

ZONED BB FOR SALE



454 Blanding Boulevard, Orange Park, FL 32073



PROPERTY FEATURES

- Great Location for Medical Office or Retail
- Located Just Past Kingsley Avenue on Blanding Boulevard
- 112 FT of Frontage with Median Cut and Curb Cut
- Total 1.03 Acres - 112 FT by 399 FT
- Zoned BB with ALF
- 5166 SF
- \$690,000



KW COMMERCIAL
4465 U.S. Hwy 17,
Suite 2
Orange Park, FL 32003

SANDRA KAHLE
Managing Director
904.838.6446
skahle@kahlecg.com

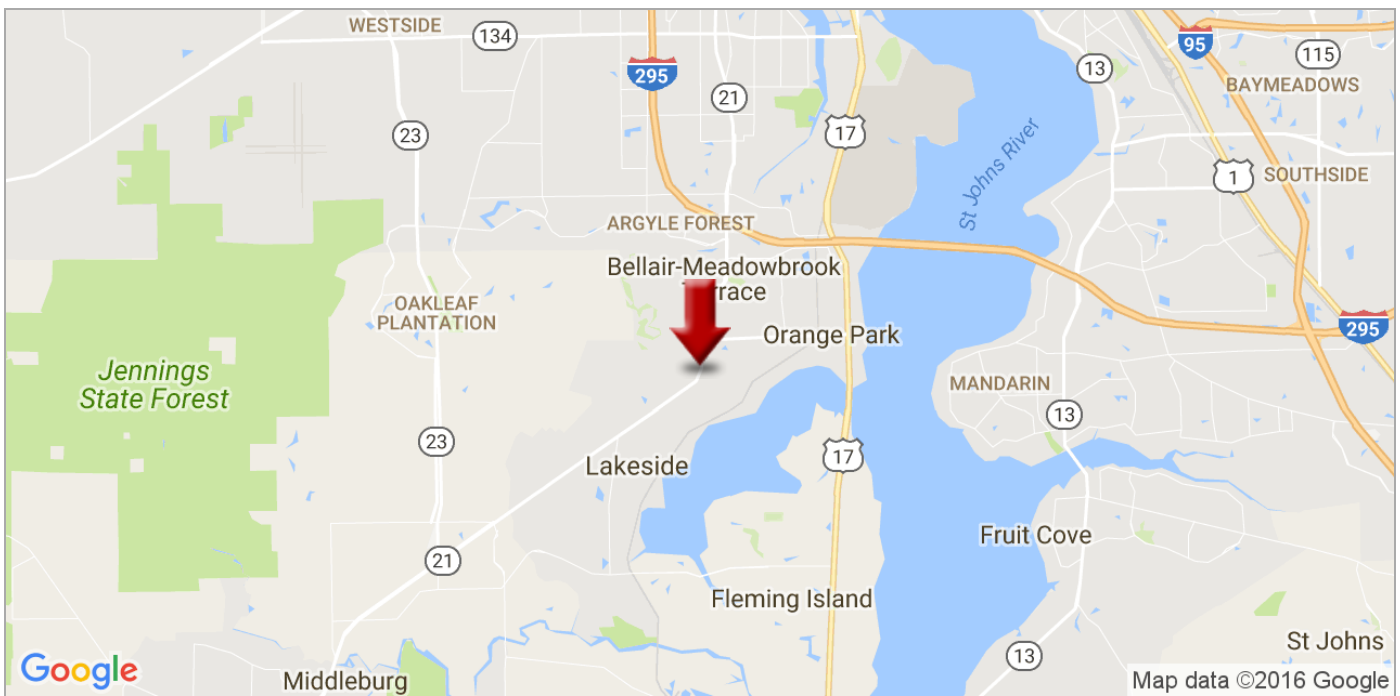
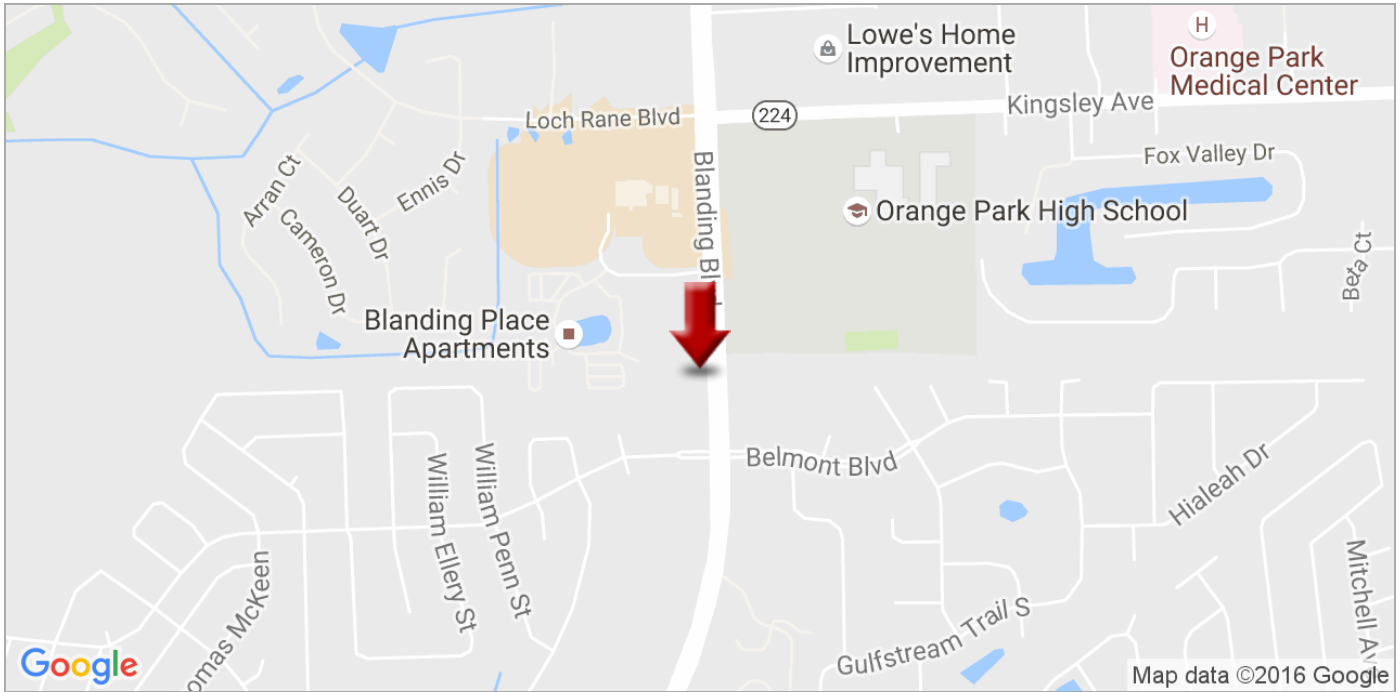
CYNTHIA MCLAIN
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The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

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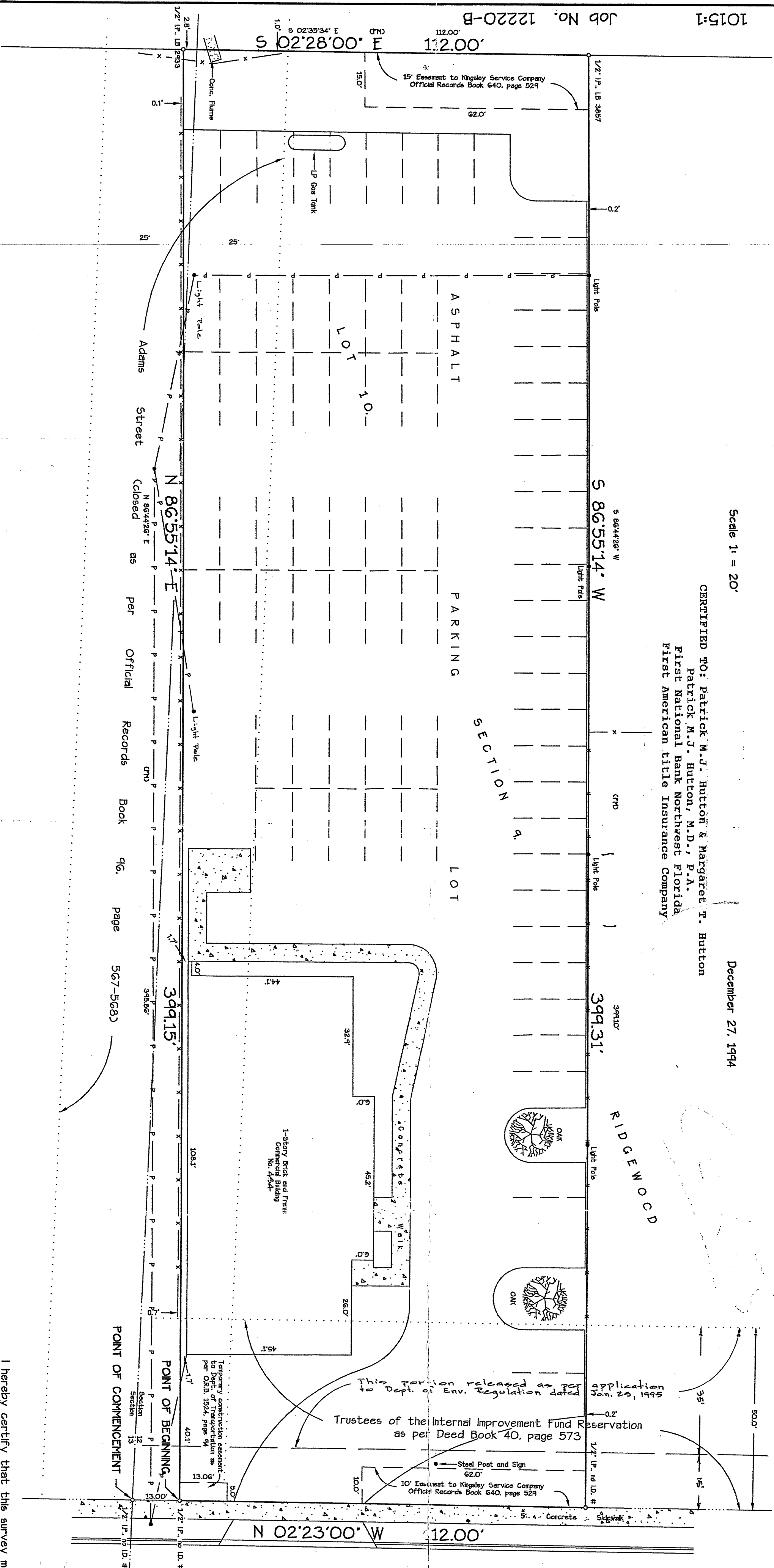
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00.00' E 00.82.20 S



MAP SHOWING BOUNDARY SURVEY OF

A parcel of land consisting of a portion of Lot 10, Section 9, Ridgewood, Clay County, Florida, according to Plat Book 1, page 23 of the public records of said county, together with a portion of Adams Street Closed as per Official Records Volume 96, pages 567 and 568 of said public records, said parcel also being a portion of Government Sections 12 and 13, Township 4 South, Range 25 East, said parcel being more particularly described as follows:

For a point of reference, commence at the intersection of the centerline of Adams Street, which is situated in the south line of said Government Section 12, with the westerly right-of-way line of State Road No. 21, run thence North 02 degrees 23 minutes 00 seconds West, along said westerly right-of-way line, a distance of 13.00 feet to the Point of Beginning; from the Point of Beginning thus described continue North 02 degrees 23 minutes 00 seconds West, along said westerly right-of-way line, a distance of 112.00 feet to a point; run thence South 86 degrees 55 minutes 14 seconds West, a distance of 399.31 feet to a point; run thence South 02 degrees 28 minutes 00 seconds East, a distance of 112.00 feet to a point; run thence North 86 degrees 55 minutes 14 seconds East, a distance of 399.15 feet to the Point of Beginning. Containing 1.05 acres, more or less, in area.

CERTIFIED TO: Patrick M.J. Hutton & Margaret T. Hutton
 Patrick M.J. Hutton, M.D., P.A.
 First National Bank Northwest Florida
 First American title Insurance Company

December 27, 1994

LEGEND

- Found 4"x4" Concrete Monument
- Found Iron Pipe
- Set 1/2" Iron Pipe (LB 1361)
- Fence
- Powerline/Pole and Anchor
- Telephone Line
- Cable TV Line
- Concrete Air Conditioner Pad
- Concrete Elec. Transformer Pad

- Abbreviations
- AC Air Conditioner
 - BL Building Restriction Line
 - FM Fictitious Monument
 - FP Found Pipe
 - CRD Official Records Book

I hereby certify that this survey meets the minimum technical standards set forth by the Board of Professional Land Surveyors, pursuant to Section 472.027, Fla. Statutes

Harold T. Eiland
 Registered Land Surveyor
 Florida Certificate No. 2518
 Eiland + Associates, Inc.
 Professional Land Surveyors,
 615 Blanding Boulevard, Orange Park, FL
 Telephone 904-272-1000

I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated November 4, 1992, and find that this property is situated in Zone X.

Bearings shown hereon are based on the record bearing of $N 02.23.00^\circ$ W for the westerly line of State Road No. 21.



Executive Summary

450 Blanding Blvd, Orange Park, Florida, 32073
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.16104
Longitude: -81.74747

	1 mile	3 miles	5 miles
Population			
2000 Population	8,928	53,576	103,585
2010 Population	8,549	54,581	129,147
2015 Population	8,516	54,513	131,724
2020 Population	8,628	55,656	135,572
2000-2010 Annual Rate	-0.43%	0.19%	2.23%
2010-2015 Annual Rate	-0.07%	-0.02%	0.38%
2015-2020 Annual Rate	0.26%	0.42%	0.58%
2015 Male Population	48.3%	48.0%	48.4%
2015 Female Population	51.7%	52.0%	51.6%
2015 Median Age	42.8	39.4	36.7

In the identified area, the current year population is 131,724. In 2010, the Census count in the area was 129,147. The rate of change since 2010 was 0.38% annually. The five-year projection for the population in the area is 135,572 representing a change of 0.58% annually from 2015 to 2020. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 42.8, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	77.2%	71.5%	67.9%
2015 Black Alone	11.9%	17.2%	19.4%
2015 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2015 Asian Alone	3.6%	3.6%	4.7%
2015 Pacific Islander Alone	0.1%	0.2%	0.2%
2015 Other Race	2.6%	3.1%	3.1%
2015 Two or More Races	4.2%	4.0%	4.3%
2015 Hispanic Origin (Any Race)	12.3%	11.5%	11.8%

Persons of Hispanic origin represent 11.8% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.3 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	3,171	19,948	37,344
2010 Households	3,228	21,113	47,690
2015 Total Households	3,231	21,183	48,776
2020 Total Households	3,282	21,670	50,325
2000-2010 Annual Rate	0.18%	0.57%	2.48%
2010-2015 Annual Rate	0.02%	0.06%	0.43%
2015-2020 Annual Rate	0.31%	0.46%	0.63%
2015 Average Household Size	2.64	2.55	2.67

The household count in this area has changed from 47,690 in 2010 to 48,776 in the current year, a change of 0.43% annually. The five-year projection of households is 50,325, a change of 0.63% annually from the current year total. Average household size is currently 2.67, compared to 2.68 in the year 2010. The number of families in the current year is 35,787 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$55,982	\$53,529	\$55,263
2020 Median Household Income	\$64,963	\$60,300	\$61,740
2015-2020 Annual Rate	3.02%	2.41%	2.24%
Average Household Income			
2015 Average Household Income	\$77,127	\$68,122	\$70,444
2020 Average Household Income	\$87,176	\$76,726	\$79,588
2015-2020 Annual Rate	2.48%	2.41%	2.47%
Per Capita Income			
2015 Per Capita Income	\$29,237	\$26,523	\$25,977
2020 Per Capita Income	\$33,131	\$29,918	\$29,407
2015-2020 Annual Rate	2.53%	2.44%	2.51%

Current median household income is \$55,263 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$61,740 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$70,444 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$79,588 in five years, compared to \$84,910 for all U.S. households

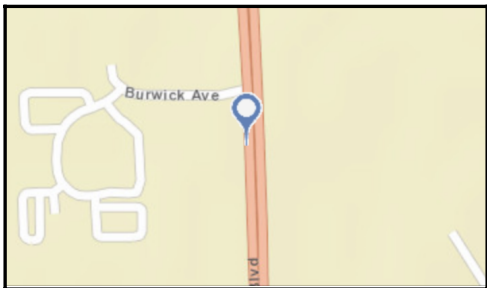
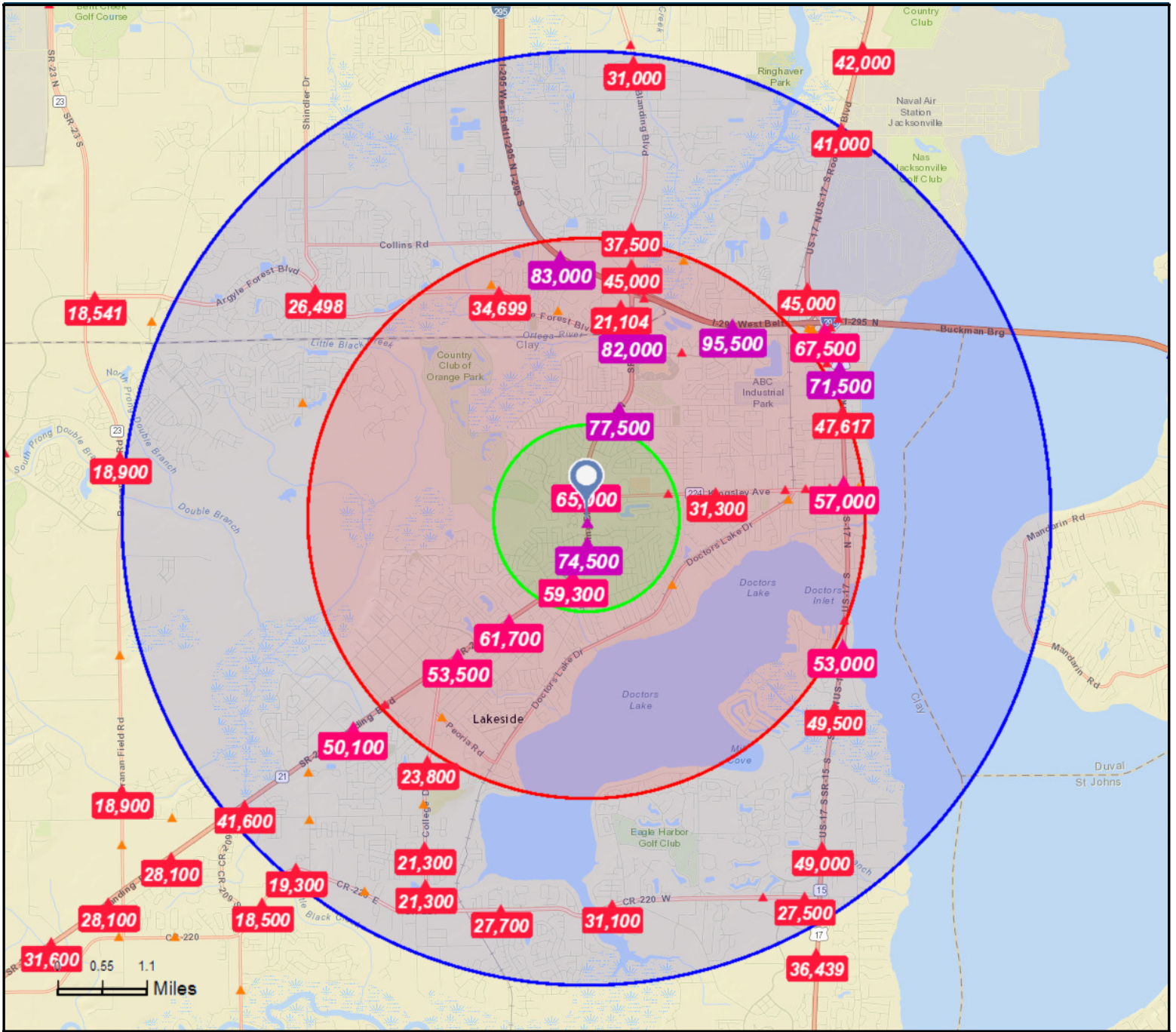
Current per capita income is \$25,977 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$29,407 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	3,226	20,907	39,516
2000 Owner Occupied Housing Units	2,454	13,621	26,707
2000 Renter Occupied Housing Units	717	6,327	10,637
2000 Vacant Housing Units	55	959	2,172
2010 Total Housing Units	3,489	23,102	52,054
2010 Owner Occupied Housing Units	2,371	14,268	33,464
2010 Renter Occupied Housing Units	857	6,845	14,226
2010 Vacant Housing Units	261	1,989	4,364
2015 Total Housing Units	3,520	23,399	53,446
2015 Owner Occupied Housing Units	2,242	13,480	32,235
2015 Renter Occupied Housing Units	990	7,703	16,541
2015 Vacant Housing Units	289	2,216	4,670
2020 Total Housing Units	3,586	23,989	55,205
2020 Owner Occupied Housing Units	2,264	13,669	32,983
2020 Renter Occupied Housing Units	1,019	8,001	17,341
2020 Vacant Housing Units	304	2,319	4,880

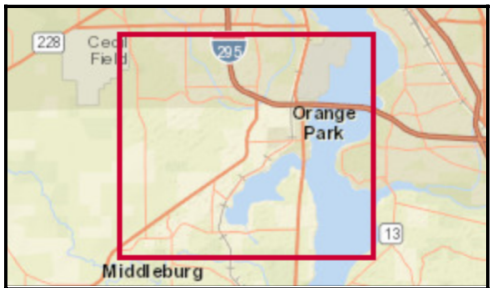
Currently, 60.3% of the 53,446 housing units in the area are owner occupied; 30.9%, renter occupied; and 8.7% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 52,054 housing units in the area - 64.3% owner occupied, 27.3% renter occupied, and 8.4% vacant. The annual rate of change in housing units since 2010 is 1.18%. Median home value in the area is \$172,208, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.36% annually to \$193,541.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



- 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: ©2015 Market Planning Solutions, Inc.