

RETAIL FOR SALE & LEASE

934 BLANDING BLVD, ORANGE PARK, FL. 32065

Previous Bank Building Located On Blanding Blvd



SALE PRICE:	\$575,000
AVAILABLE SF:	
LEASE RATE:	\$15.00 SF/YR (NNN)
LOT SIZE:	0.6 Acres
BUILDING SIZE:	2,378 SF
ZONING:	BB
MARKET:	Jacksonville MSA
SUBMARKET:	Clay County

PROPERTY HIGHLIGHTS

KELLER WILLIAMS FIRST COAST REALTY
151 College Dr,
#14
Orange Park, FL 32065

SANDRA KAHLE, CCIM
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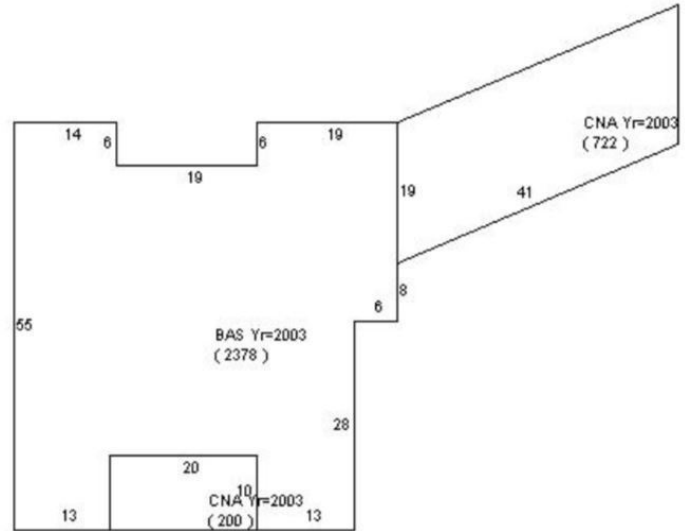
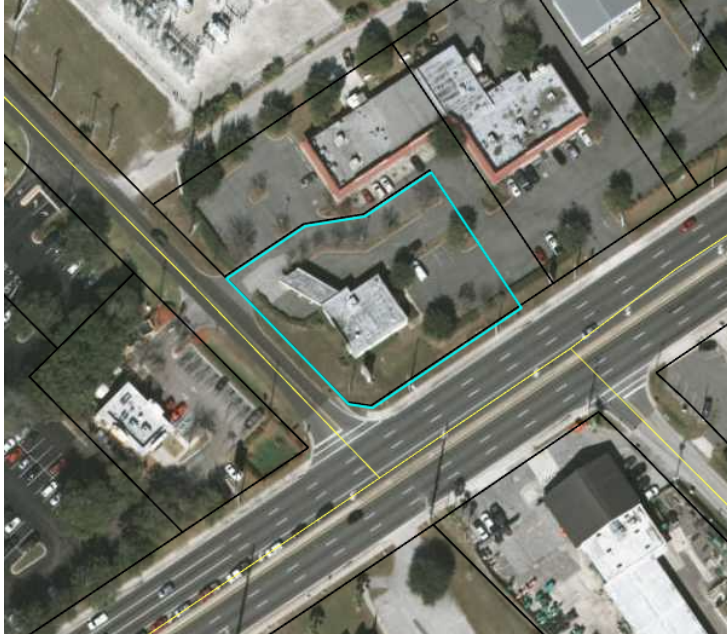
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934 BLANDING BLVD - PREVIOUS BANK BUILDING ON BLANDING BLVD

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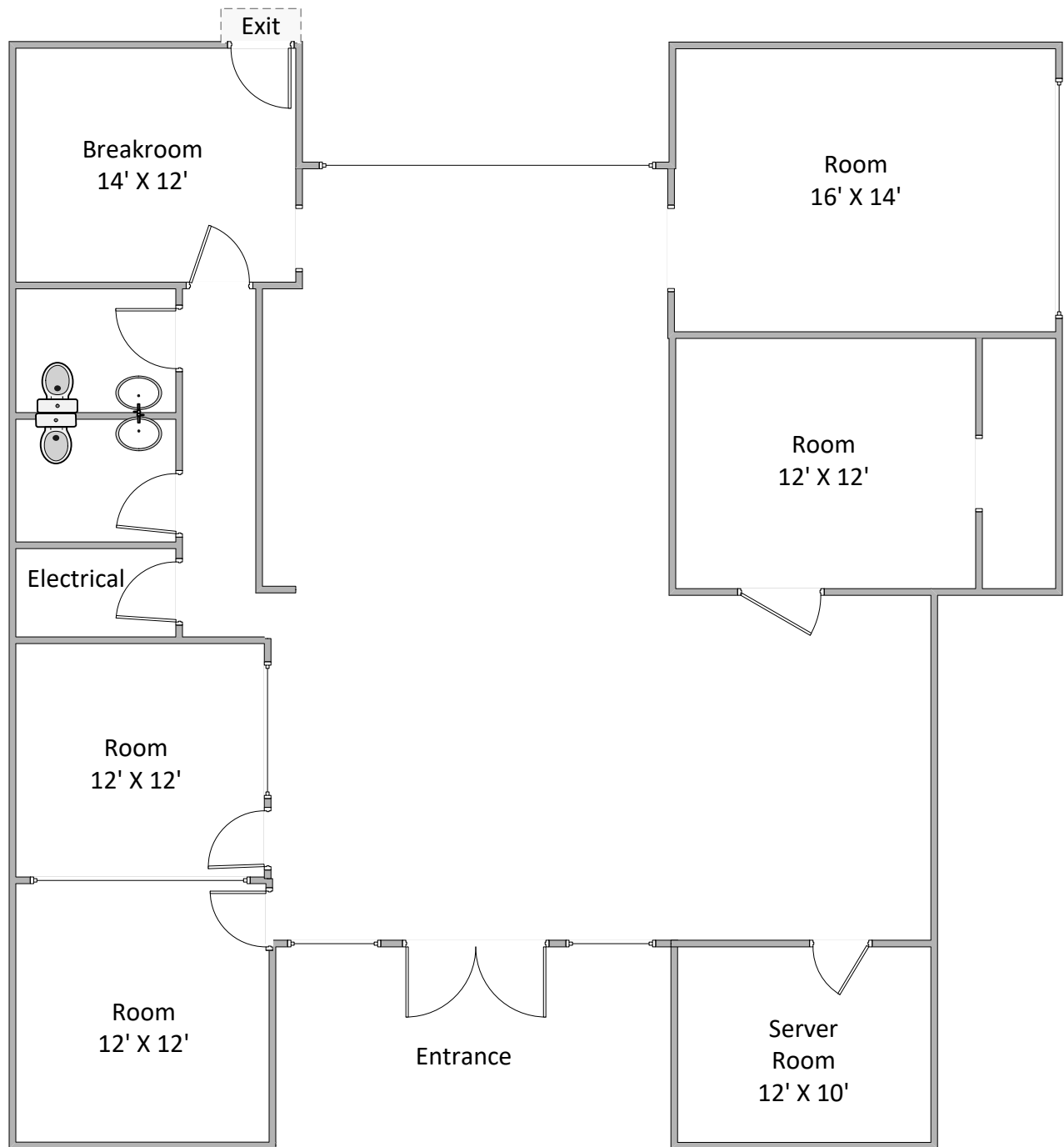
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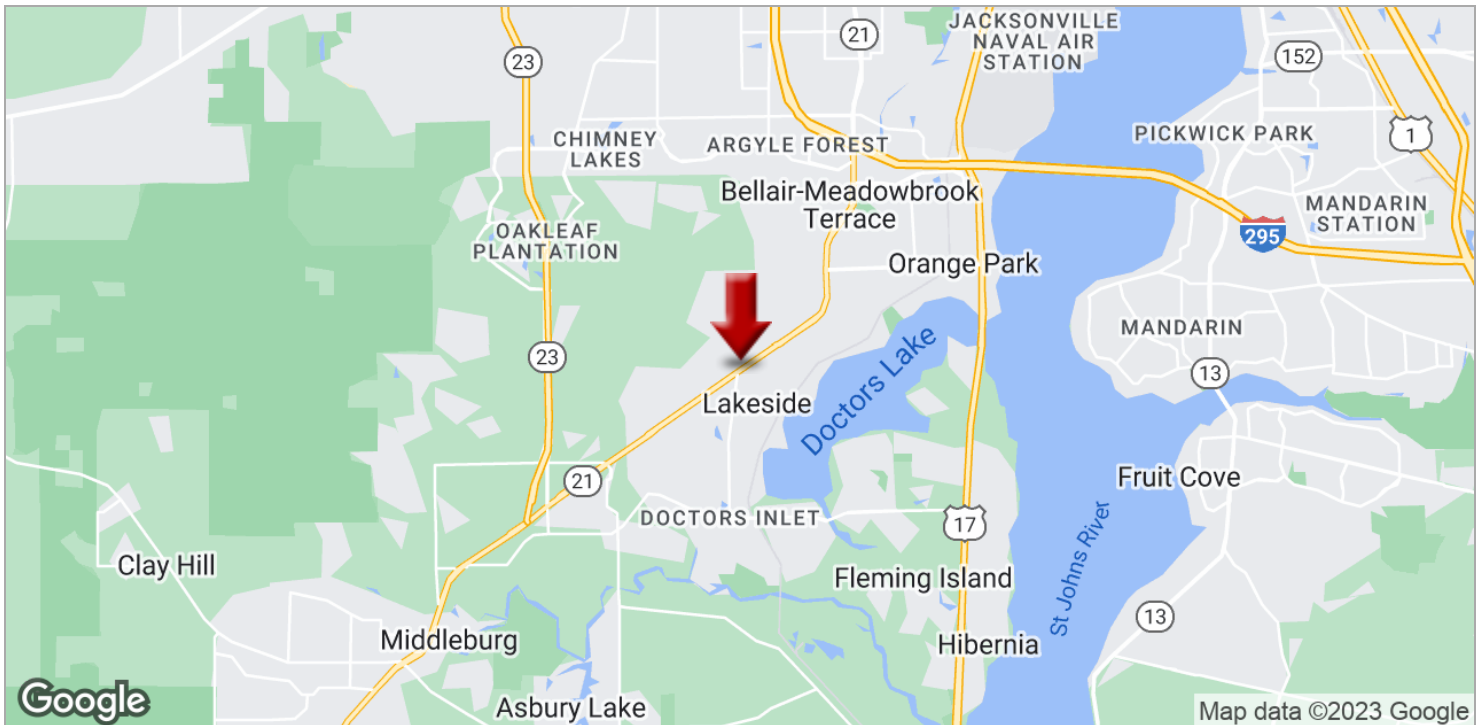
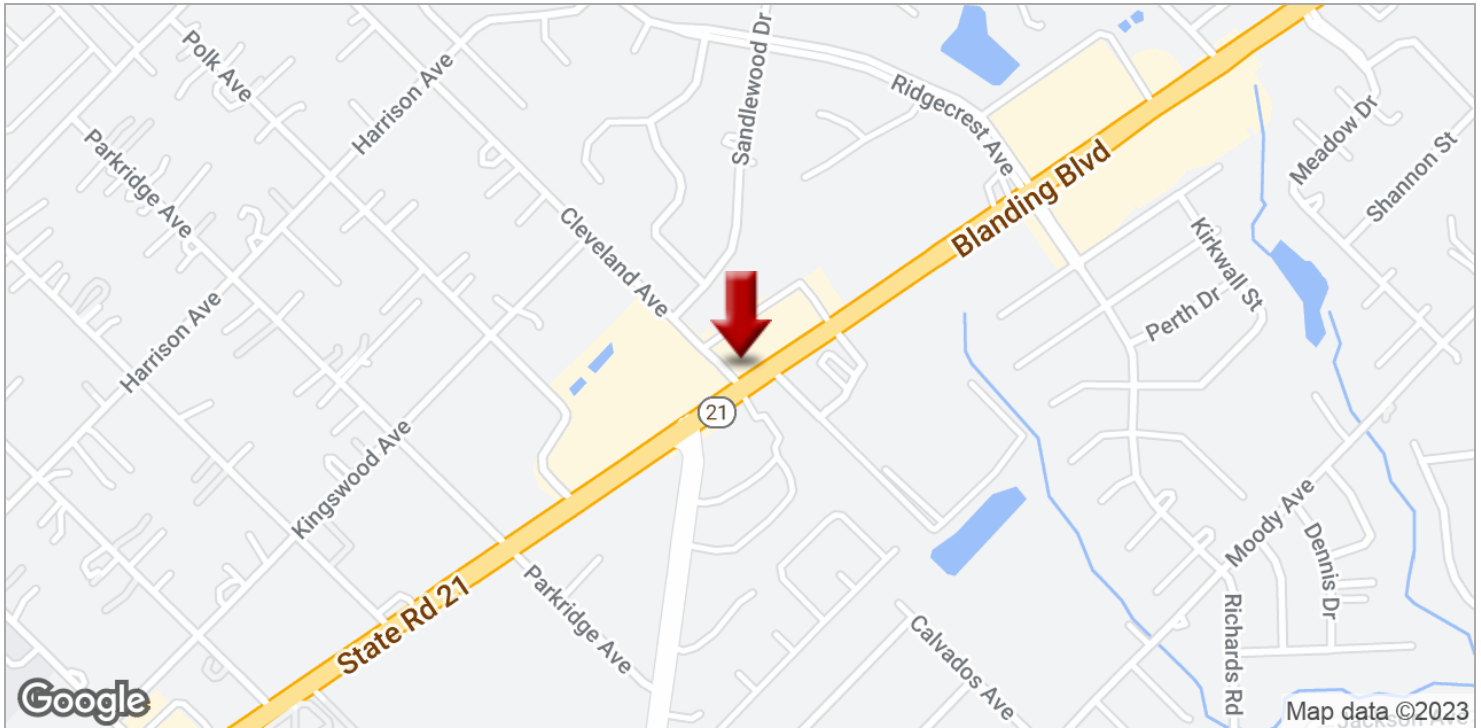


Area = 2378 sq ft
* Dimensions are approximate

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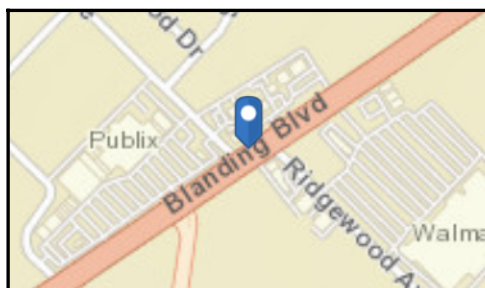
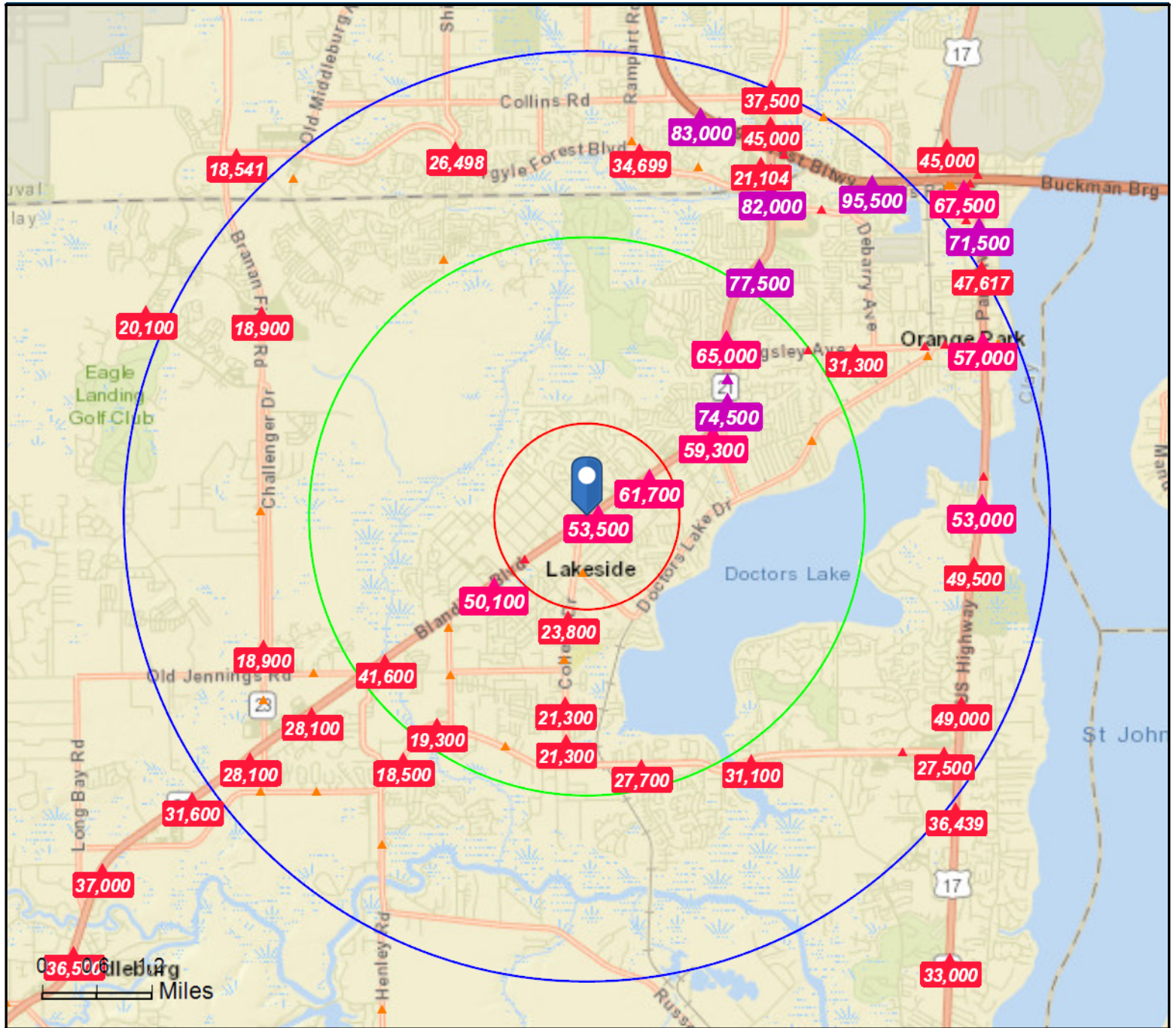
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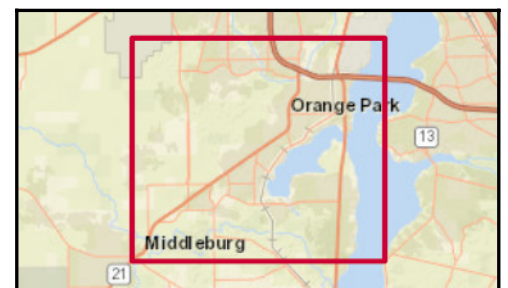
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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

March 31, 2020



Demographic and Income Comparison Profile

934 Blanding Blvd, Orange Park, Florida, 32065
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.13892
Longitude: -81.77265

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	7,611	44,610	127,115
Households	2,874	16,066	45,815
Families	2,161	12,535	34,992
Average Household Size	2.65	2.77	2.77
Owner Occupied Housing Units	2,133	12,313	33,978
Renter Occupied Housing Units	741	3,753	11,837
Median Age	41.8	38.5	36.1
2019 Summary			
Population	8,263	48,009	141,039
Households	3,088	17,089	50,222
Families	2,299	13,232	38,156
Average Household Size	2.67	2.80	2.80
Owner Occupied Housing Units	2,307	13,361	37,945
Renter Occupied Housing Units	781	3,728	12,277
Median Age	43.7	40.1	37.5
Median Household Income	\$57,479	\$65,299	\$67,523
Average Household Income	\$72,208	\$84,050	\$83,175
2024 Summary			
Population	8,704	50,482	150,216
Households	3,248	17,936	53,335
Families	2,410	13,849	40,441
Average Household Size	2.68	2.81	2.81
Owner Occupied Housing Units	2,456	14,212	40,847
Renter Occupied Housing Units	792	3,724	12,488
Median Age	43.7	40.1	37.2
Median Household Income	\$61,147	\$71,259	\$75,271
Average Household Income	\$80,023	\$92,904	\$92,897
Trends: 2019-2024 Annual Rate			
Population	1.05%	1.01%	1.27%
Households	1.02%	0.97%	1.21%
Families	0.95%	0.92%	1.17%
Owner Households	1.26%	1.24%	1.48%
Median Household Income	1.24%	1.76%	2.20%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

March 31, 2020