



GATES OF BLANDING

74 Blanding Blvd | Orange Park, FL 32073



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PROPERTY DESCRIPTION

The **Gates of Blanding** was constructed in 1984 and received a complete exterior renovation in 2019. This property features 22,098 square feet of prime retail space, offering excellent visibility from Blanding Avenue. It is conveniently located directly across from the Orange Park Mall, which contributes to the high traffic the area experiences daily.

The building's modern facade and strategically designed layout make it an attractive option for a variety of businesses. Ample parking is available on-site, ensuring ease of access for both customers and employees. Additionally, the surrounding neighborhood boasts a vibrant community with numerous dining and entertainment options, further enhancing the property's appeal.

Currently home Number 1 Mattress Solutions, MUV, Hot Springs Spa and Florida Paint. Making this location 100% occupied.

Whether you're looking to establish a flagship store or expand your retail presence, The Gates of Blanding offers an exceptional opportunity to thrive in a dynamic and bustling environment.



PROPERTY DESCRIPTION



SIZE
22,098 SF



PARKING
112 Spaces front and back of property



YEAR BUILT **TOTALLY RENOVATED**
1984 2019



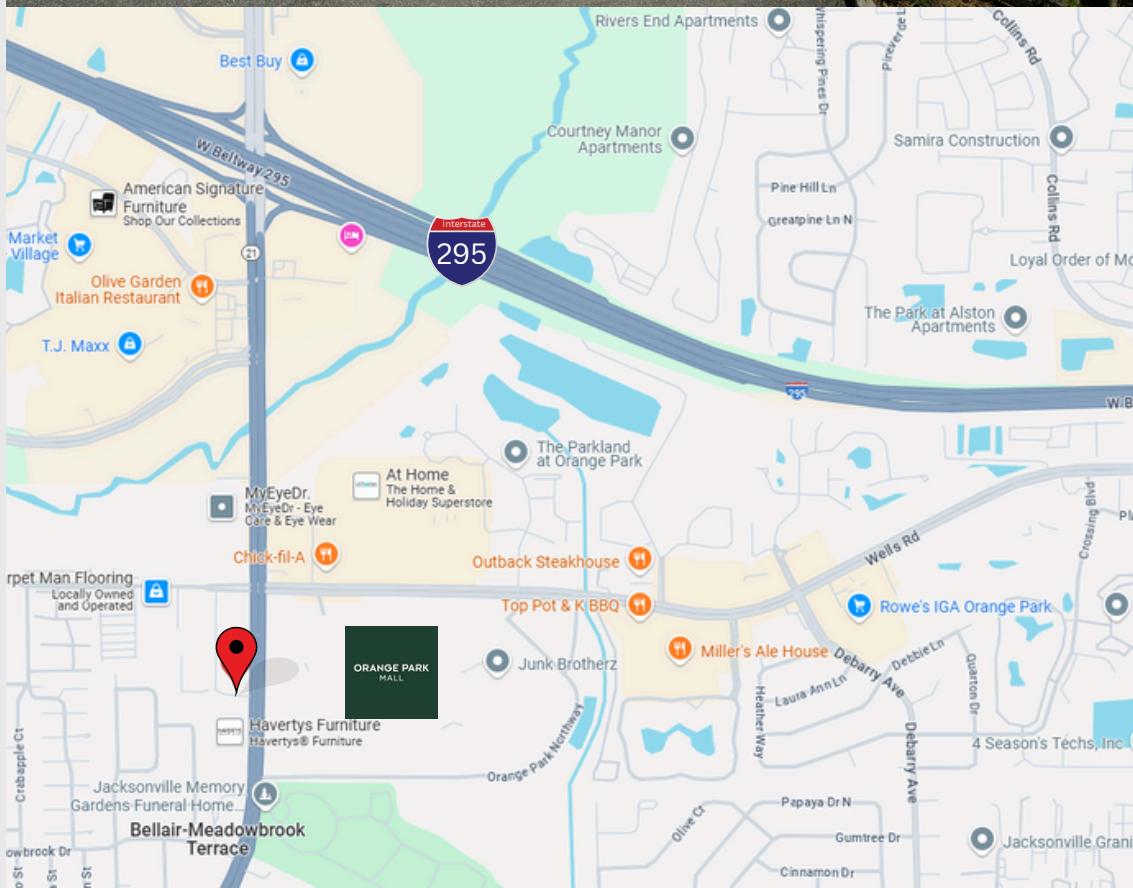
LOCATION
Directly on Blanding Blvd with high visibility. Situated directly across from The Orange Park Mall.



INGRESS/EGRESS
This location has two main entry points and two rear entry points.



SIGNAGE
Large frontage space available on the exterior of building as well as available pylon sign space.



AREA MAP



LOCAL DEMOGRAPHICS

	2 miles	5 miles	10 miles
 POPULATION	40,062	146,991	506,917
 Population Growth 2020-2024	0.5%	0.3%	0.6%
 AVG INCOME	\$66,522	\$78,975	\$88,819
 DAYTIME EMPLOYMENT	20,136	45,206	194,932
	Street	VPD	Distance
 TRAFFIC	Blanding Blvd	80,656	0.13
	Wells Rd	76,362	0.18
	I-295	19,490	0.74



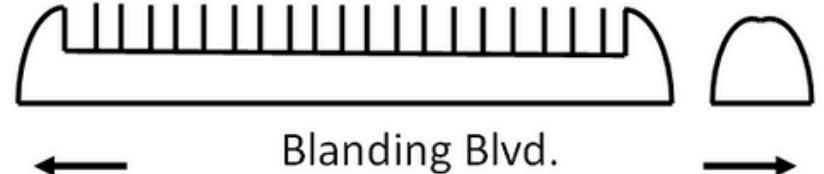
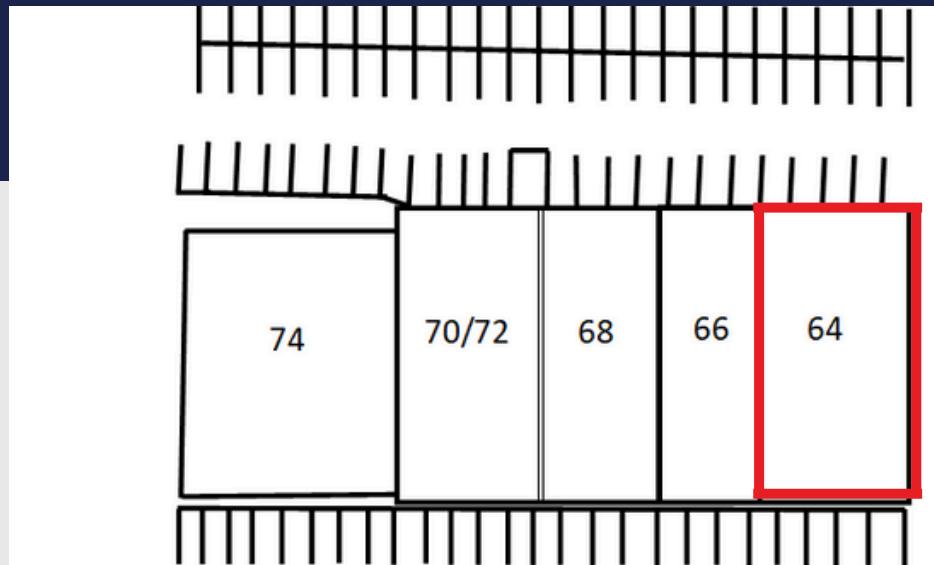
CURRENT AVAILABILITY

UNIT SQ FT

► 64 4,550

HIGHLIGHTS

- Customize your space with flexible buildout options to fit your company's unique needs.
- Directly across from the Orange Park Mall.
- High Street Visibility
- Pylon Sign Available
- Front and Rear Parking



TENANT OVERVIEW

Unit | Tenant | Sq Ft

74	Mattress for less	5,798
70/72	Spas Etc.	5,000
66/68	M.U.V.	6,750
64	Available	4,550



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LEASING TEAM



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ABOUT US

25 +
YEARS OF
EXPERIENCE

Making Connections - One Investment at a Time

Hakimian Holdings dates back over 20 years, born from the initial success of property investments made by founder and Chief Executive Officer Benjamin Hakimian.

Mr. Hakimian built his company through tenacity and hard work, as well as a fierce entrepreneurial spirit, he started a successful auto parts company before shifting to real estate full-time in 1999. He built Hakimian Holdings from the ground up by following a straightforward strategy: acquire quality properties, make upgrades if necessary, and operate within the community as a good neighbor who learns from the past, while continually striving toward a better future.

Our hands-on approach to adding value means that we are involved at every step of the way, from acquisition to leasing to property management. This strategy has served us well and Hakimian Holdings continues to expand as a leading investor, redeveloper, and manager of commercial retail and office space in the Southeastern United States.





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