

FOR SUBLEASE > RETAIL



Northeast Florida

Former NAPA Auto Parts

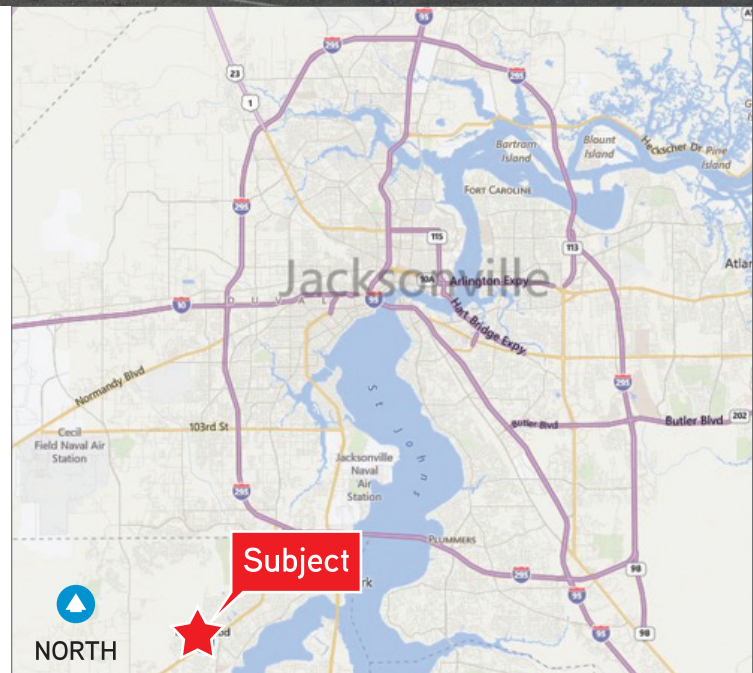
1116 BLANDING BLVD., ORANGE PARK, FL 32065

6,000± SF AVAILABLE



Property Features

- > Free standing building in prime retail corridor with roll-up doors for deliveries
- > 36 parking spaces available
- > Ceiling height is 20'
- > Zoned BB: [click here for description](#)
- > Traffic count of 37,500± cars per day on Blanding Blvd.
- > Tenant pays for parking lot, landscaping, and all utilities
- > Lease Rate: \$13.00/SF NNN
- > Real Estate Taxes in 2017: \$6,648.20
- > Building and Hazard Insurance: \$1,800/year



GARY MONTOUR
Senior Vice President
+1 904 358 1206 | EXT 1116
gary.montour@colliers.com

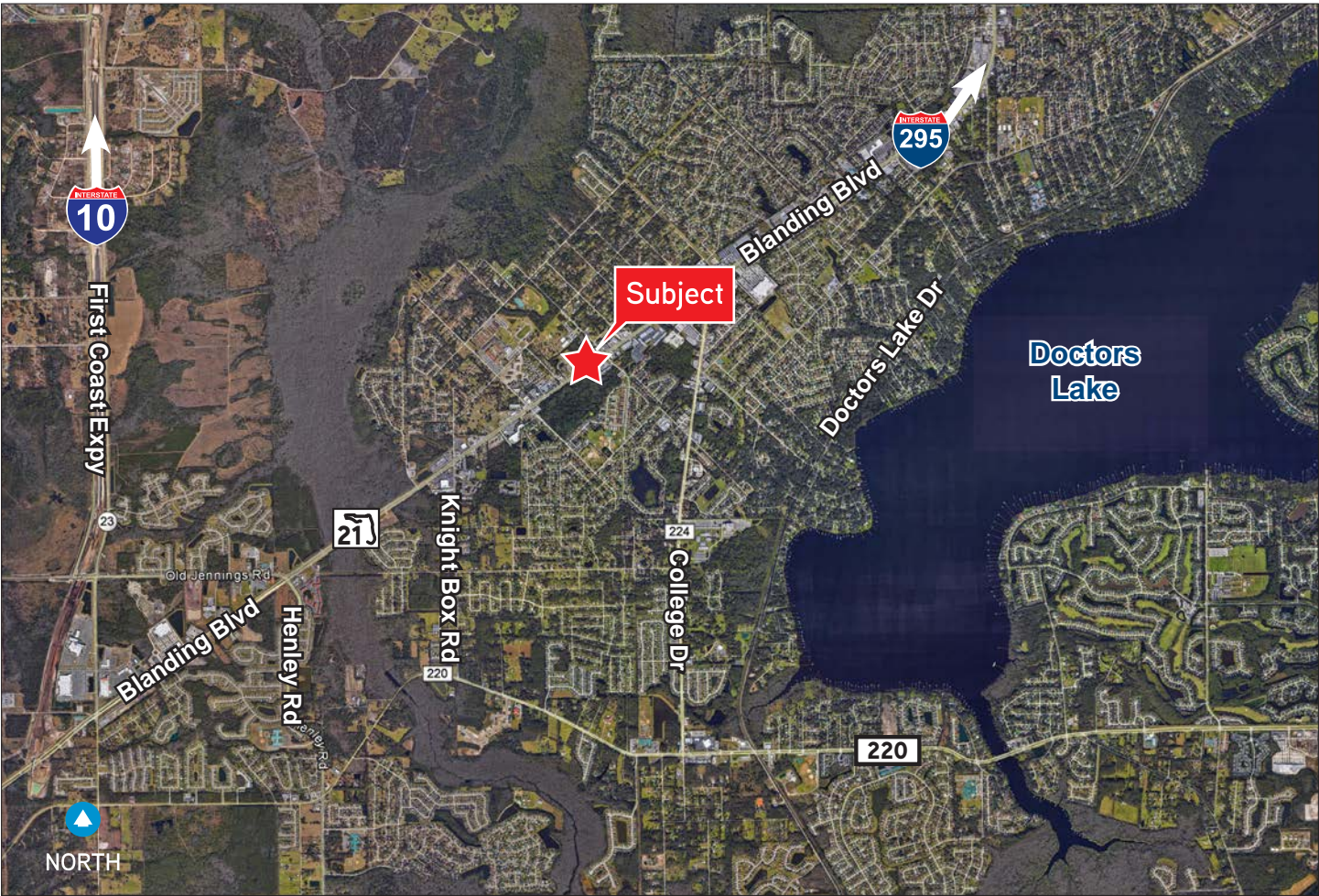
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JEREMY MARTIN
Senior Associate
+1 904 358 1206 | EXT 1115
jeremy.martin@colliers.com

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville

Aerial

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Estimate 2017	7,542	43,059	124,805
Pop. Estimate 2022	8,041	45,513	134,198
2017 Est. Avg. HH Income	\$48,228	\$62,203	\$65,772

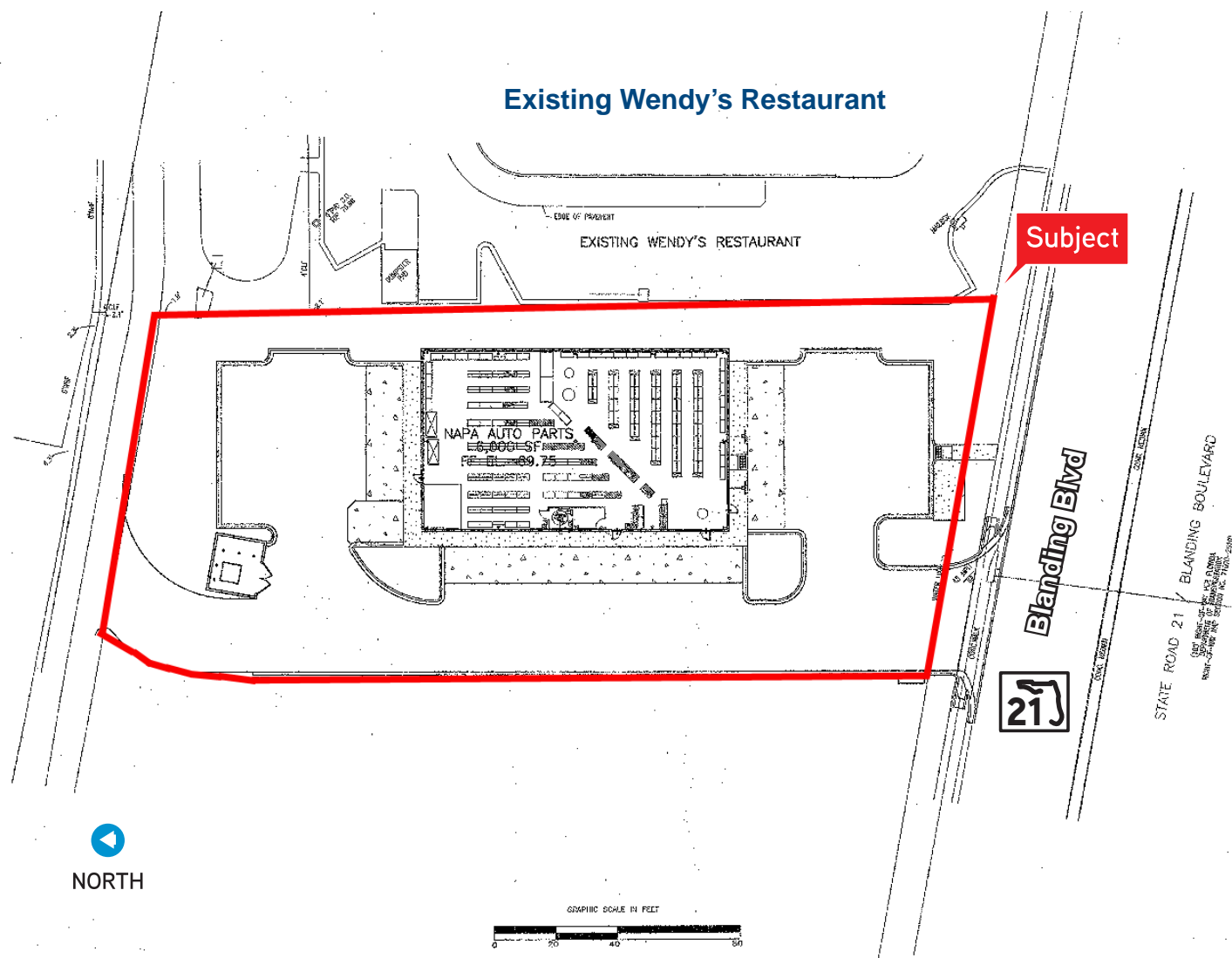
Source: Esri Business Analyst Online

Traffic Count	Daily
Blanding Blvd.	48,000±



Site Plan

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Property Photos

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Contact Us

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Senior Vice President
+1 904 358 1206 | EXT 1116
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JEREMY MARTIN
Senior Associate
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jeremy.martin@colliers.com

Please contact us to see this property

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