

PRIME REDEVELOPMENT

Ground Lease Opportunity

537 Blanding Boulevard &
145 Suzanne Avenue
Orange Park, Florida 32073



Get more
information

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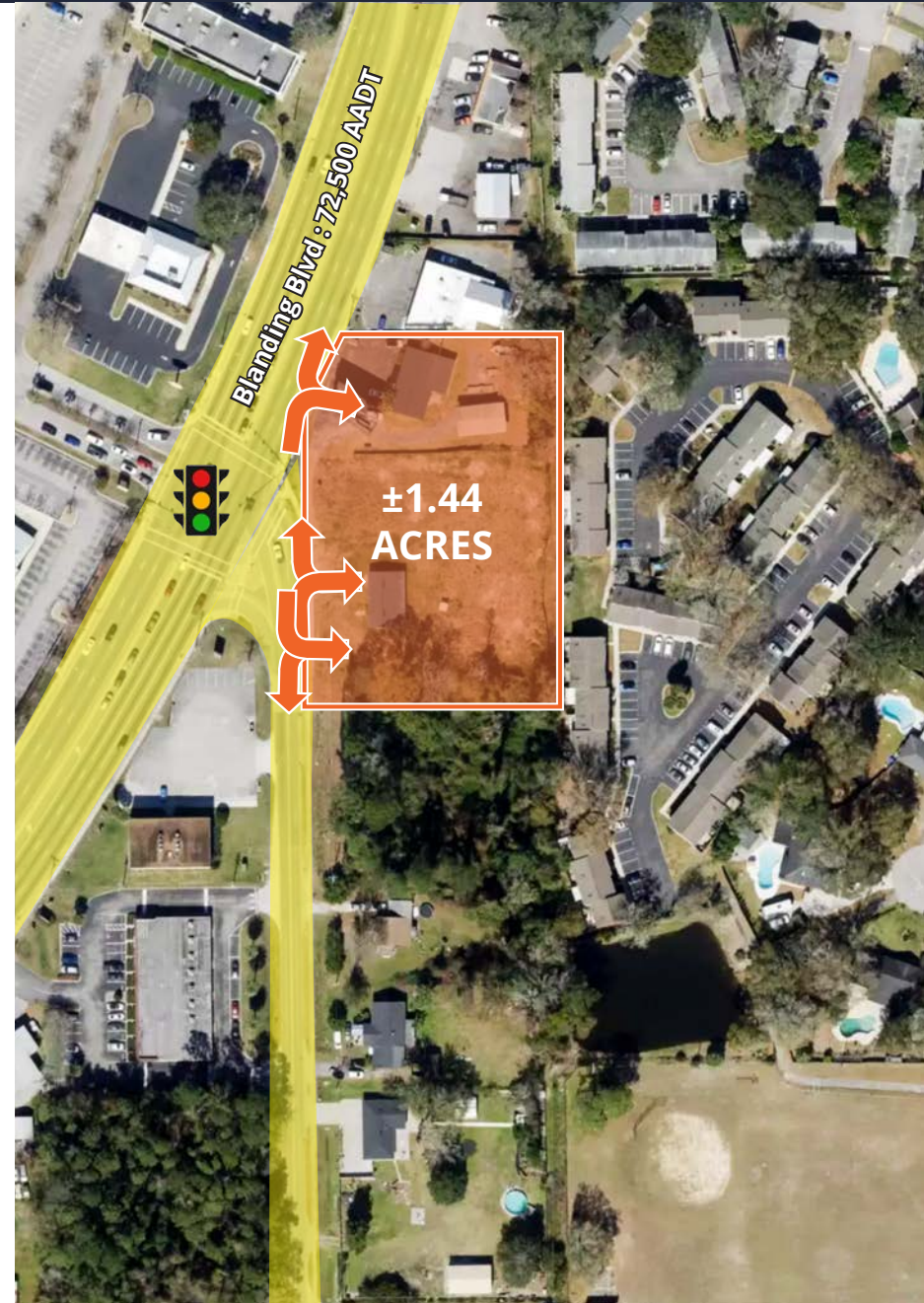
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Property overview

537 Blanding Blvd & 145 Suzanne Ave
Orange Park, FL

Property address	537 Blanding Boulevard & 145 Suzanne Avenue, Orange Park, FL
Total area (AC)	±1.44 AC
Zoning	BB-3
Parcel IDs	13-04-25-007920-000-00 13-04-25-007916-000-00
Asking price	call for pricing
Utilities	Full service available

- Prime Redevelopment or Ground Lease Opportunity along Blanding Boulevard (±72,500 AADT)
- Zoned BB-3 – permits retail, restaurant/drive-thru, automotive, office, and medical uses
- ±1.44 acres with direct access from both Blanding Boulevard and Suzanne Avenue
- Dense demographics – over 59,000 residents within 3 miles and average household income exceeding \$106,000
- Proximity to major commercial centers including Orange Park Mall, Walmart, and Lowe's
- Located within the Jacksonville MSA, one of Florida's fastest-growing markets for employment and housing



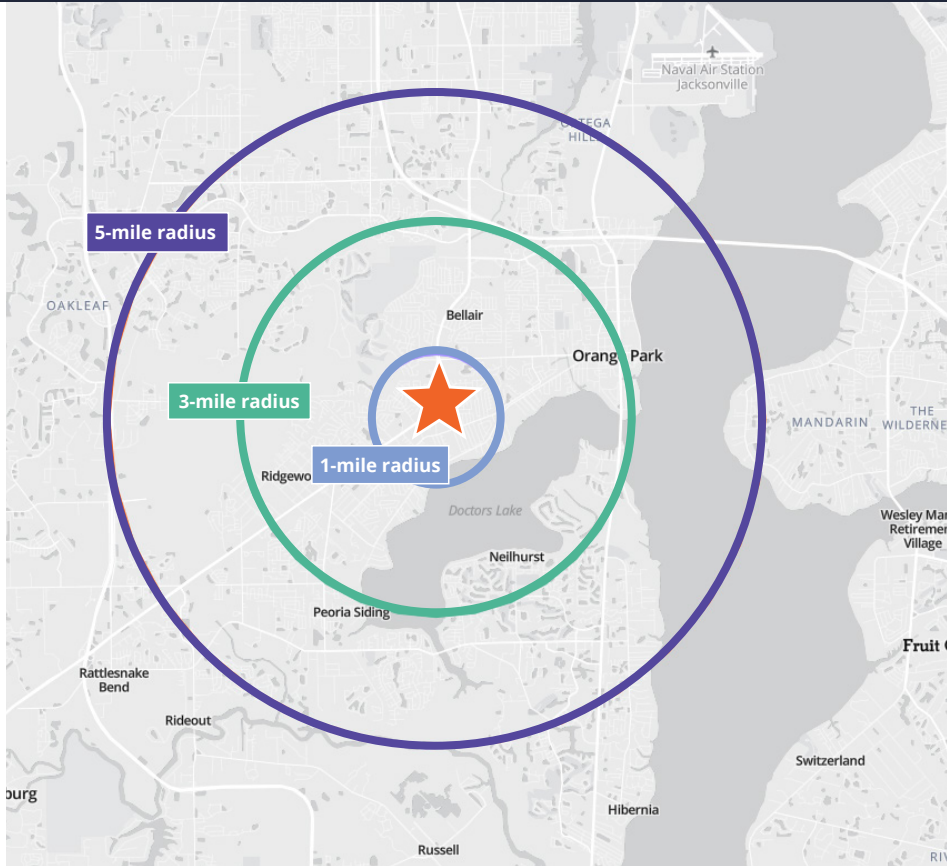
Aerial map

537 Blanding Blvd & 145 Suzanne Ave
Orange Park, FL



Demographics

537 Blanding Blvd & 145 Suzanne Ave
Orange Park, FL



Population: Over 141,000 people within a five mile radius.



Home Value: Median home value of \$319,884 within a five mile radius.



Density: Over 54,000 households within a five mile radius.



Employment: Employment population of over 64,000 within a five mile radius.



Income: Average household income of \$110,193 within a five mile radius.



Age: Median age of 39 within a five mile radius.

POPULATION	1 MILES	3 MILES	5 MILES
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Total population	11,300	53,552	141,866
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Median age	42	42	39
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HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
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Total households	4,425	20,887	54,322
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Average HH income	\$117,148	\$118,137	\$110,193
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Median house value	\$304,850	\$324,876	\$319,884
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BUSINESSES	1 MILES	3 MILES	5 MILES
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Total businesses	608	2,989	8,471
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Total employees	4,318	19,558	64,455
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If you would like to discuss this further, please get in touch.

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