



80 Blanding

INVESTMENT HIGHLIGHTS

- › Directly across the street from the 953,000 SF Orange Park Mall.
- › Excellent frontage, access and visibility along Blanding Blvd (65,000± VPD).
- › Positioned alongside many other national retailers.
- › New triple net leases with quality regional tenants that have long-term leases.
- › Mattress One (52% of the GLA) has over 300 locations across three (3) states.
- › Stable cash flow with little management responsibilities.
- › Recent renovations and capital improvements.
- › One (1) mile away from Interstate 295, the beltway around the entire city of Jacksonville.



COLLIERS INTERNATIONAL
255 S. Orange Ave., Suite 1300
Orlando, FL 32801
407 843 1723
www.colliers.com

80 Blanding Blvd Orange Park, FL 32073

Sean Glickman, CCIM, with the Milano-Glickman Retail Team and Executive Managing Director at Colliers International is proud to offer for sale 80 Blanding a 12,818 SF unanchored strip center that is 100% occupied by three quality regional tenants with triple net leases. The property is strategically located **directly across the street from the 953,000 SF Orange Park Mall** and positioned alongside many other national retailers. In addition to an ideal tenant mix, the property boasts excellent frontage and visibility along Blanding Blvd. which sees nearly **65,000± VPD**. This is a unique opportunity to acquire a fully stabilized strip center in the Jacksonville MSA.

NOI: \$166,894

Cap Rate: 7.50%

Asking Price: \$2,225,256

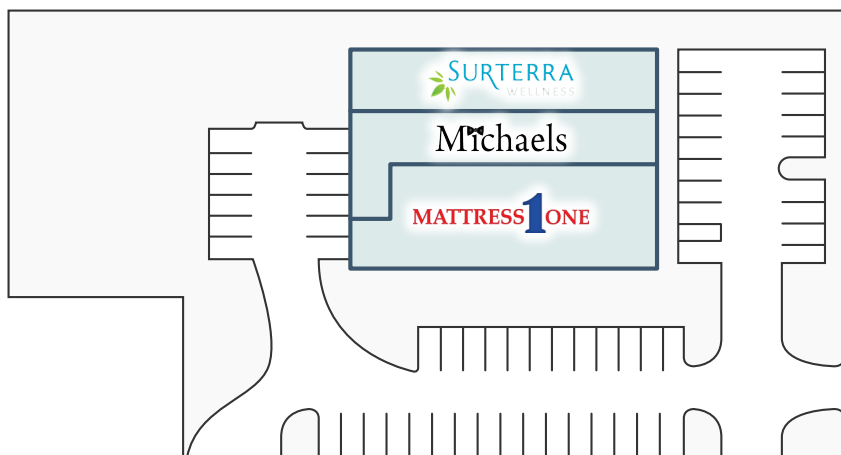


PROPERTY OVERVIEW

Location	Orange Park (Jacksonville MSA)
GLA	12,818 SF
Occupancy	100%
Year Built/Renovated	1993
Units	3
Lot Size	1.24± Acres
Traffic Counts	Blanding Blvd 65,000± VPD
Key Tenant	Mattress One 6,618 SF



SITE PLAN



SUITE	TENANT	RSF
1	Surterra Wellness	3,200
2	Michaels Formalwear & Bridal	3,000
3	Mattress One	6,618
		12,818 SF

CONTACT US

CHRIS SMITH
407 362 6159
chris.d.smith@colliers.com

BRANDON RAPONE
407 362 6167
brandon.rapone@colliers.com

SEAN GLICKMAN, CCIM
sean.glickman@colliers.com

MIKE MILANO, CCIM, MAI
mike.milano@colliers.com

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