



PROPERTY HIGHLIGHTS

- Junior anchor and endcap space available
- Endcap with existing drive-thru/patio available
- Excellent visibility and exposure to Blanding Blvd. and I-295 traffic
- 130,197± daytime population within a 5 mile radius of the plaza
- Pylon sign available with I-295 visibility
- 1.5 million SF of office tenants in business park adjacent to site
- In close proximity to Orange Park Regional Mall anchored by Dillars, JCPenny, Dick's Sporting Goods and Sears

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DEMOGRAPHIC SUMMARY



Population



Population Projection



Average Household Income



Income Projection

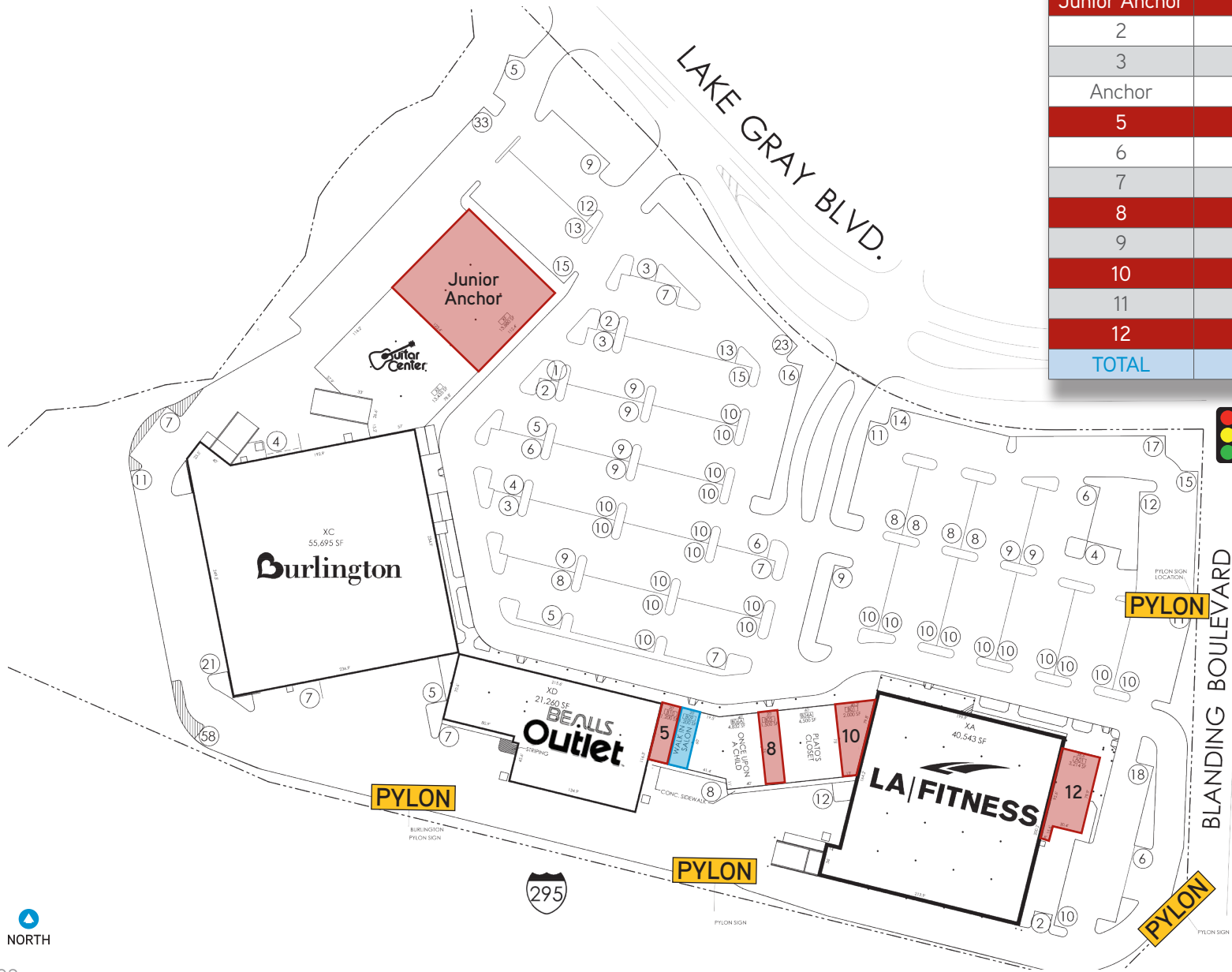


Median Age

	Population	Population Projection	Average Household Income	Income Projection	Median Age
Trade Area	486,126	514,127	\$69,960	\$79,197	35.2
1 Mile	10,147	10,696	\$49,552	\$56,104	30.6
3 Mile	65,019	68,217	\$63,825	\$72,079	35.4
5 Mile	153,078	160,524	\$68,853	\$77,490	36.0

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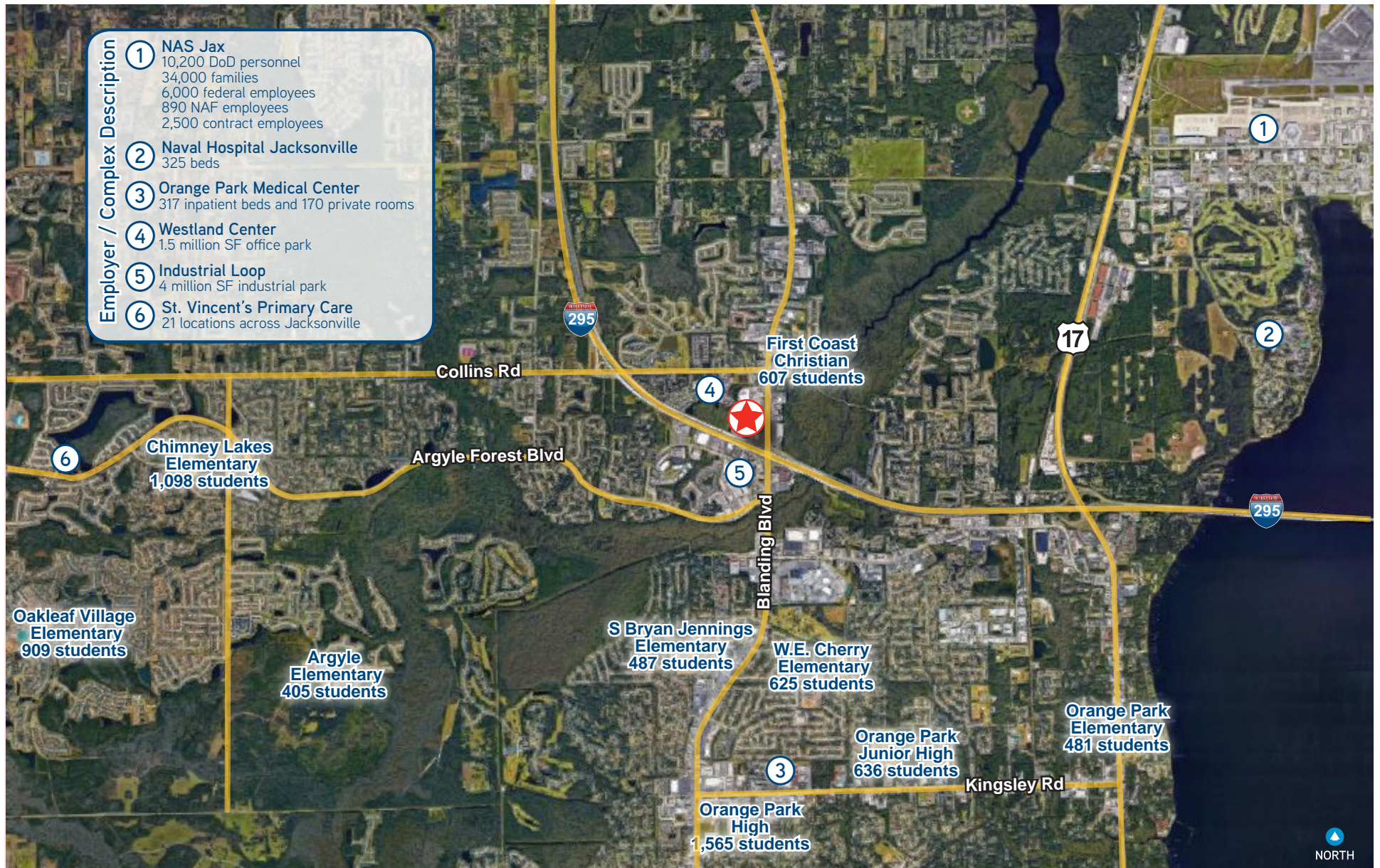
SITE PLAN



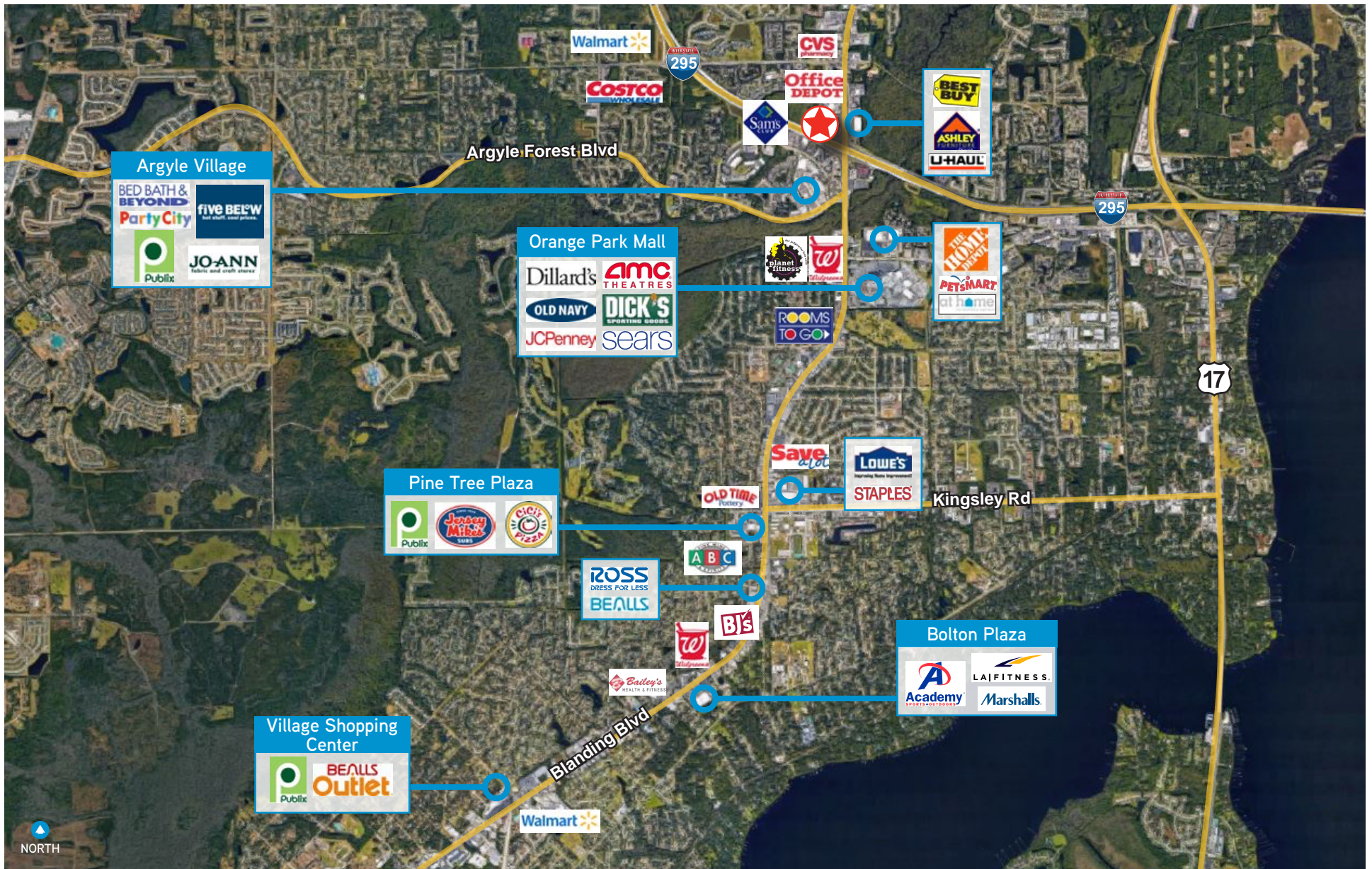
SITE	TENTANT	SF
Junior Anchor	Available	13,880
2	Guitar Center	13,430
3	Burlington	55,695
Anchor	Bealls Outlet	21,260
5	Available	1,200
6	Walk In Salon	1,200
7	Once Upon A Child	4,832
8	Available	1,500
9	Plato's Closet	4,500
10	Available	2,000
11	LA Fitness	40,543
12	Available	3,214
TOTAL		163,254



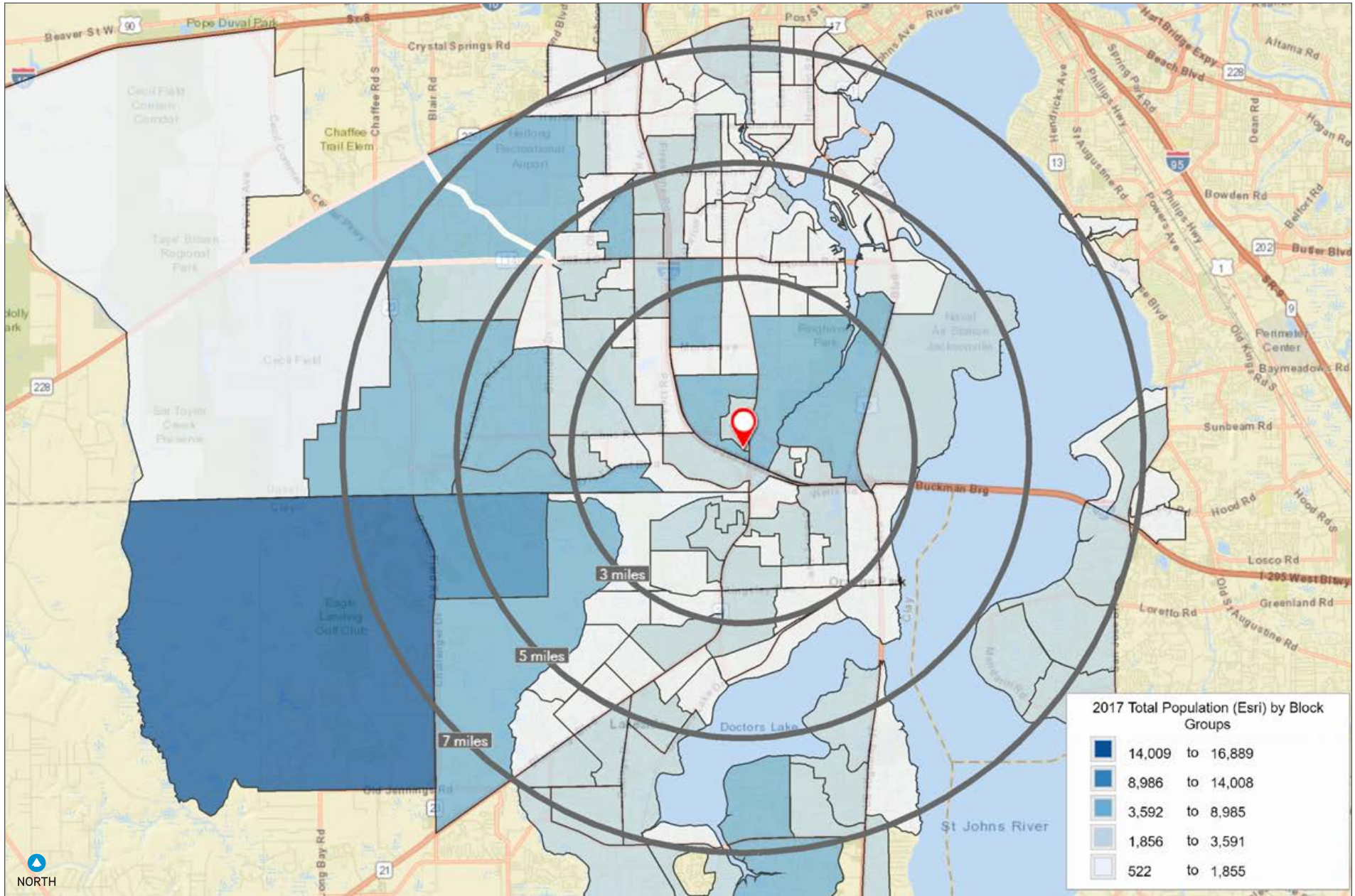
AREA OVERVIEW



RETAILER MAP



2017 POPULATION DENSITY MAP



2017 DAYTIME POPULATION MAP

