

EXCLUSIVE
GATES OF
ORANGE PARK
RETAIL SPACE FOR LEASE

± 35,786 sq ft



8 Blanding Blvd.,
Orange Park, FL 32073



LOCAL DEMOGRAPHICS



Signaled intersection of Blanding Blvd.
and Wells Rd across from the Orange
Park Mall.



Average income \$77.8k +/-
within 5 miles.



150k +/- is the surrounding
population within 5 miles.



76.3k+/- Vehicles per day
along Blanding Blvd.



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UNIT	TENANT	SQ FT
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Diagram illustrating the proposed station layout for the Blanding Blvd. station. The layout shows a cross-section of the station with various tracks and platforms. The tracks are labeled with numbers: 30, 28B, 28, 26, 24, 22, 20, 18, 16, 14A, 14B, 10B, 10A2, and 10A. The 18 and 10A2 tracks are highlighted in red. The diagram also shows the Blanding Blvd. road and the station entrance/exit area.

