



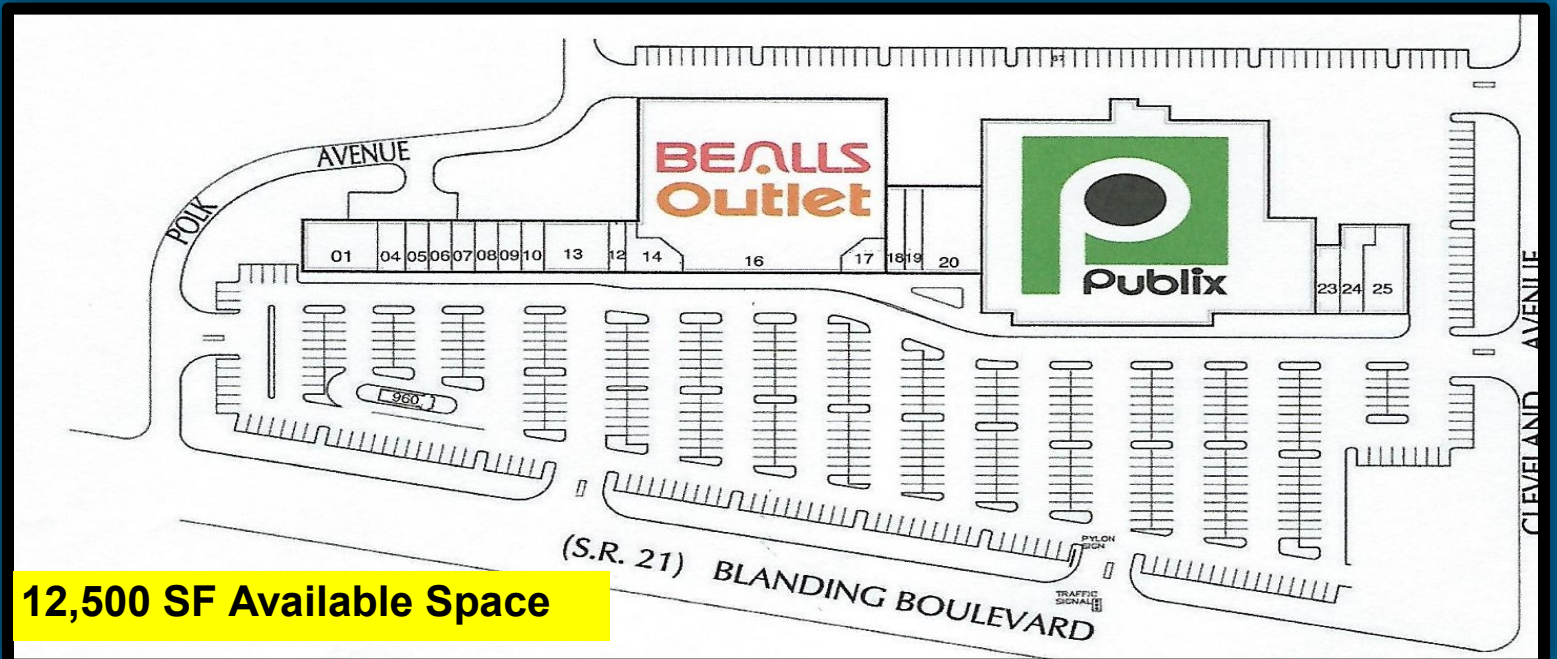
## Retail & Professional Suites For Lease

### The Village Shopping Center

950 BLANDING BLVD, ORANGE PARK, FLORIDA



Join Publix & Bealls at The Village Shopping Center



Call - (904) 477-1017 or (904) 838-5767

Stephen Nebrat / Terry Taylor

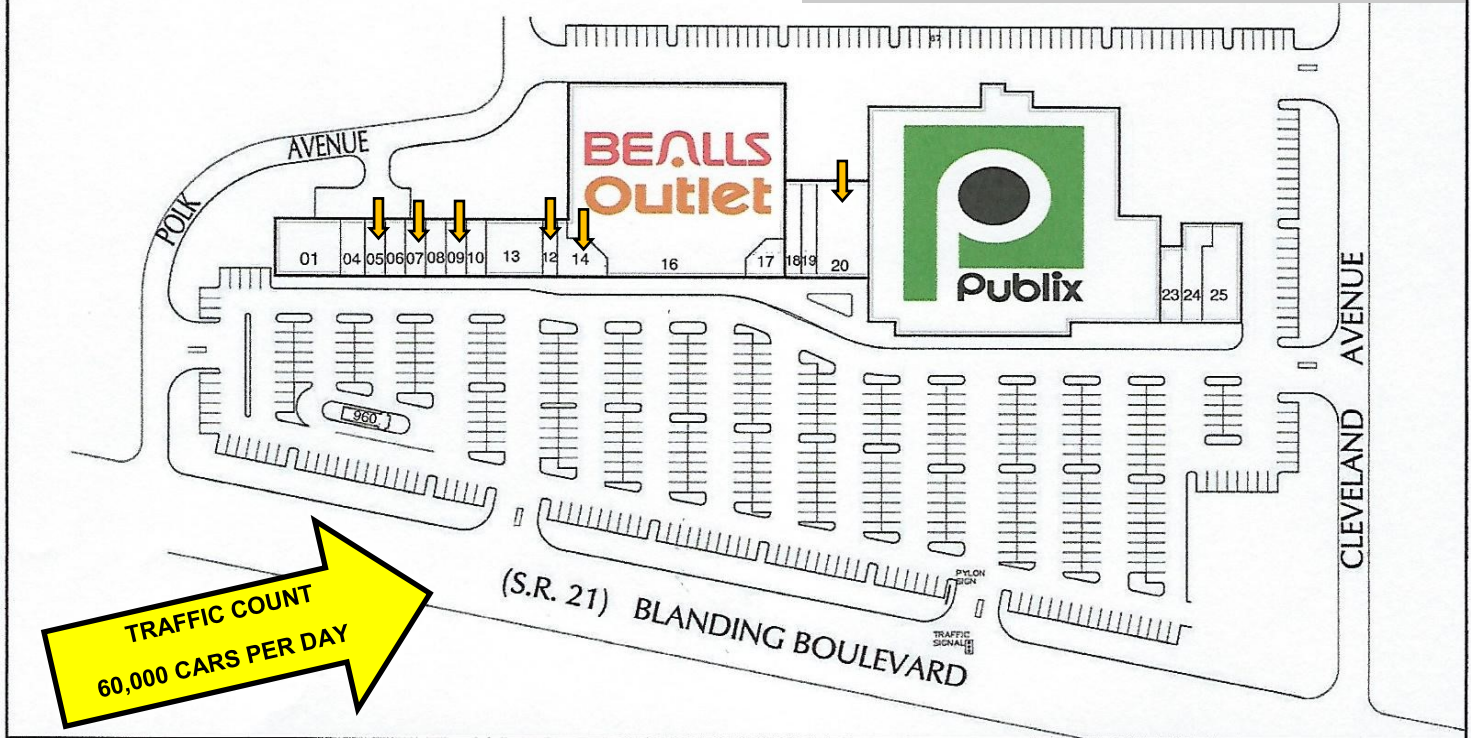
[snebrat@landmarkcommercialrg.com](mailto:snebrat@landmarkcommercialrg.com) / [terrytaylor@landmarkcommercialrg.com](mailto:terrytaylor@landmarkcommercialrg.com)

# 950 Blanding Blvd, Orange Park, Florida

## The Village Shopping Center Site Plan Orange Park, Florida

12,533 SF SPACE AVAILABLE—2nd GENERATION

LEASE RATE: \$25 SF NNN



Unit	Tenant	Sq. Ft.
1	Crafty Crab	4,000
4	Advance America	1,500
5	Available	1,200
6	Health and Life Insurance	1,200
7	Available	1,200
8	Oishi Sushi	1,200
9	Available	1,200
10	Papa Johns	1,200
13	Noire Nail Bar	2,400
12	Available	1,820

Unit	Tenant	Sq. Ft.
14	Available	2,113
16	Beall's Outlet	35,550
17	JAX Federal Credit Union	1,414
18	Sally Beauty	1,500
19	Winning Concepts Embroidery	1,500
20	Available	5,000
23	The UPS Store	1,600
24	Fantastic Sams	2,242
25	Karate America	3,962
960	Chase Bank (ATM)	2,500

Total: 72,511 SF

Updated December 2020



Stephen Nebrat / Terry Taylor  
(904) 477-1017 - (904) 838-5767

# 950 Blanding Blvd, Orange Park, Florida

## DEMOGRAPHICS

1/25/2021

CoStar

### 950 Blanding Blvd - The Village Shopping Center



The Village Shopping Center  
Retail (Neighborhood Center) -  
Orange Park/Clay County  
Submarket  
Orange Park, FL 32065

73,891 SF GLA    9.88 AC Lot    2004 / 2006 Built / Renov    1,200 - 12,533 Available SF    5,000 Max Contig SF    \$17 - 20 CoStar Est. Retail Rent

Currency: USD (\$)

Summary **Population** Housing Daytime Employment Consumer

Radius 2 mile, 5 mile, 10 mile

#### Population

	2 mile	5 mile	10 mile
2010 Population	22,231	126,473	305,409
2020 Population	23,575	140,967	345,263
2025 Population Projection	25,460	152,713	372,554
Annual Growth 2010-2020	0.6%	1.1%	1.3%
Annual Growth 2020-2025	1.6%	1.7%	1.6%
Median Age	40.7	38.1	37.7
Bachelor's Degree or Higher	19%	24%	24%
U.S. Armed Forces	189	1,650	4,746

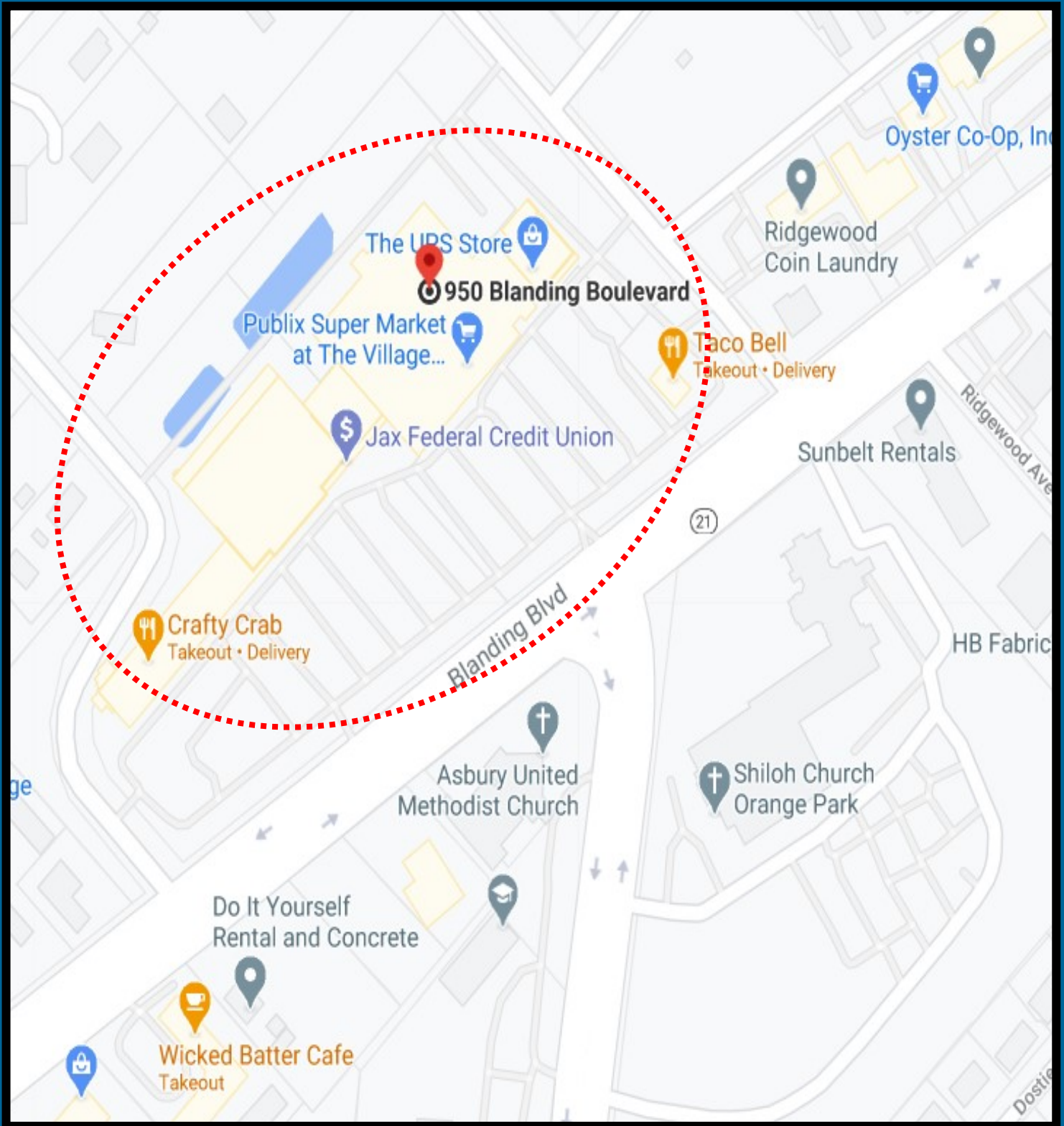
#### Income

	2 mile	5 mile	10 mile
Avg Household Income	\$72,767	\$82,210	\$80,427
Median Household Income	\$58,700	\$68,195	\$63,584
< \$25,000	1,307	6,491	20,197
\$25,000 - 50,000	2,131	10,830	27,909
\$50,000 - 75,000	2,372	10,797	26,480
\$75,000 - 100,000	1,199	8,623	19,446
\$100,000 - 125,000	638	5,740	12,047
\$125,000 - 150,000	312	2,964	6,978
\$150,000 - 200,000	363	2,685	6,336
\$200,000+	322	2,215	6,491



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# 950 Blanding Blvd, Orange Park, Florida



**LANDMARK  
COMMERCIAL**  
REALTY GROUP, INC

**Stephen Nebrat / Terry Taylor**  
**(904) 477-1017 - (904) 838-5767**