



GATES OF ORANGE PARK

📍 8 Blanding Blvd | Orange Park, FL 32073



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PROPERTY DESCRIPTION

The **Gates of Orange Park** was constructed in 1987 and encompasses a total area of 35,786 square feet. It is located at the signalized intersection of Blanding Blvd and Wells Rd. This property provides 164 parking spaces to accommodate the influx of customers.

This location sees 80,000 vehicles per day along Blanding, offering excellent street visibility. The property is across the street from Orange Park Mall and near the Naval station, ensuring high exposure.

Major tenants in this center include businesses in the medical, retail, and restaurant industries such as My Eye Dr., Conviva Care Center, Whit's Frozen Custard, and The Honey Baked Ham.

The Gates of Orange Park also benefits from a diverse demographic, attracting families, professionals, and retirees alike. The well-maintained premises and attractive landscaping create a welcoming environment for all visitors.



PROPERTY DESCRIPTION



SIZE

35,786 SF



PARKING

164 surface parking spots



BUILT

1987



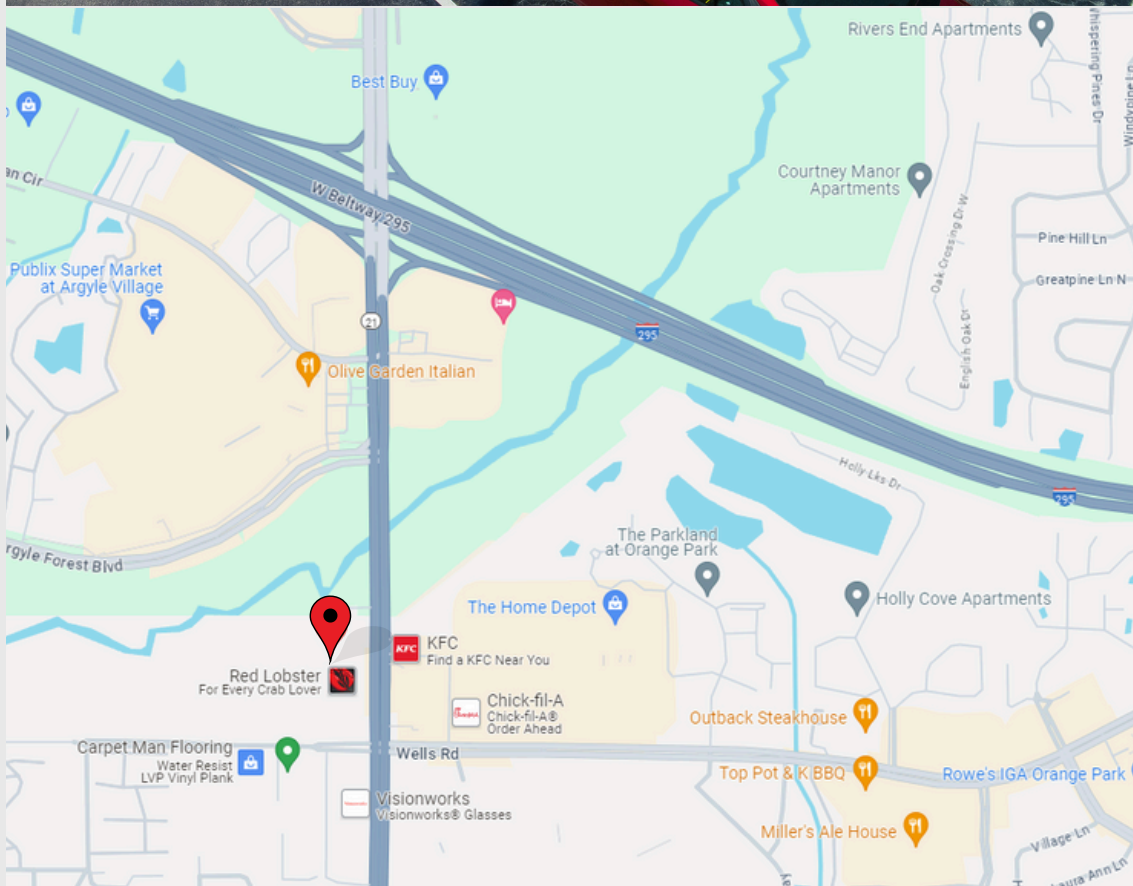
LOCATION

Located in Orange Park, FL on Blanding Blvd, 0.6 miles from I-295. Also located across from the Orange Park Mall.



INGRESS/EGRESS

This property has three entry and exit points on Blanding Blvd with a signalized intersection.



AREA MAP

Publix
five BELOW



Dyal



ORANGE PARK MALL

Jacksonville Zoo and Gardens



8 Blanding Blvd

Wilber



Planet Fitness

Calvary United Methodist Church



LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
 POPULATION	39,850	150,383	510,883
 Population Growth 2024-2029	1.4%	1.3%	1.4%
 AVG INCOME	\$65,889	\$77,823	\$87,941
 DAYTIME EMPLOYMENT	20,119	45,621	213,675
	Street	VPD	Distance
 TRAFFIC	Blanding Blvd	76,362	0.11 mi
	Argyle Forest	80,656	0.151 mi
	Wells Rd	24,708	0.61 mi

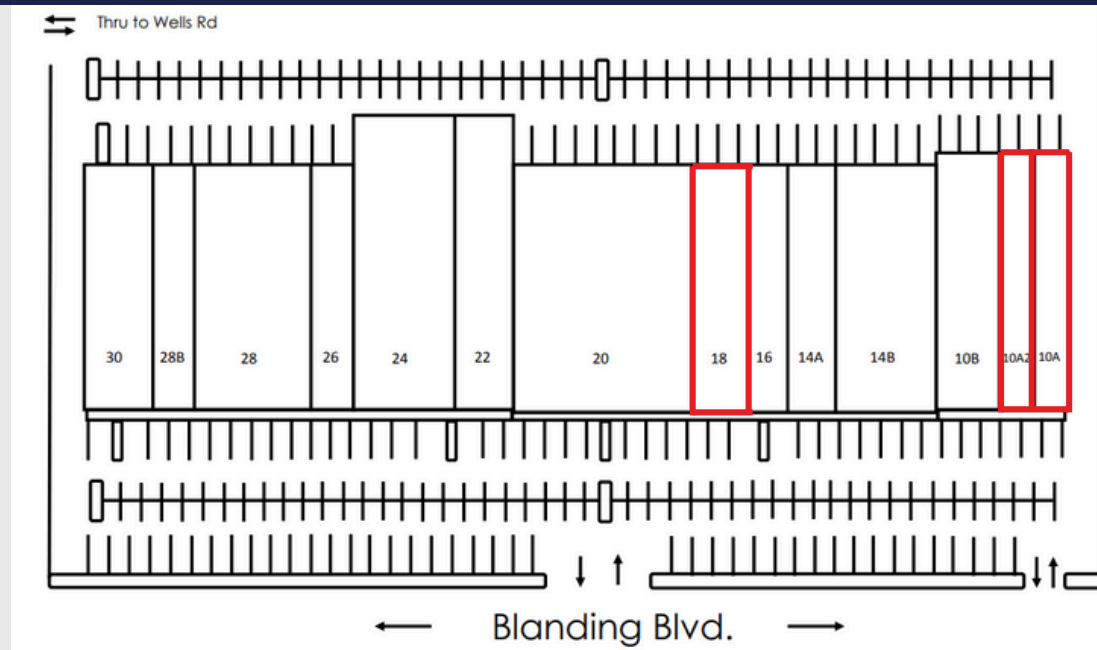


CURRENT AVAILABILITY

	UNIT	S Q F T
➤	10A	1,500
➤	10A2	1,500
➤	18	1,800

HIGHLIGHTS

- Property management offers flexibility with buildout options.
- Front facing Blanding Blvd
- 0.6 miles from I-295
- 164 Parking spaces
- Pylon Sign Space with high visibility
- Lighted Intersection across the street from the Orange Park Mall



TENANT OVERVIEW

UNIT | TENANT | SQ FT

10-A	Available	1,500
10A2	Available	1,500
10-B	Bowl and Sushi	2,000
14-A	Perfect touch Barber Shop	1,500
14-B	Randevou Caribbean Bar & Grill	4,008
16	U Break I Fix	1,500
18	Available	1,800
20-22	Conviva Care Center	8,400
24	Honeybaked Ham	3,600
26	Sell your Gadgets	1,500
28	My Eye Doctor	4,350
28B	Angels Nails and Lashes	1,728
30	Cricket Wireless	2,400



Angel
Nails & Lashes



ubreakifix.
BY asurion

CONVIVA
Care Center

... ESTD 1957...
THE HONEY BAKED
Ham^{co}

myeyedr.
O.D.

cricket[®]
wireless



LEASING TEAM

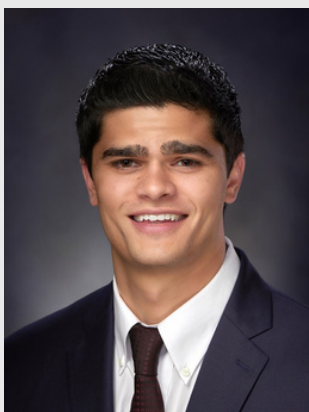


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ABOUT US

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 business 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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