

PRIME REDEVELOPMENT

Ground Lease Opportunity

537 Blanding Boulevard &
145 Suzanne Avenue
Orange Park, Florida 32073



Get more
information

Nick Mastro
Senior Associate
813. 444. 5334
nick.mastro@avisonyoung.com

Isaac Habib
Associate
404. 865. 3663
isaac.habib@avisonyoung.com

Michael Watson
Senior Vice President
404. 671. 4734
michael.watson@avisonyoung.com

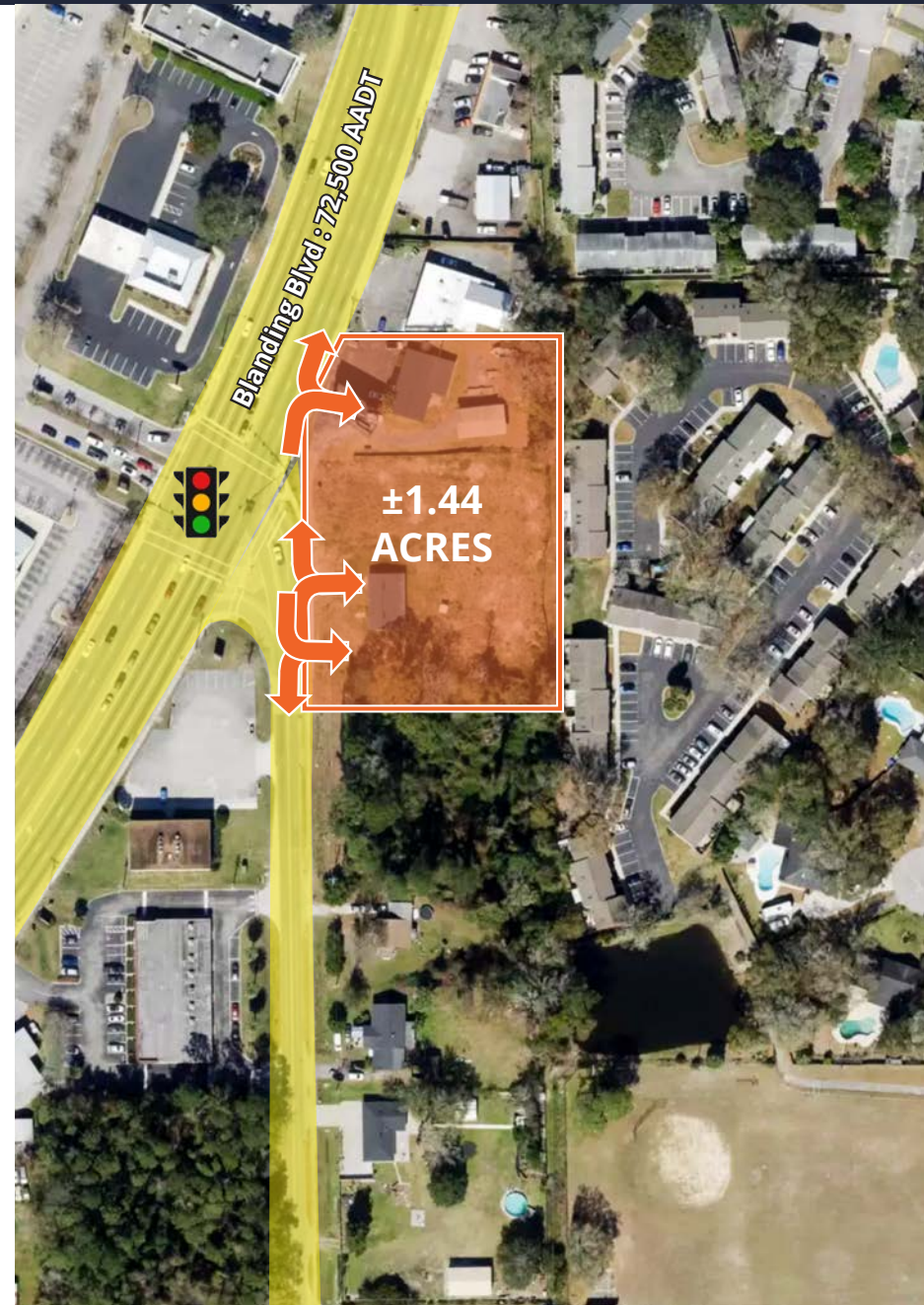
**AVISON
YOUNG**

Property overview

537 Blanding Blvd & 145 Suzanne Ave
Orange Park, FL

Property address	537 Blanding Boulevard & 145 Suzanne Avenue, Orange Park, FL
Total area (AC)	±1.44 AC
Zoning	BB-3
Parcel IDs	13-04-25-007920-000-00 13-04-25-007916-000-00
Asking price	call for pricing
Utilities	Full service available

- Prime Redevelopment or Ground Lease Opportunity along Blanding Boulevard (±72,500 AADT)
- Zoned BB-3 – permits retail, restaurant/drive-thru, automotive, office, and medical uses
- ±1.44 acres with direct access from both Blanding Boulevard and Suzanne Avenue
- Dense demographics – over 59,000 residents within 3 miles and average household income exceeding \$106,000
- Proximity to major commercial centers including Orange Park Mall, Walmart, and Lowe's
- Located within the Jacksonville MSA, one of Florida's fastest-growing markets for employment and housing



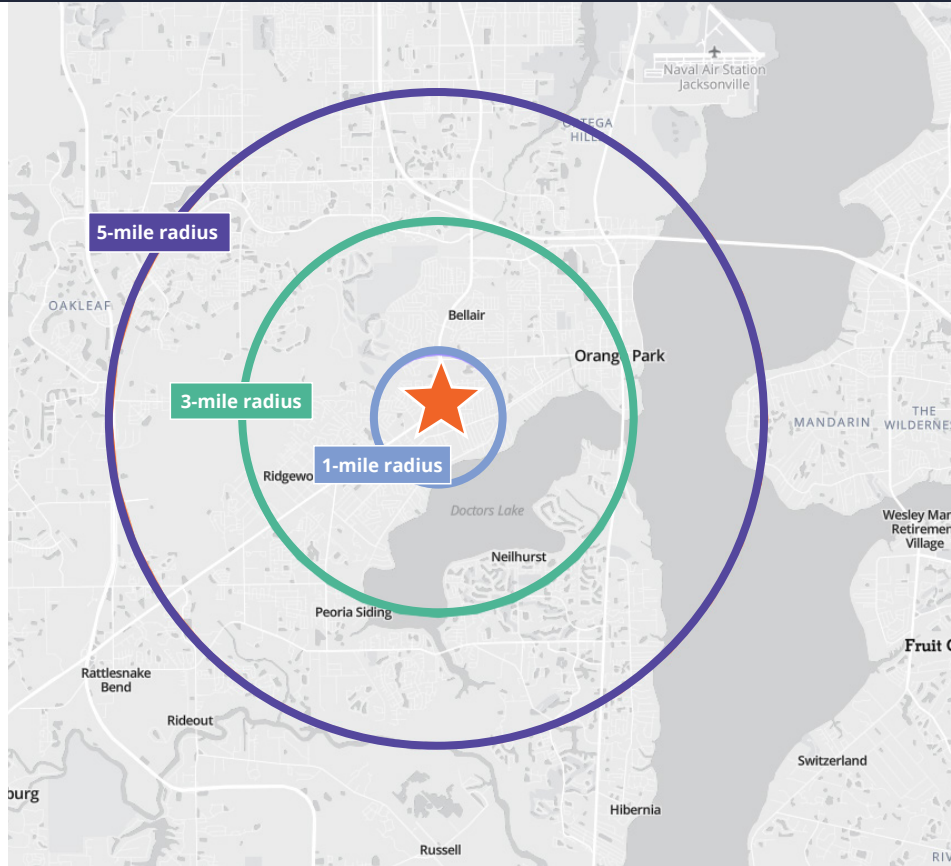
Aerial map

537 Blanding Blvd & 145 Suzanne Ave
Orange Park, FL



Demographics

537 Blanding Blvd & 145 Suzanne Ave
Orange Park, FL



Population: Over 141,000 people within a five mile radius.



Home Value: Median home value of \$319,884 within a five mile radius.



Density: Over 54,000 households within a five mile radius.



Employment: Employment population of over 64,000 within a five mile radius.



Income: Average household income of \$110,193 within a five mile radius.



Age: Median age of 39 within a five mile radius.

POPULATION	1 MILES	3 MILES	5 Miles
------------	---------	---------	---------

Total population	11,300	53,552	141,866
------------------	--------	--------	---------

Median age	42	42	39
------------	----	----	----

HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
---------------------	---------	---------	---------

Total households	4,425	20,887	54,322
------------------	-------	--------	--------

Average HH income	\$117,148	\$118,137	\$110,193
-------------------	-----------	-----------	-----------

Median house value	\$304,850	\$324,876	\$319,884
--------------------	-----------	-----------	-----------

BUSINESSES	1 MILES	3 MILES	5 MILES
------------	---------	---------	---------

Total businesses	608	2,989	8,471
------------------	-----	-------	-------

Total employees	4,318	19,558	64,455
-----------------	-------	--------	--------

If you would like to discuss this further, please get in touch.

Nick Mastro, Senior Associate

813. 444. 5334

nick.mastro@avisonyoung.com

Isaac Habib, Associate

404. 865. 3663

isaac.habib@avisonyoung.com

Michael Watson, Senior Vice President

404. 671. 4734

michael.watson@avisonyoung.com

Visit us online

avisonyoung.com

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purpose.

**AVISON
YOUNG**