

ORANGE PARK PLACE

A TRANSFORMCO PROPERTIES REDEVELOPMENT PROJECT



* Conceptual Rendering

TSCG

ORANGE PARK PLACE

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PROJECT OVERVIEW

- SITS IN THE HEART OF ORANGE PARK, ONE OF THE MOST ESTABLISHED RETAIL TRADE AREAS IN THE JACKSONVILLE MSA
- POSITIONED AT THE HIGHLY TRAFFICKED BLANDING BLVD + WELLS RD CORRIDOR JUST SOUTH OF THE 295 BELTWAY
- EXISTING BOX WILL BE RECONFIGURED FOR A RETAIL ANCHOR + JUNIOR ANCHOR LINE UP
- OUTPARCEL PADS WITH FLEXIBLE CONFIGURATIONS ARE AVAILABLE ALONG BLANDING BOULEVARD



TOTAL POPULATION

142K

(in 5 mile radius)



AVERAGE HOUSEHOLD INCOME

\$85K

(in 5 mile radius)



DAYTIME POPULATION

127K

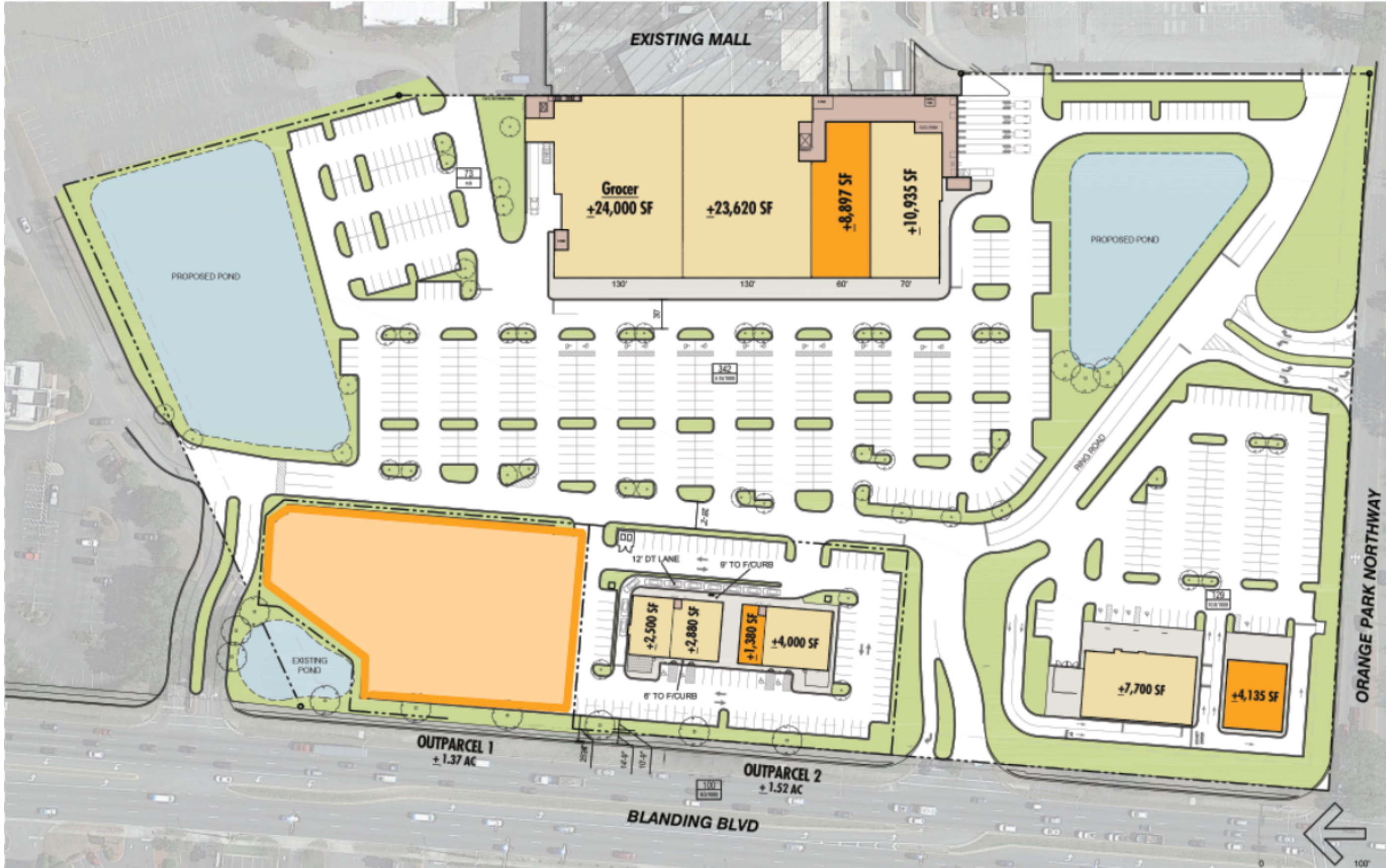
(in 5 mile radius)



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-  IN NEGOTIATIONS
-  AVAILABLE



SITE PLAN

DEMOGRAPHIC COMPARISON

A TRANSFORMCO PROPERTIES REDEVELOPMENT PROJECT



2023
POPULATION

ORANGE PARK (5 MILES)	ORANGE PARK GPS TRADE AREA	JACKSONVILLE MSA
142,468	1,200,247	1,694,364



2023
AVERAGE HOUSEHOLD INCOME

\$84,715	\$84,169	\$101,558
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2023
POP AGE 25+: BACHELOR'S DEGREE+
POP AGE 25+: BACHELOR'S DEGREE+ (%)

25,839	248,914	428,295
26.41%	35.86%	36.19%



2023
AVERAGE HH INCOME: \$75,000 +
AVERAGE HH INCOME: \$75,000 + (%)

24,520	191,775	321,764
45.1%	40.80%	48.2%



2023
DAYTIME POPULATION

127,156	1,139,209	1,689,265
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Orange Park is located in the northeast corner of Clay County on the western bank of the St. Johns River



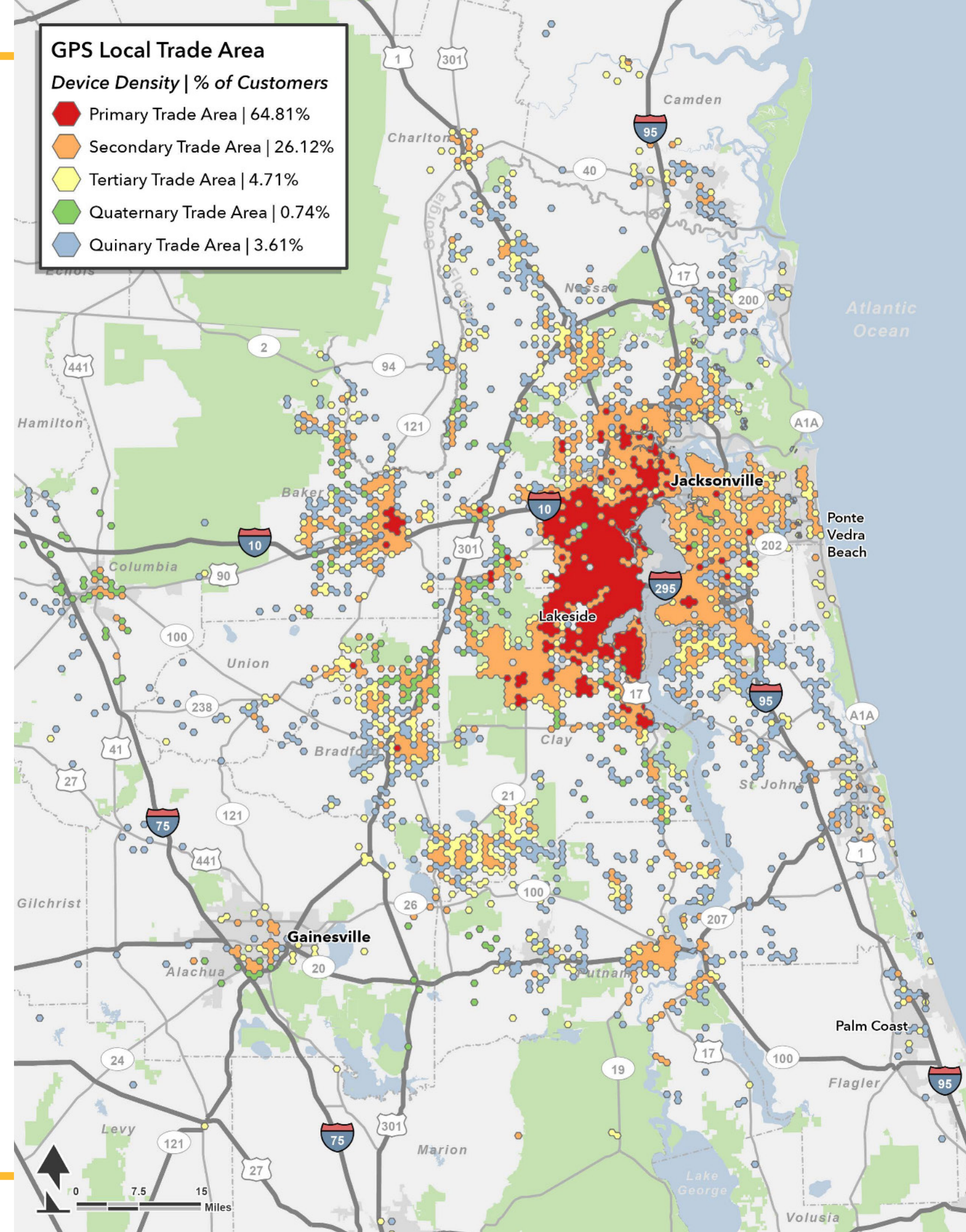
Top employers include: HCA Florida, Niagara, Clay Electric Cooperative and AT&T



Within 3 miles of NAS JAX, the largest Navy Base in the southeast

GPS Local Trade Area
Device Density | % of Customers

- Primary Trade Area | 64.81%
- Secondary Trade Area | 26.12%
- Tertiary Trade Area | 4.71%
- Quaternary Trade Area | 0.74%
- Quinary Trade Area | 3.61%

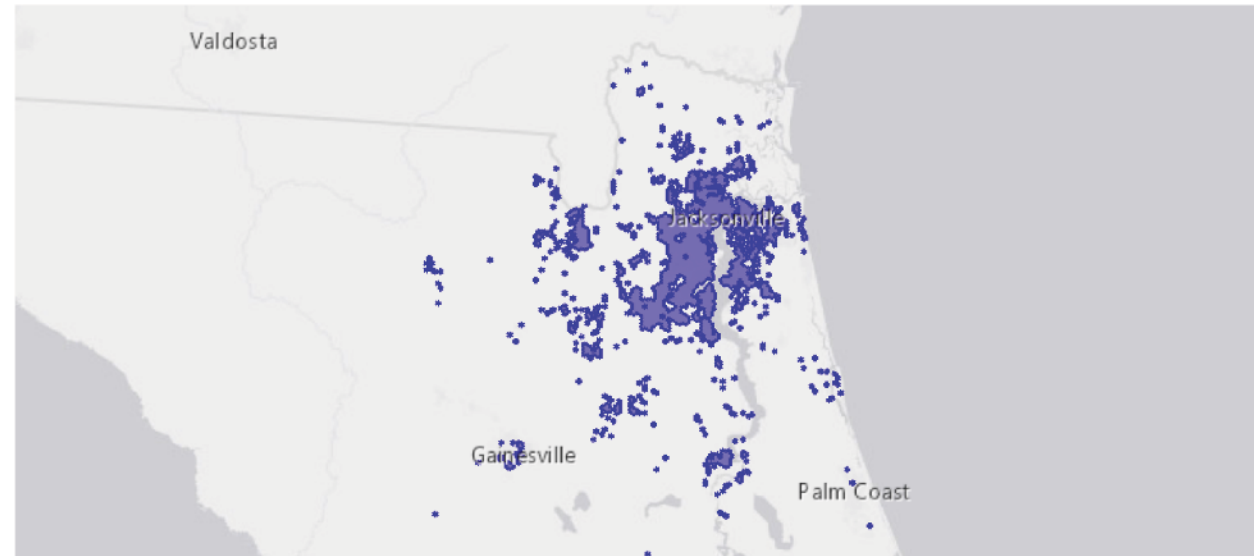


PRIMARY TRADE AREA

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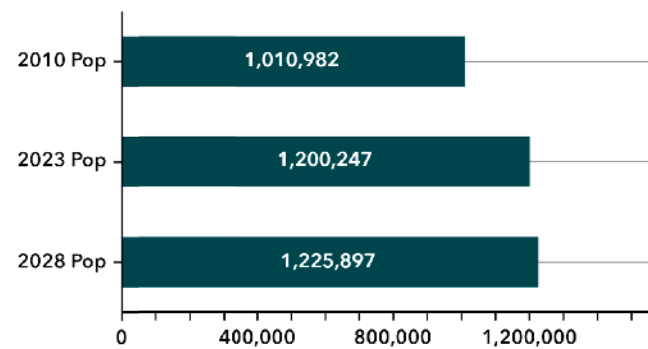
Core Trade Area



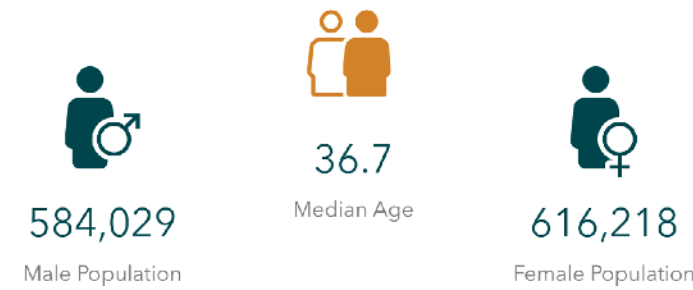
Tapestry segments

8C	Bright Young Professionals 38,239 households	8.1% of Households	▼
4C	Middleburg 31,532 households	6.7% of Households	▼
7A	Up and Coming Families 26,638 households	5.7% of Households	▼

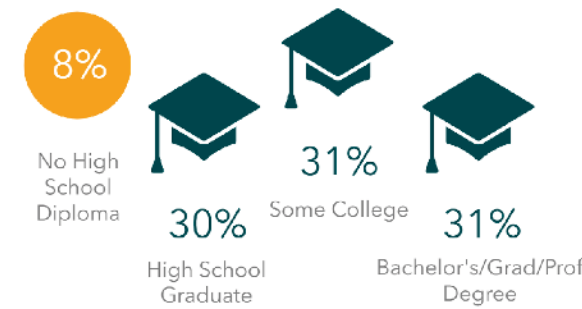
POPULATION TOTALS



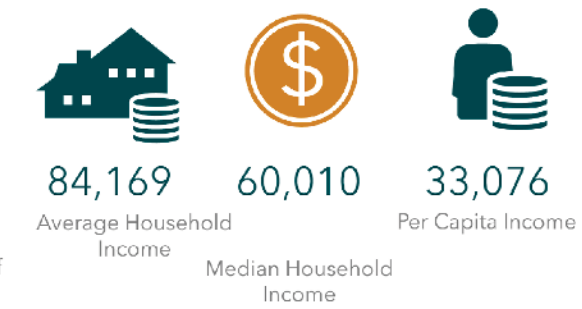
POPULATION BY SEX



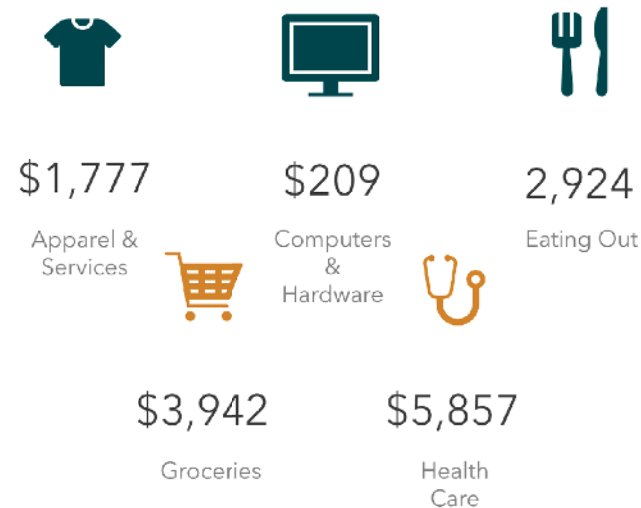
EDUCATION



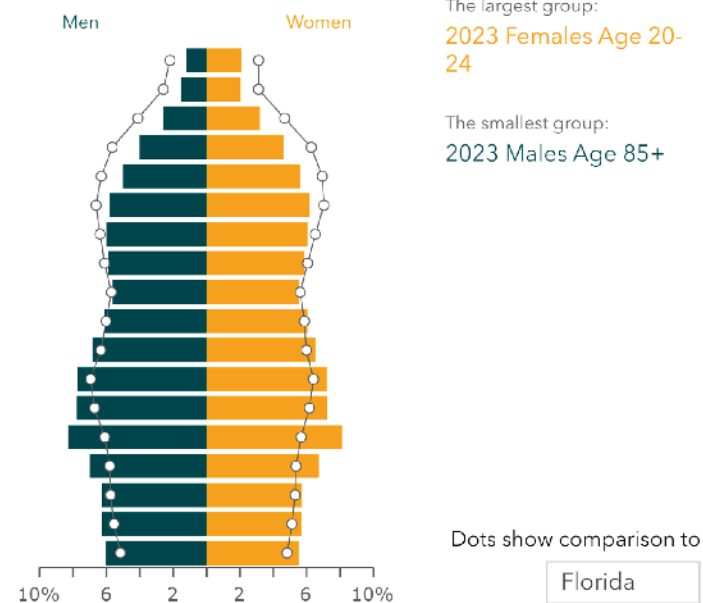
INCOME



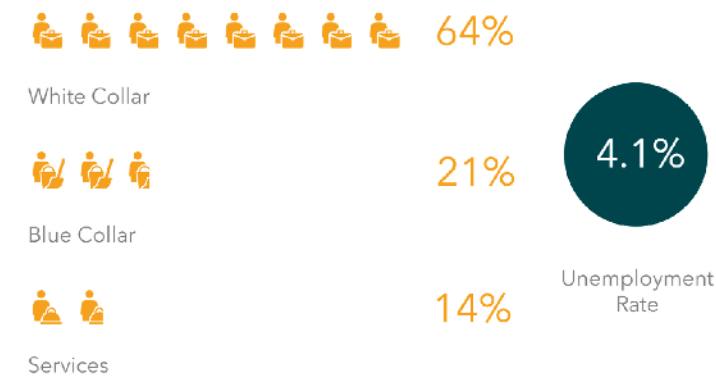
ANNUAL HOUSEHOLD SPENDING



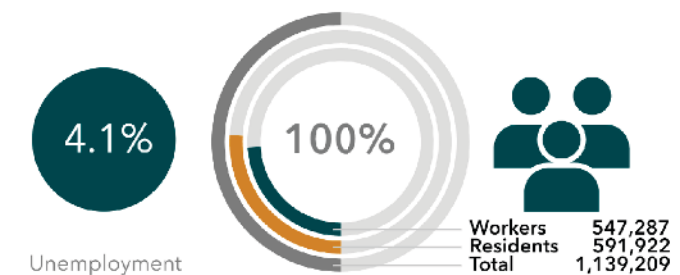
Age pyramid



EMPLOYMENT



DAYTIME POPULATION



DEMOGRAPHICS

JACKSONVILLE MSA

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Jacksonville is located in Northeast Florida about 25 miles south of the Florida/Georgia border. Situated at the intersection of two of the largest interstates in the US, I-10 and I-95, Jacksonville serves as the gateway to Florida.

The Jacksonville region is made up of Duval, Baker, Clay, Nassau, Putnam, and St. John's counties, and spans over 875 square miles, making Jacksonville the largest city by land area in the contiguous United States.

42%

Population Growth
Since 2000



Most Populous City
in Florida

1.8+M

Residents
in the Region



Three Fortune 500 companies
headquartered in Jacksonville:
CSX, FIS, FNF



JAX Jacksonville International
Airport - fastest growing airport in
the country



JaxPort \$31 Billion economic
impact as Florida's largest
container port by volume



20+ Higher learning Colleges
+ Universities in the region



World class healthcare system
including Mayo Clinic and
MD Anderson Cancer Center





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