

FOR LEASE

BOLTON PLAZA

661 Blanding Boulevard, Orange Park, FL 32073

100% LEASED



LA | FITNESS

±174,037 SF PLAZA ANCHORED BY LA FITNESS, ALDI, MARSHALLS & ACADEMY SPORTS

EXCLUSIVE RETAIL LEASING

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Property Overview

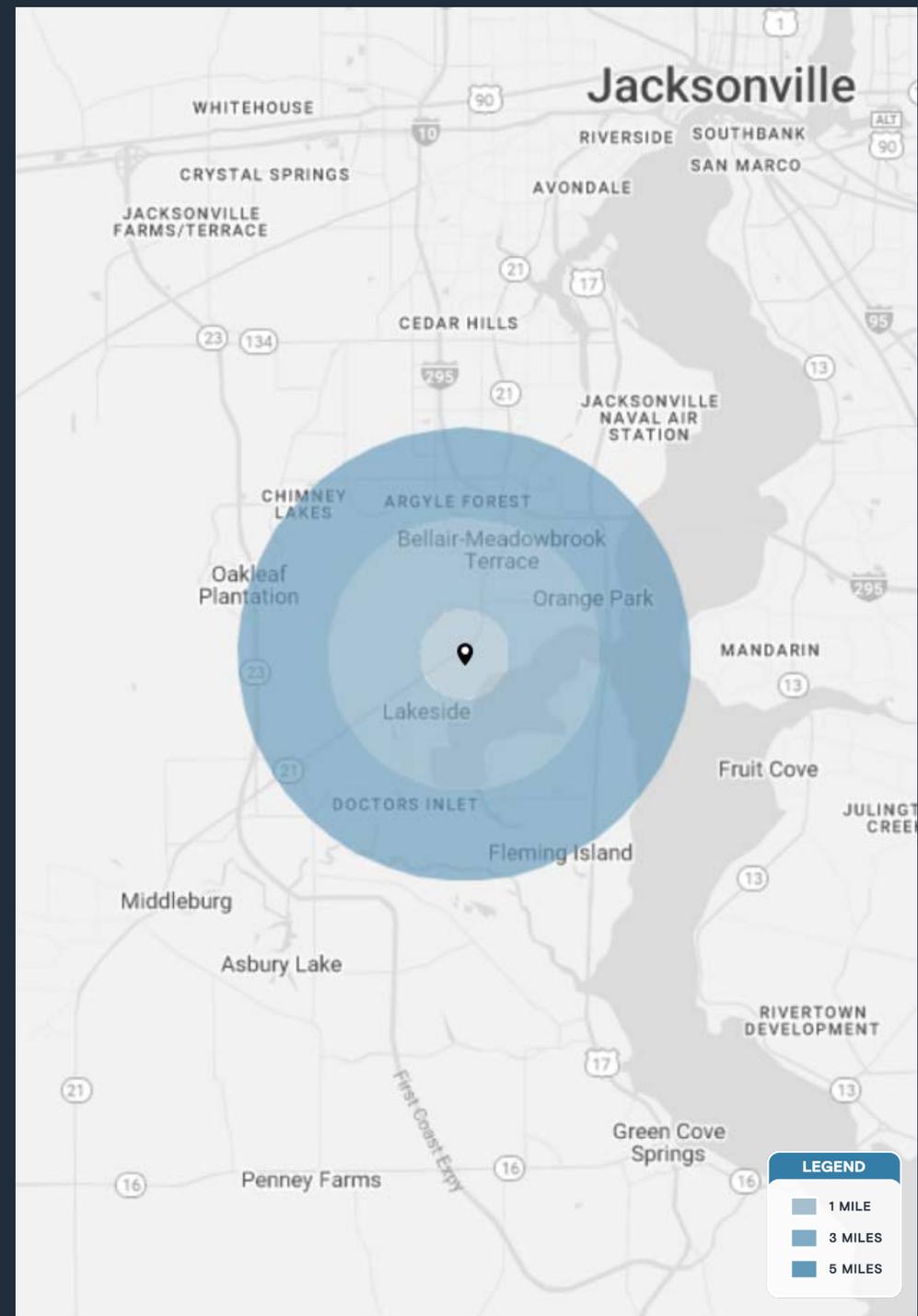
HIGHLIGHTS

- The ±174,037 SF shopping center is anchored by LA Fitness, Aldi, Marshalls & Academy Sports
- Strategically located on Blanding Boulevard, the main north-south thoroughfare of the Orange Park retail corridor
- Situated between two signalized intersections, multiple access points allow for easy ingress/egress
- Pylon signage available
- Superior visibility spanning 1,100 feet of frontage on Blanding Boulevard with 63,000 cars per day
- Nearby Orange Park Medical center is undergoing \$34M expansion adding 48 beds and more than 100 jobs
- The population of 52,064 within a 3 mile radius has an average household income of \$89,861 and the daytime population is 42,706 within a 15 minute drive time

DEMOGRAPHICS

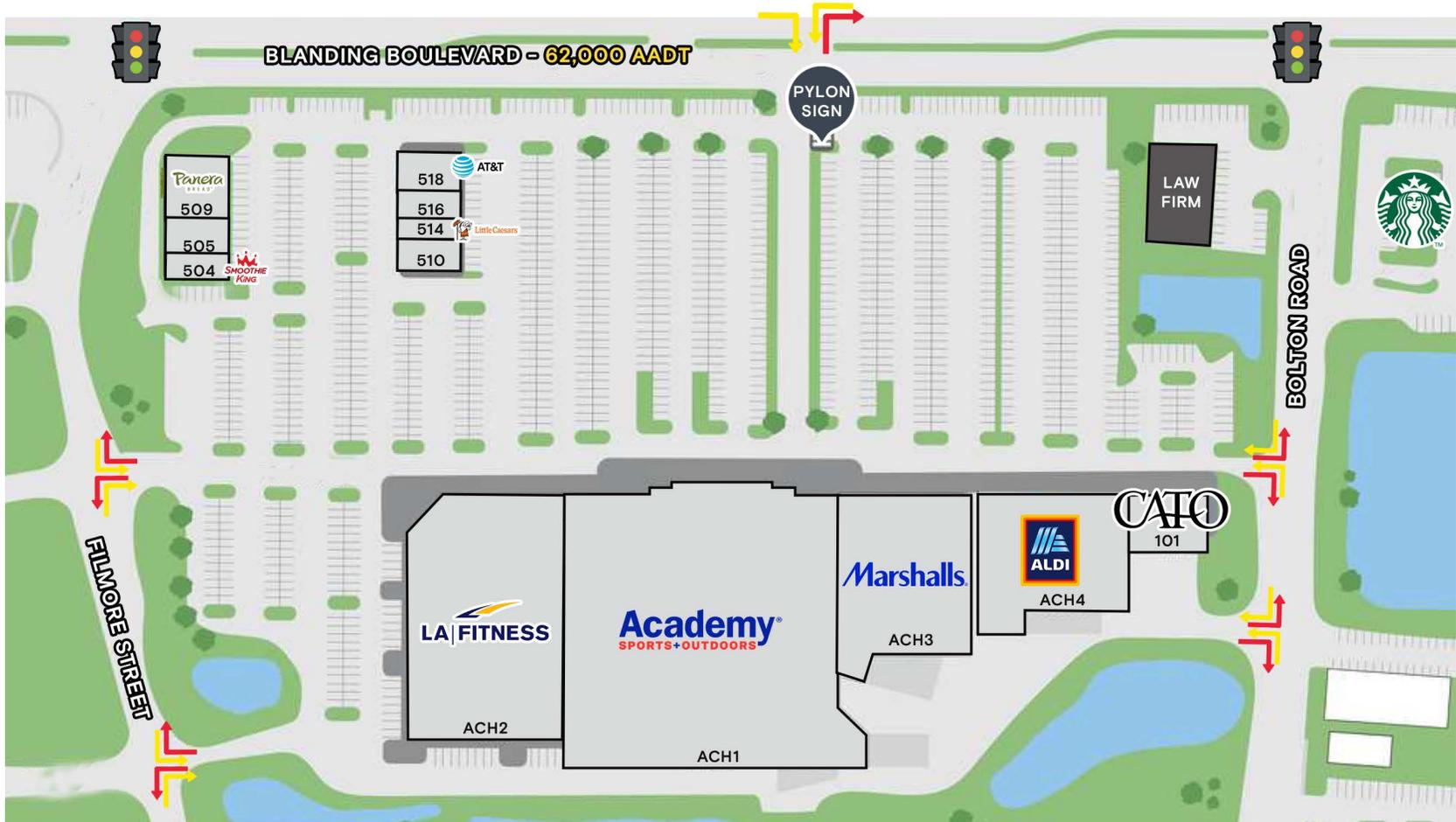
	1 MILE	3 MILES	5 MILES
POPULATION	9,049	52,064	146,484
HOUSEHOLDS	3,443	19,583	54,163
EMPLOYEES	2,951	19,255	48,769
AVERAGE HH INCOME	\$93,055	\$105,562	\$100,802

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	15,691	52,035	98,857
HOUSEHOLDS	5,980	20,097	38,018
EMPLOYEES	5,976	24,818	42,706
AVERAGE HH INCOME	\$106,004	\$90,397	\$89,861



LEGEND

- 1 MILE
- 3 MILES
- 5 MILES



Tenant Roster

ANC 1	Academy Sports	76,196 SF	101	CATO	4,500 SF	510	Zen Nails	1,800 SF
ANC 2	LA Fitness	38,000 SF	504	Smoothie King	1,200 SF	514	Little Caesar's Pizza	1,200 SF
ANC 3	Marshalls	22,000 SF	505	Sabor Mix	1,760 SF	516	Sport Clips	1,500 SF
ANC 4	Aldi	19,482 SF	509	Panera Bread	4,000 SF	518	AT&T	2,400 SF



Walgreens



Aaron's

Hertz

Wawa

PYLON SIGN

SITE

CATCO



Little Caesars

Marshalls

Exxon

Panera BREAD

SMOOTHIE KING

Academy SPORTS+OUTDOORS

WAFFLE HOUSE

Value Pawn & Jewelry

LA FITNESS

BLANDING BOULEVARD - 62,000 AADT

U-HAUL

FILMORE STREET

BOLTON ROAD







Contact Brokers

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