

## RETAIL FOR SALE

# 569 BLANDING BLVD

569 Blanding Blvd., Orange Park, FL 32073



### PROPERTY FEATURES

- Retail on Corner of Blanding & Robin Rd
- Median Cut for Access from Blanding
- 1848 SF Building- 0.26 Acres - Zoned BB
- Water, Sewer & Natural Gas to Building
- 3 Phase Power - Open Interior
- \$225,000



**KW COMMERCIAL**  
4465 U.S. Hwy 17,  
Suite 2  
Fleming Island, FL 32003

**SANDRA KAHLE, CCIM**  
Managing Director  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecg.com

**CYNTHIA MCLAIN, CCIM**  
Broker Associate  
O: 904.541.0700  
C: 904.545.4195  
cmclain@kahlecg.com

**Kahle Commercial Group**

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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## RETAIL FOR SALE

# 569 BLANDING BLVD

569 Blanding Blvd., Orange Park, FL 32073



**KW COMMERCIAL**  
4465 U.S. Hwy 17,  
Suite 2  
Fleming Island, FL 32003

**SANDRA KAHLE, CCIM**  
Managing Director  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecg.com

**CYNTHIA MCLAIN, CCIM**  
Broker Associate  
O: 904.541.0700  
C: 904.545.4195  
cmclain@kahlecg.com

**Kahle Commercial Group**

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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

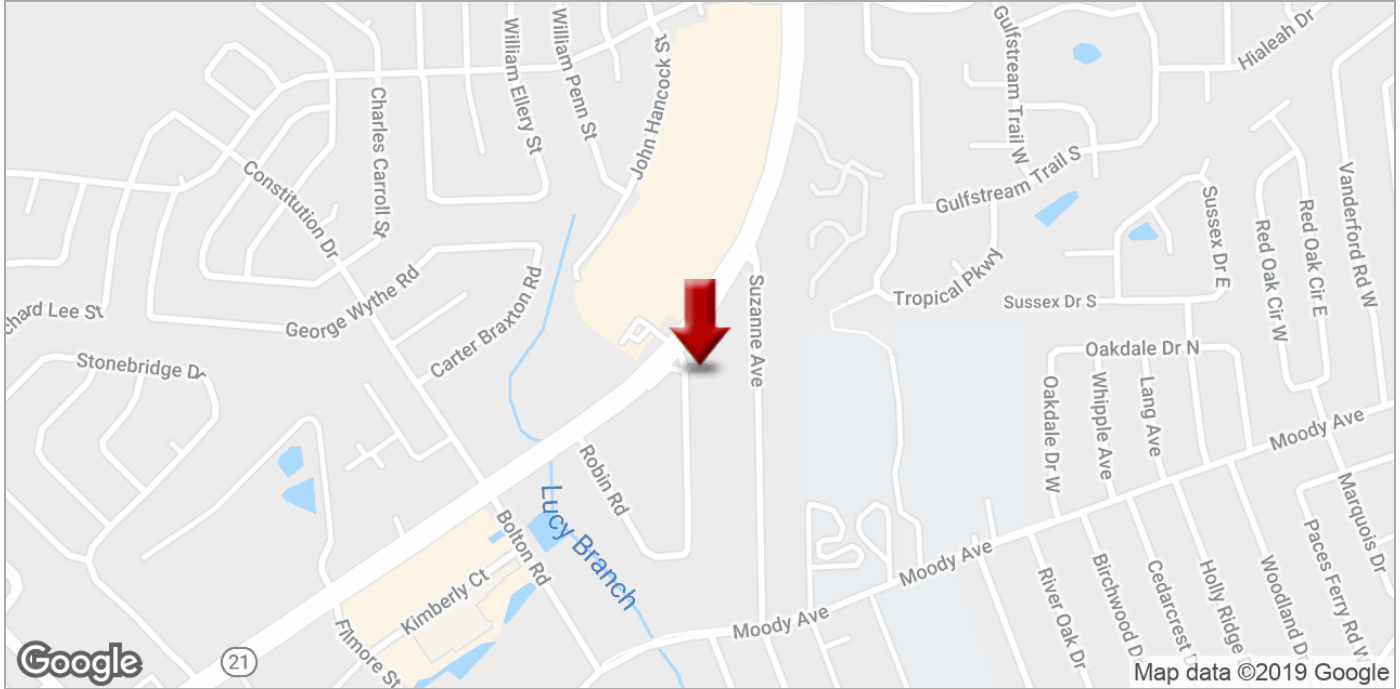




**RETAIL FOR SALE**

# 569 BLANDING BLVD

569 Blanding Blvd., Orange Park, FL 32073



**KW COMMERCIAL**  
4465 U.S. Hwy 17,  
Suite 2  
Fleming Island, FL 32003

**SANDRA KAHLE, CCIM**  
Managing Director  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecg.com

**CYNTHIA MCLAIN, CCIM**  
Broker Associate  
O: 904.541.0700  
C: 904.545.4195  
cmclain@kahlecg.com

**Kahle Commercial Group**

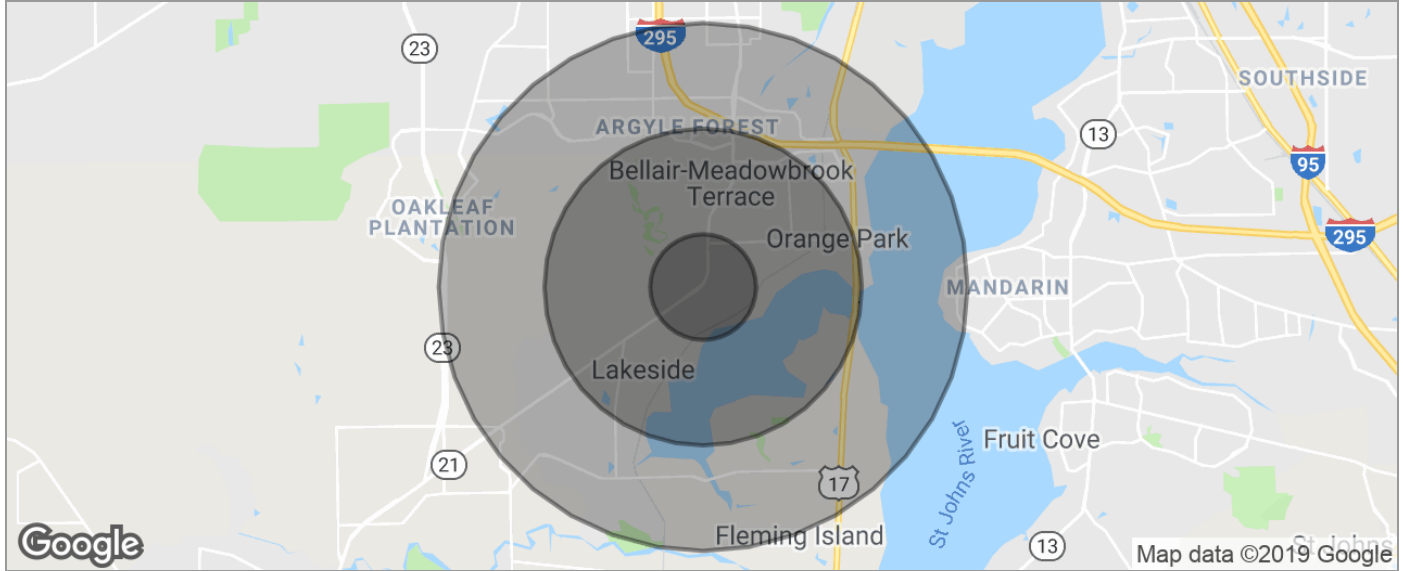
The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting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

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## RETAIL FOR SALE

# 569 BLANDING BLVD

569 Blanding Blvd., Orange Park, FL 32073



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,789	54,793	136,447
MEDIAN AGE	42.5	39.7	36.4
MEDIAN AGE (MALE)	42.8	38.4	35.3
MEDIAN AGE (FEMALE)	42.0	41.1	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,246	20,935	50,095
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$81,447	\$77,908	\$74,979
AVERAGE HOUSE VALUE	\$220,440	\$252,940	\$237,246
RACE	1 MILE	3 MILES	5 MILES
% WHITE	82.7%	80.5%	73.9%
% BLACK	9.2%	10.9%	16.2%
% ASIAN	4.5%	3.5%	4.0%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.1%	0.4%	0.5%
% OTHER	1.3%	1.4%	1.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	7.4%	8.8%	9.1%

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
4465 U.S. Hwy 17,  
Suite 2  
Fleming Island, FL 32003

**SANDRA KAHLE, CCIM**  
Managing Director  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecg.com

**CYNTHIA MCLAIN, CCIM**  
Broker Associate  
O: 904.541.0700  
C: 904.545.4195  
cmclain@kahlecg.com

**Kahle Commercial Group**

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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)