

RETAIL FOR SALE

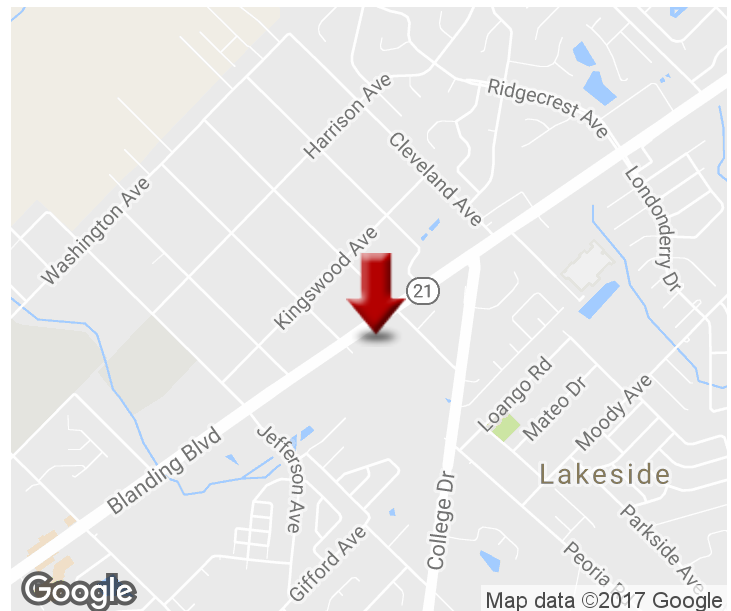
CAR SALES

1014 Blanding Blvd., Orange Park, FL 32065



PROPERTY FEATURES

- .46 Acres - Zoned BA
- Concrete Block Bldg w/Showroom
- Garage & 2nd Apartment
- Metal Bldg w/2 10'GL Doors
- 2 Lifts w/ 10' Clear Height
- All Buildings have HVAC
- Back Half of Property fenced
- \$450,000 - Sale Price



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

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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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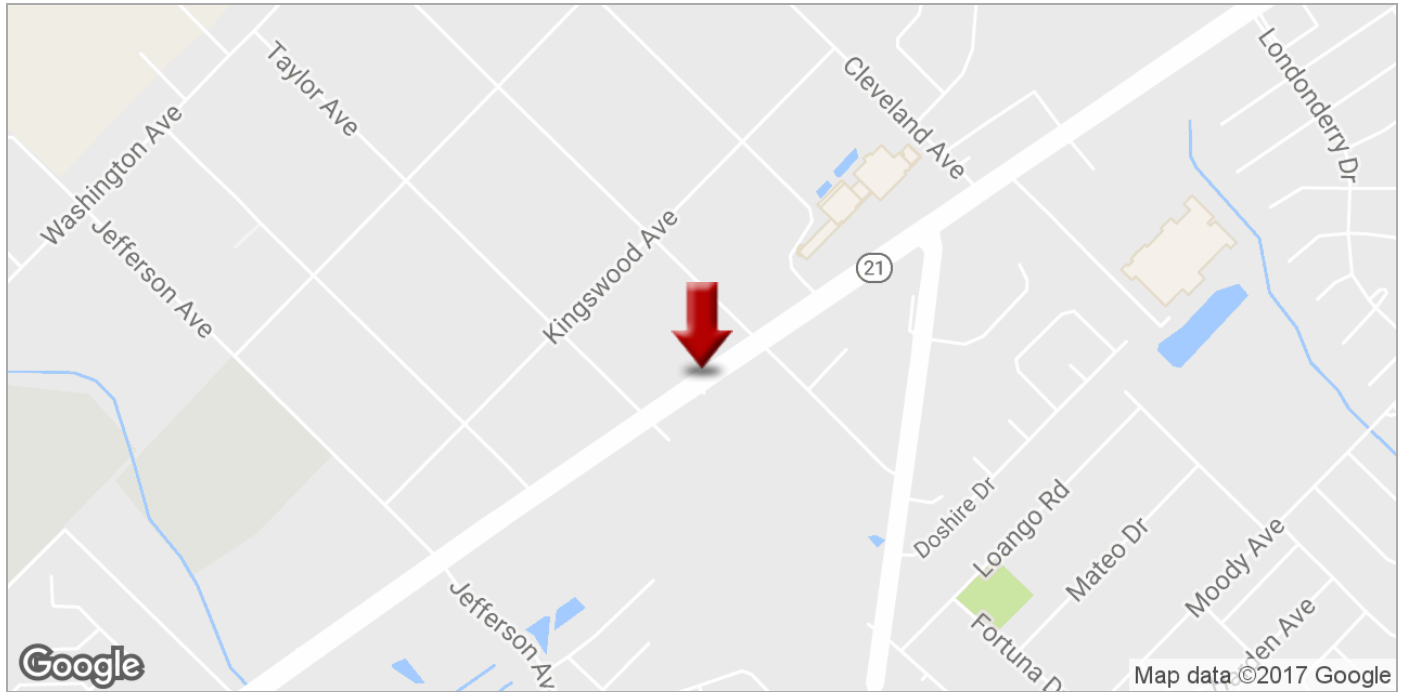
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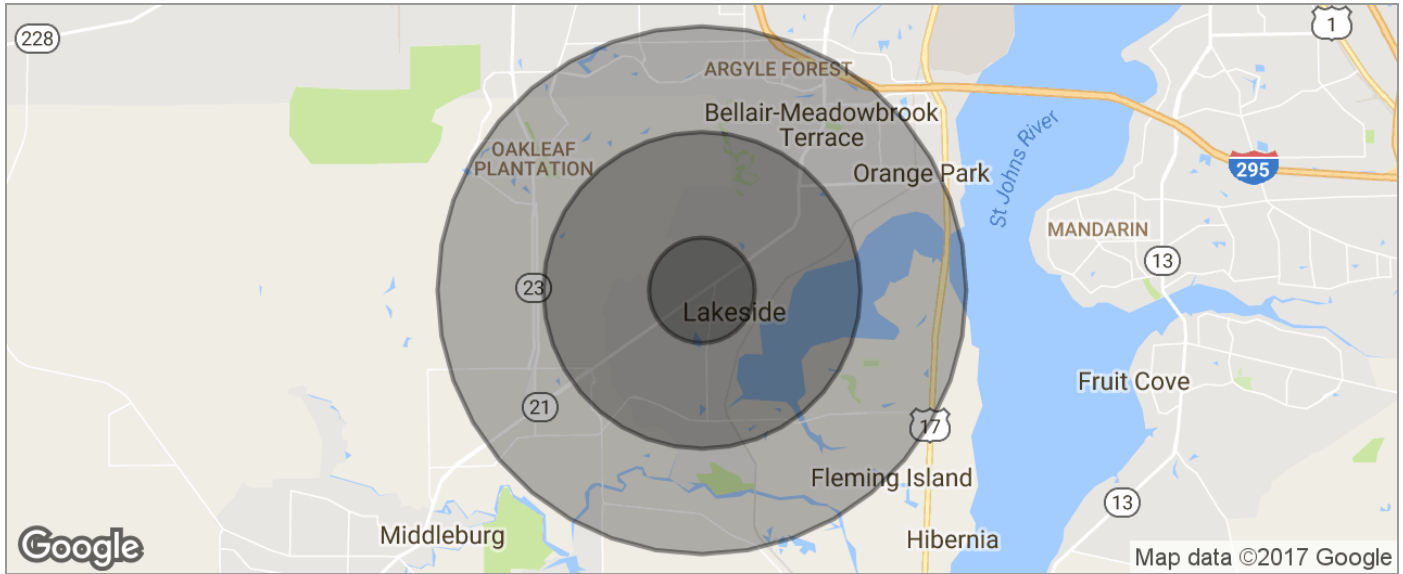
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,490	47,000	122,704
MEDIAN AGE	37.3	36.4	35.8
MEDIAN AGE (MALE)	35.8	35.6	34.9
MEDIAN AGE (FEMALE)	39.4	37.3	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,032	16,846	43,819
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$68,500	\$76,398	\$76,683
AVERAGE HOUSE VALUE	\$176,299	\$220,510	\$240,638
RACE	1 MILE	3 MILES	5 MILES
% WHITE	79.6%	77.6%	75.8%
% BLACK	11.4%	12.5%	14.1%
% ASIAN	2.4%	4.0%	4.1%
% HAWAIIAN	0.1%	0.1%	0.0%
% INDIAN	0.3%	0.2%	0.3%
% OTHER	2.1%	2.0%	1.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	7.2%	8.9%	9.2%

* Demographic data derived from 2010 US Census

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