

RETAIL FOR SALE

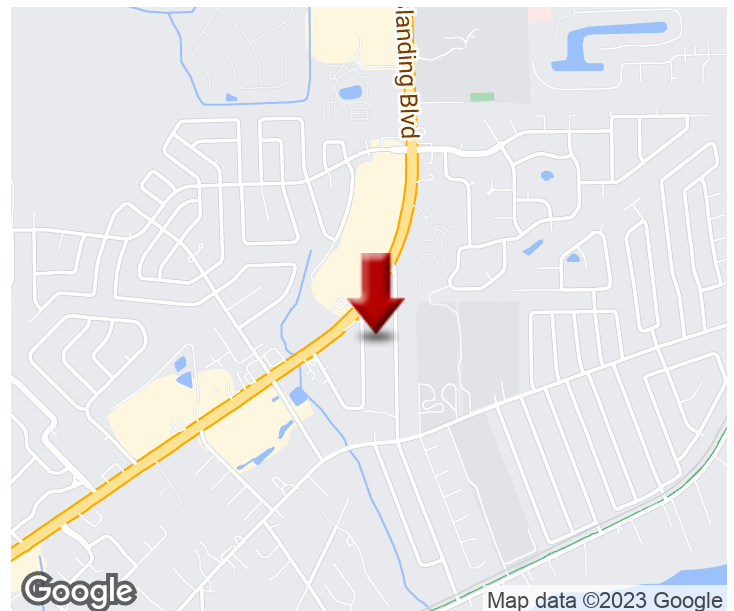
569 BLANDING BLVD

569 Blanding Blvd., Orange Park, FL 32073



PROPERTY FEATURES

- Retail on Corner of Blanding & Robin Rd
- Median Cut for Access from Blanding
- 1848 SF Building- 0.26 Acres - Zoned BB
- Water, Sewer & Natural Gas to Building
- 3 Phase Power - Open Interior
- \$225,000



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

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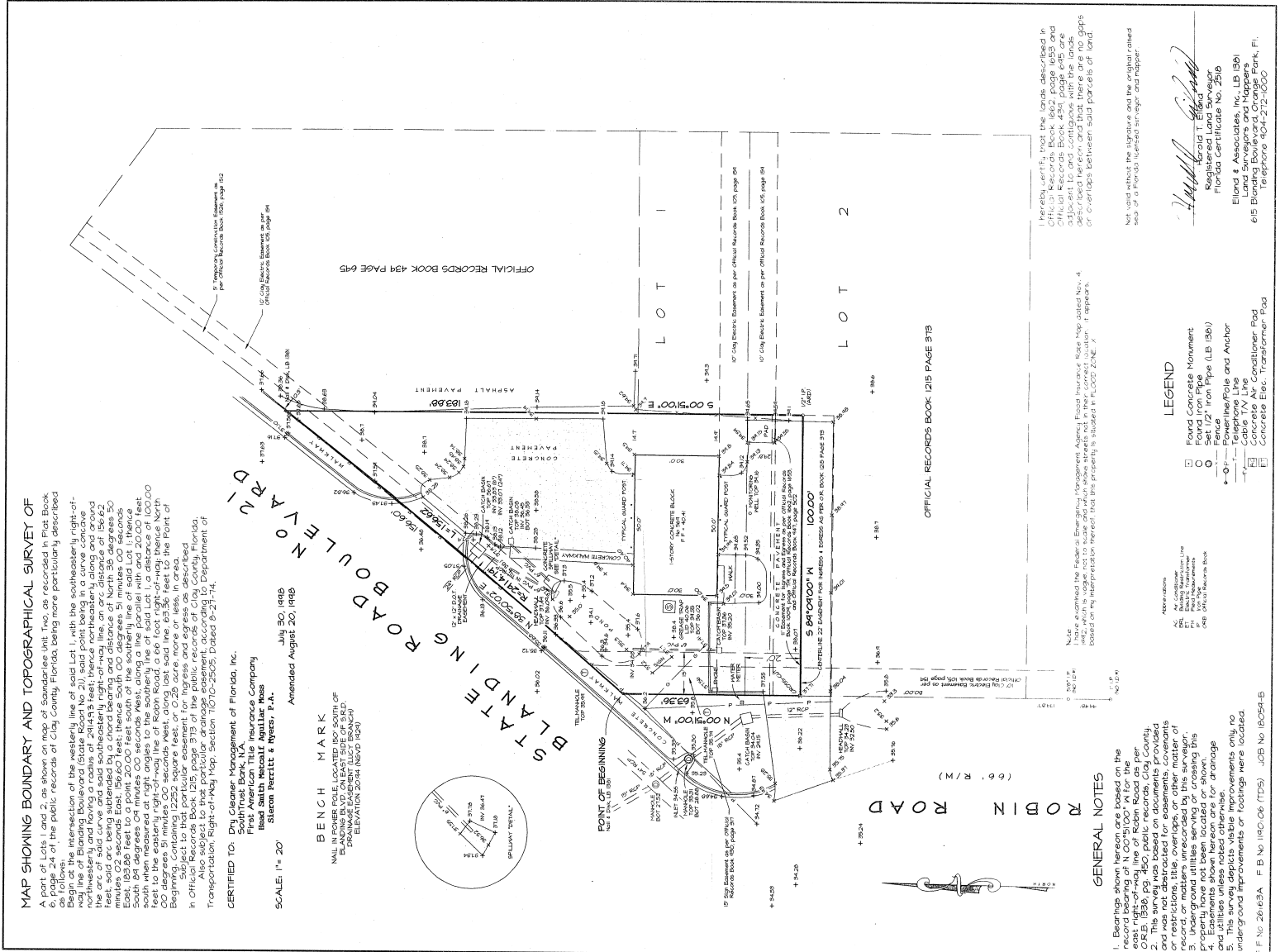


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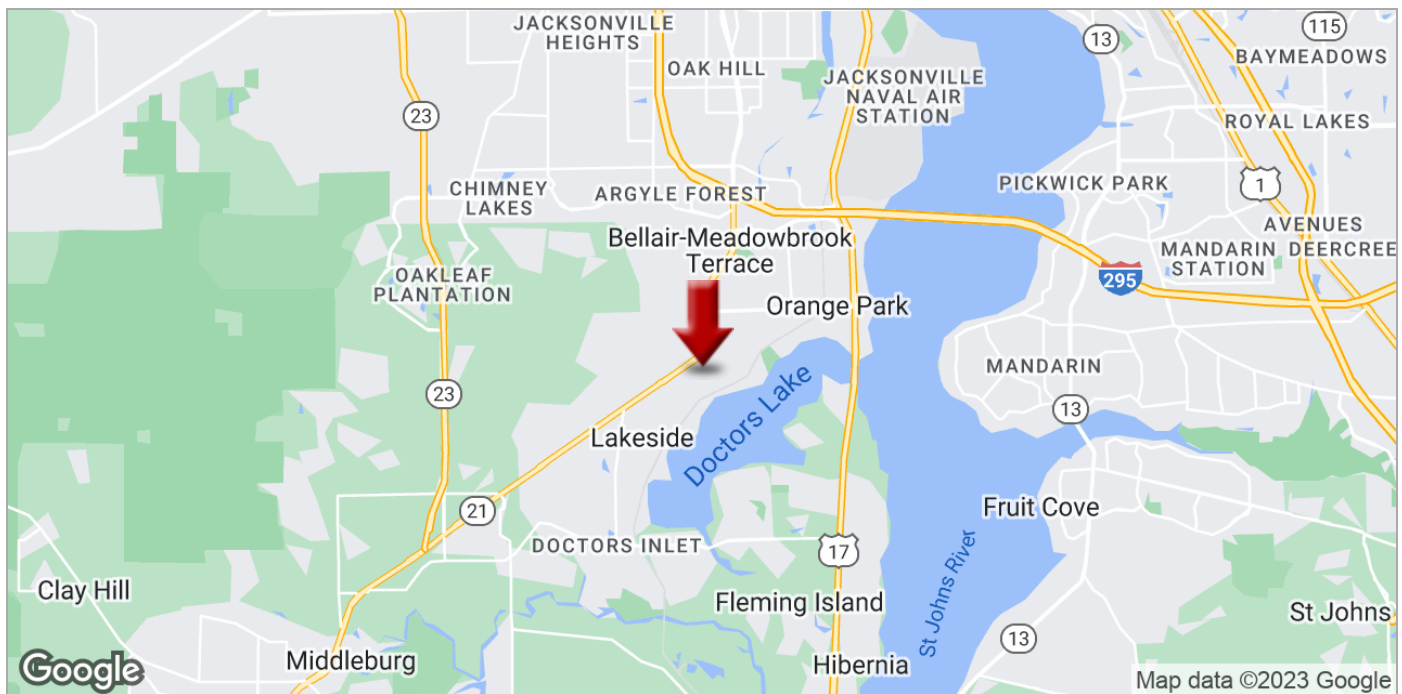
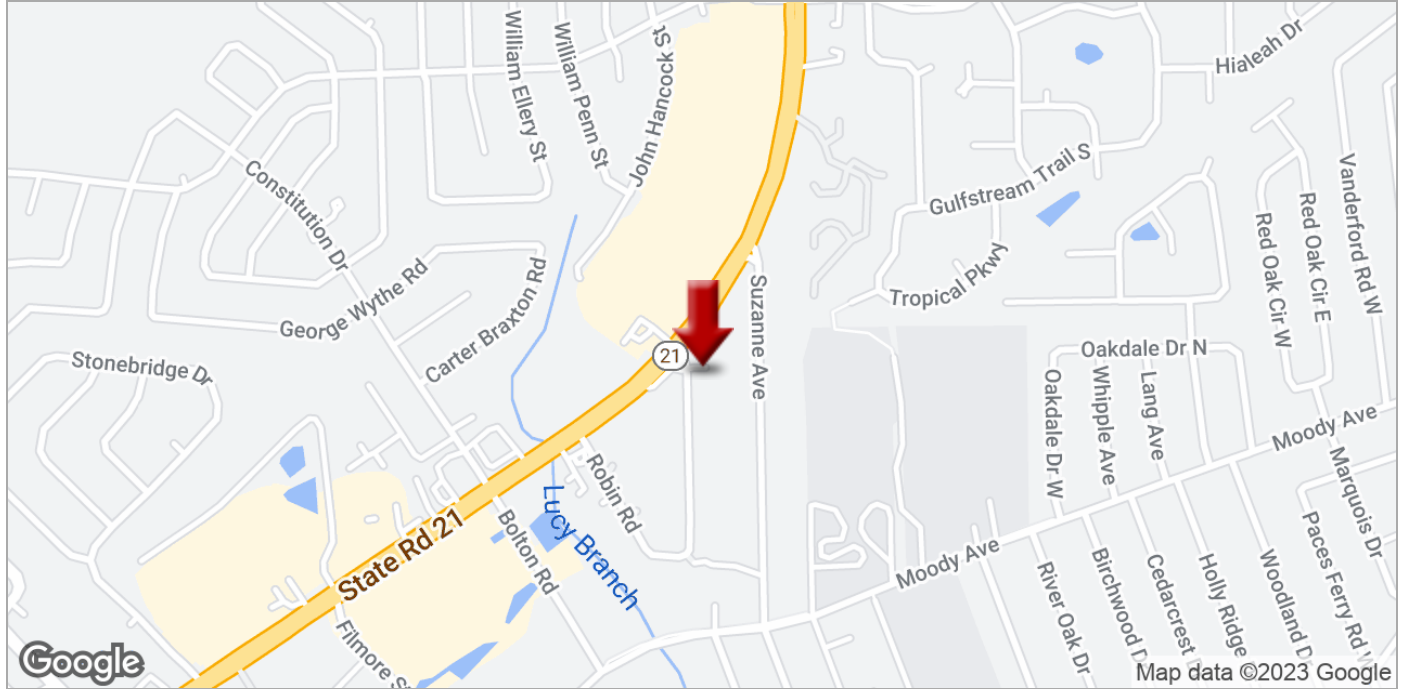
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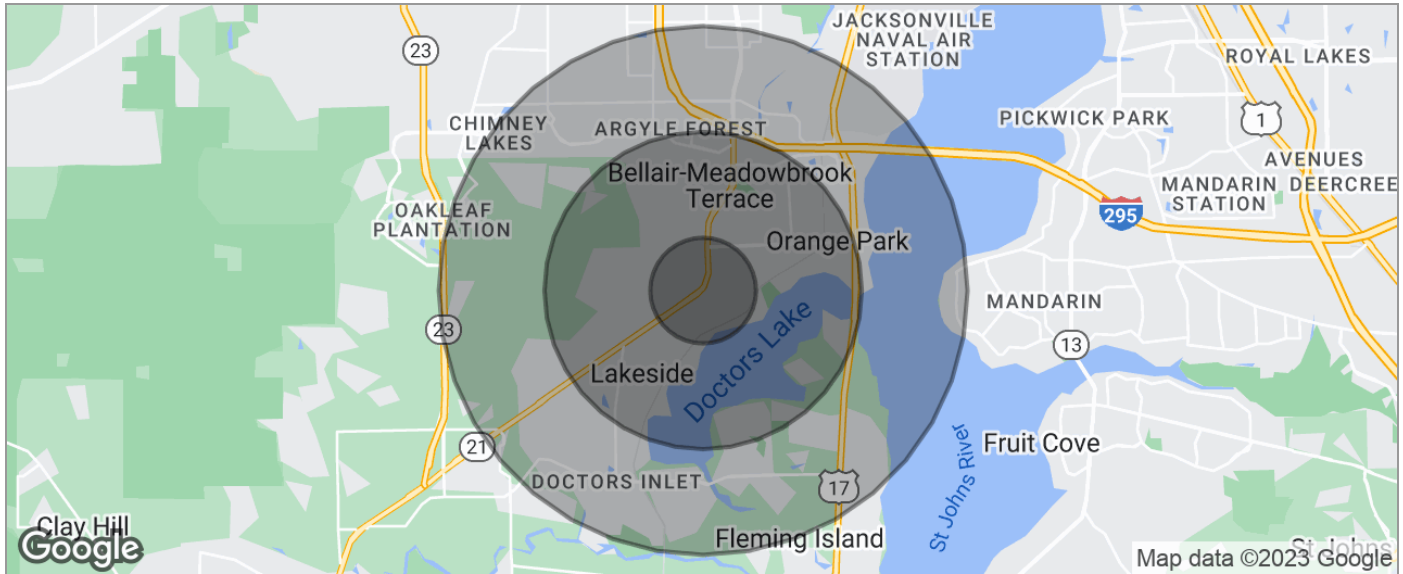
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,789	54,793	136,447
MEDIAN AGE	42.5	39.7	36.4
MEDIAN AGE (MALE)	42.8	38.4	35.3
MEDIAN AGE (FEMALE)	42.0	41.1	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,246	20,935	50,095
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$81,447	\$77,908	\$74,979
AVERAGE HOUSE VALUE	\$220,440	\$252,940	\$237,246
RACE	1 MILE	3 MILES	5 MILES
% WHITE	82.7%	80.5%	73.9%
% BLACK	9.2%	10.9%	16.2%
% ASIAN	4.5%	3.5%	4.0%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.1%	0.4%	0.5%
% OTHER	1.3%	1.4%	1.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	7.4%	8.8%	9.1%

* Demographic data derived from 2020 ACS - US Census

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