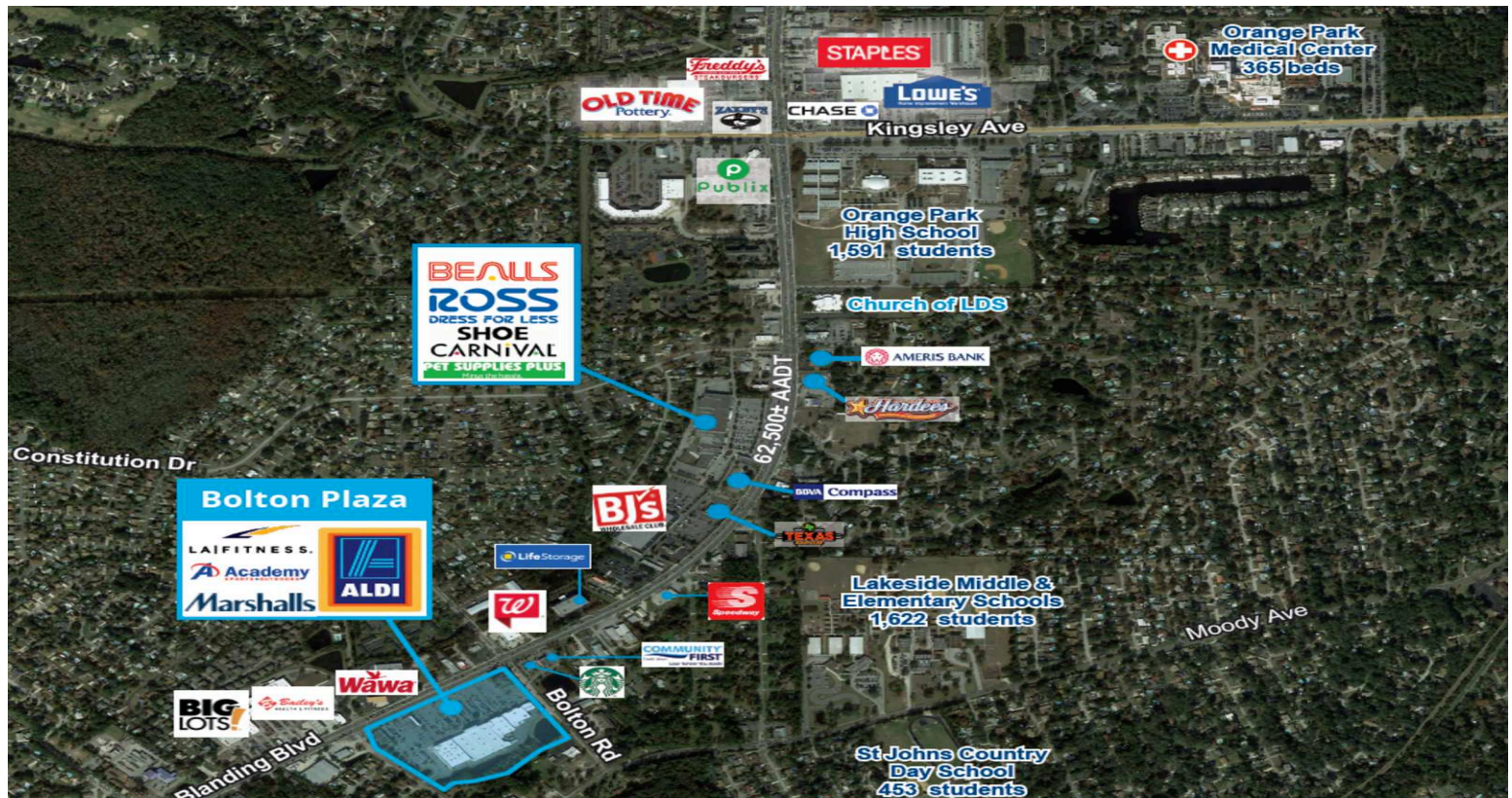


# Bolton Plaza

661 Blanding Blvd, Orange Park, FL 32073  
Jacksonville County



## HIGHLIGHTS

County: Jacksonville  
Type: Retail  
Total SF: 174,037  
Parking Spaces: 855  
Year Built: 1988  
Year Renovated: 2010  
Market: Jacksonville, FL

## CONTACT

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## RETAILERS INCLUDE



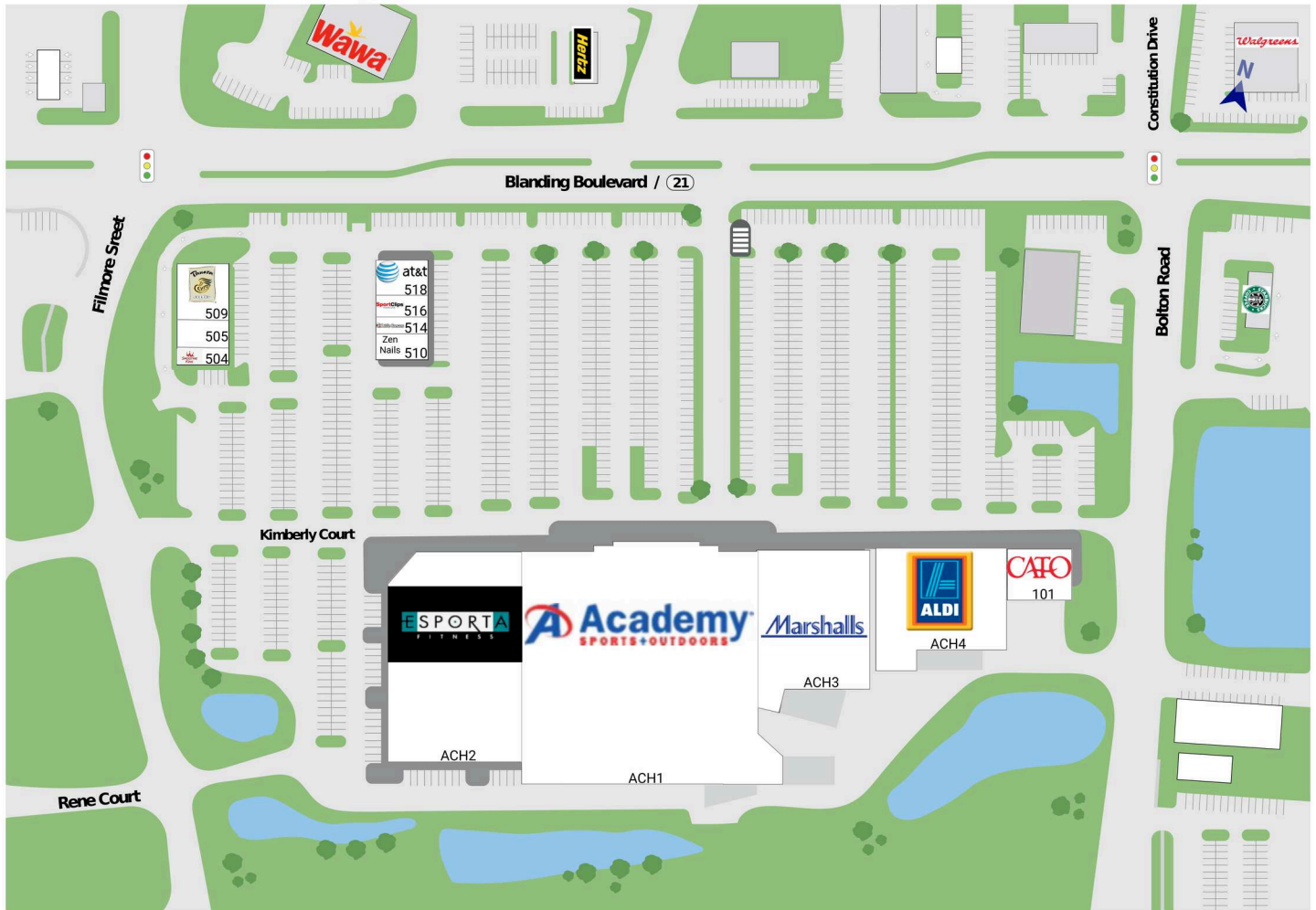
Bolton Plaza is a 174,037 +/- square foot high-quality multi-anchor community center located in Orange Park, FL. The property features a dynamic & diverse tenant mix anchored by industry leading big-box tenants Academy Sports, Esporta Fitness, Marshalls and Aldi, and is further complemented by local food & beverage and service uses. The Orange Park trade area is one of Jacksonville's strongest based on its population density, affluent customer base, significant daytime employment and family orientation. The property is ideally positioned with over 1,100' of frontage along Blanding Boulevard, Orange Park's main commercial artery, and benefits from a strong population density in the immediate 3-mile radius that is projected to grow over 5% in the next 5 years.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,612	49,082	142,297
Households	3,268	18,419	52,614
Average Household Income (\$)	87,264	95,624	97,172
Median Household Income (\$)	77,054	78,920	77,637

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ACH1	Academy Sports + Outdoors	76,195 SF	505	Sabor Mix	1,760 SF
ACH2	Esporta Fitness	38,000 SF	509	Panera Bread	4,000 SF
ACH3	Marshalls	22,000 SF	510	Zen Nails	1,800 SF
ACH4	Aldi	19,482 SF	514	Little Caesar's Pizza	1,200 SF
101	CATO	4,500 SF	516	Sport Clips	1,500 SF
504	Smoothie King	1,200 SF	518	AT&T	2,400 SF