

FOR SALE > LAND

Highly Visible Site at Well Travelled Intersection

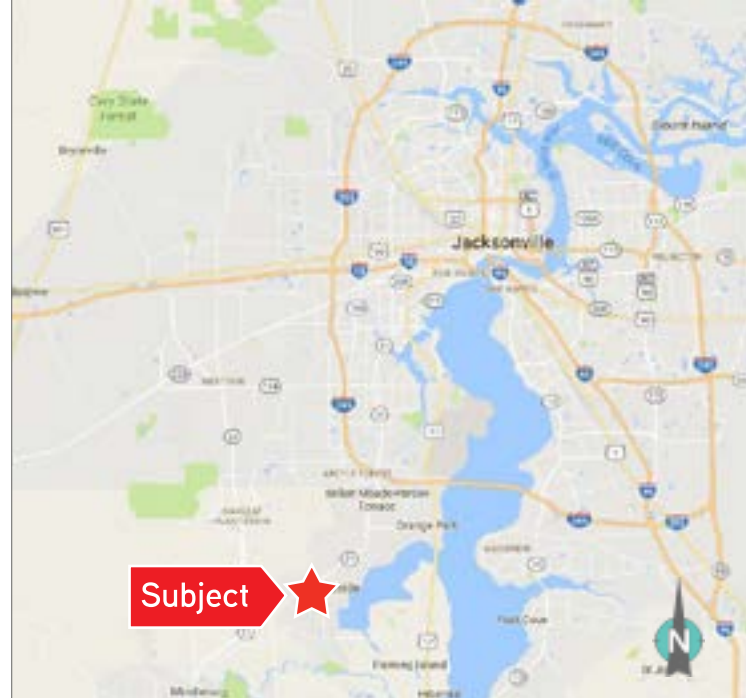
SWQ BLANDING BLVD AT JEFFERSON AVE, ORANGE PARK, FL 32065

3.44± AC AVAILABLE



Property Features

- ▶ 3.44± acres – 149,846± SF
- ▶ Zoned BB – Intermediate Business District
- ▶ Frontage: 35'± on Blanding Blvd via an access lane, 330'± on Jefferson Ave
- ▶ Beneficial location at entrance to large housing development
- ▶ Elementary school across the street, middle school south of site
- ▶ Water and sewer on site
- ▶ Joint access on SR 21 (Blanding Blvd) through McDonalds
- ▶ Parcel ID: 40-04-25-020673-050-02
- ▶ Asking Price: \$824,000



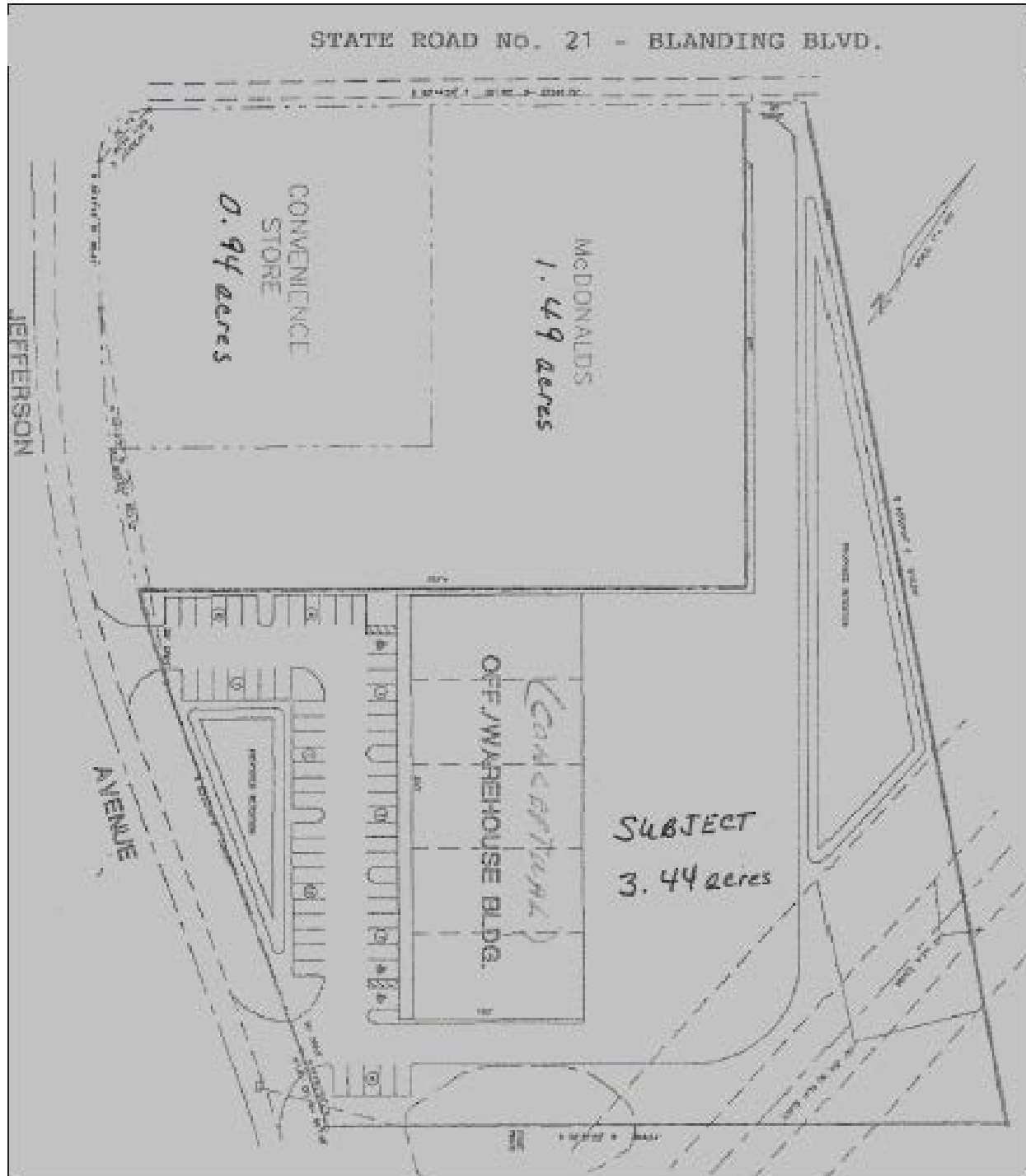
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MARKETMASTERS
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www.marketmastersse.com

ID#: 9551:Clay

Proposed Site Plan

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Contact Us

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	7,403	45,288	128,263
Pop. Est. 2021	7,495	47,347	136,485
2016 Est. Avg. HH Income	\$61,770	\$79,078	\$81,133

Source: Nielsen

Traffic Count	Daily	Trucks
Blanding Blvd	48,000	816

Source: Florida Department of Transportation (FDOT)

Please contact us to see this property

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Picture from back of lot looking toward Blanding Blvd.
35' wide strip.

Picture from back of lot looking toward Jefferson St.



Picture from Blanding Blvd. looking toward the back of the property, next door to McDonald's.