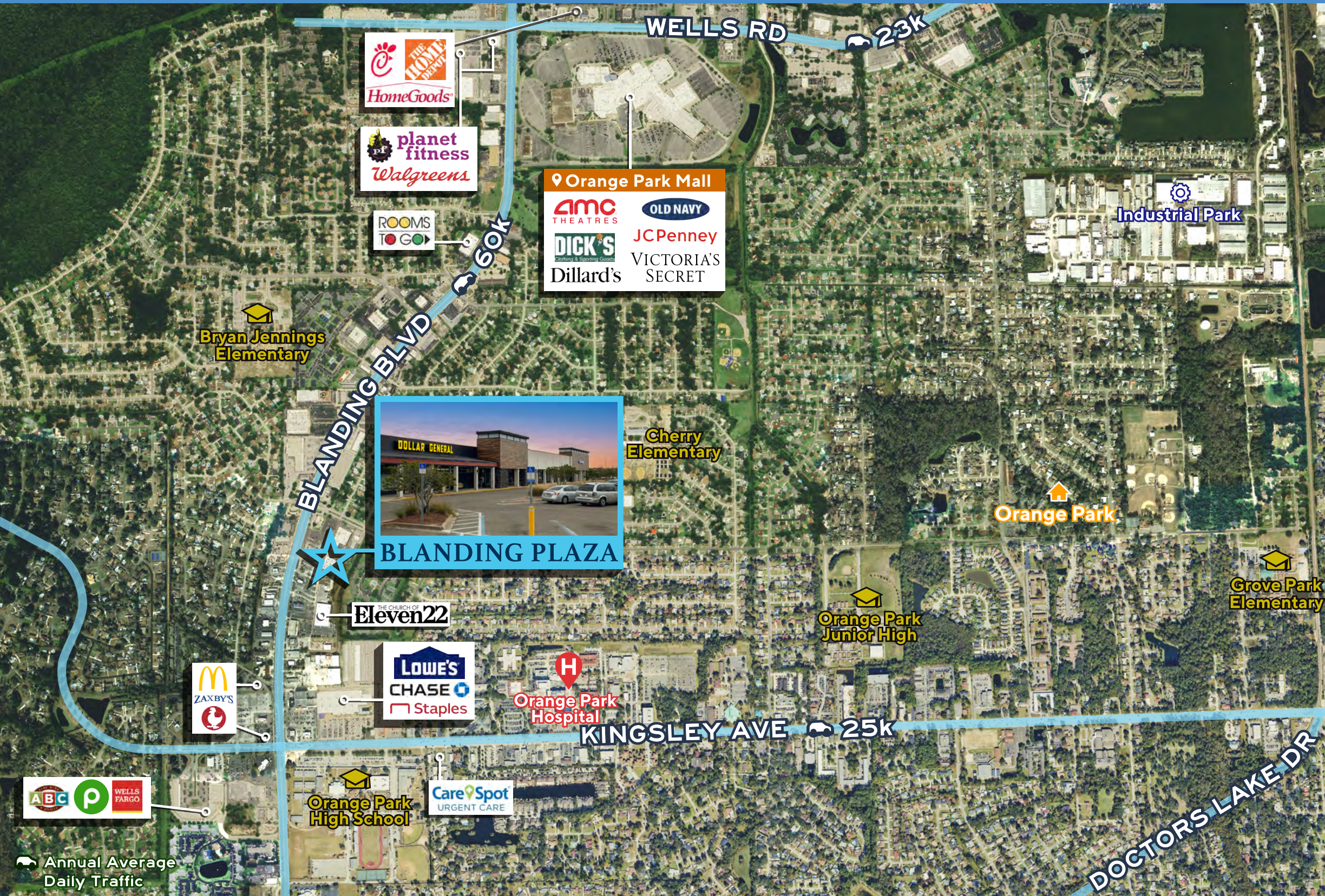
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DEMOGRAPHICS BY RADIUS

	1 mile	3 mile	5 mile
Population	9,758	64,751	145,880
Households	3,765	26,326	56,196
Avg HH Income	\$69,122	\$76,091	\$86,174

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

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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	Mudo College of Taekwondo	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	Appliances 4 Less	6,000
311-10	Cue & Shisha Bar & Lounge	8,050

