

AVAILABLE FOR GROUND LEASE OR BTS

319 Blanding Blvd | Orange Park, Florida 32073



PROPERTY HIGHLIGHTS:

- 0.88 Acre Site Available for Ground Lease or Build to Suit
- Located in a high traffic area
- Traffic Counts:
 - Blanding Blvd: 63,000 AADT
- **DO NOT DISTURB TENANT**



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STREET VIEW



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DEMOGRAPHICS

Based on a 5 mile radius.

KEY FACTS

147,759

Population



2.7

Average Household Size

37.2

Median Age

\$78,431

Average Household Income

EDUCATION

8%

No High School Diploma



29%
High School Graduate



37%
Some College



27%
Bachelor's/Grad/Prof Degree

BUSINESS



4,318

Total Businesses



38,709

Total Employees

EMPLOYMENT



65%

White Collar



21%

Blue Collar



14%

Services

9.2%

Unemployment Rate

INCOME



\$61,449

Median Household Income



\$28,473

Per Capita Income



\$93,198

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (21.5%)

The smallest group: \$200,000+ (4.1%)

| Indicator ▲ | Value | Diff | |
|-----------------------|-------|-------|--|
| <\$15,000 | 7% | +0.1% | |
| \$15,000 - \$24,999 | 8.1% | -0.6% | |
| \$25,000 - \$34,999 | 9.3% | -0.4% | |
| \$35,000 - \$49,999 | 13.5% | +1.3% | |
| \$50,000 - \$74,999 | 21.5% | +0.5% | |
| \$75,000 - \$99,999 | 16.4% | +0.6% | |
| \$100,000 - \$149,999 | 15.6% | -0.4% | |
| \$150,000 - \$199,999 | 4.5% | -0.5% | |
| \$200,000+ | 4.1% | -0.1% | |

Bars show deviation from Clay County



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