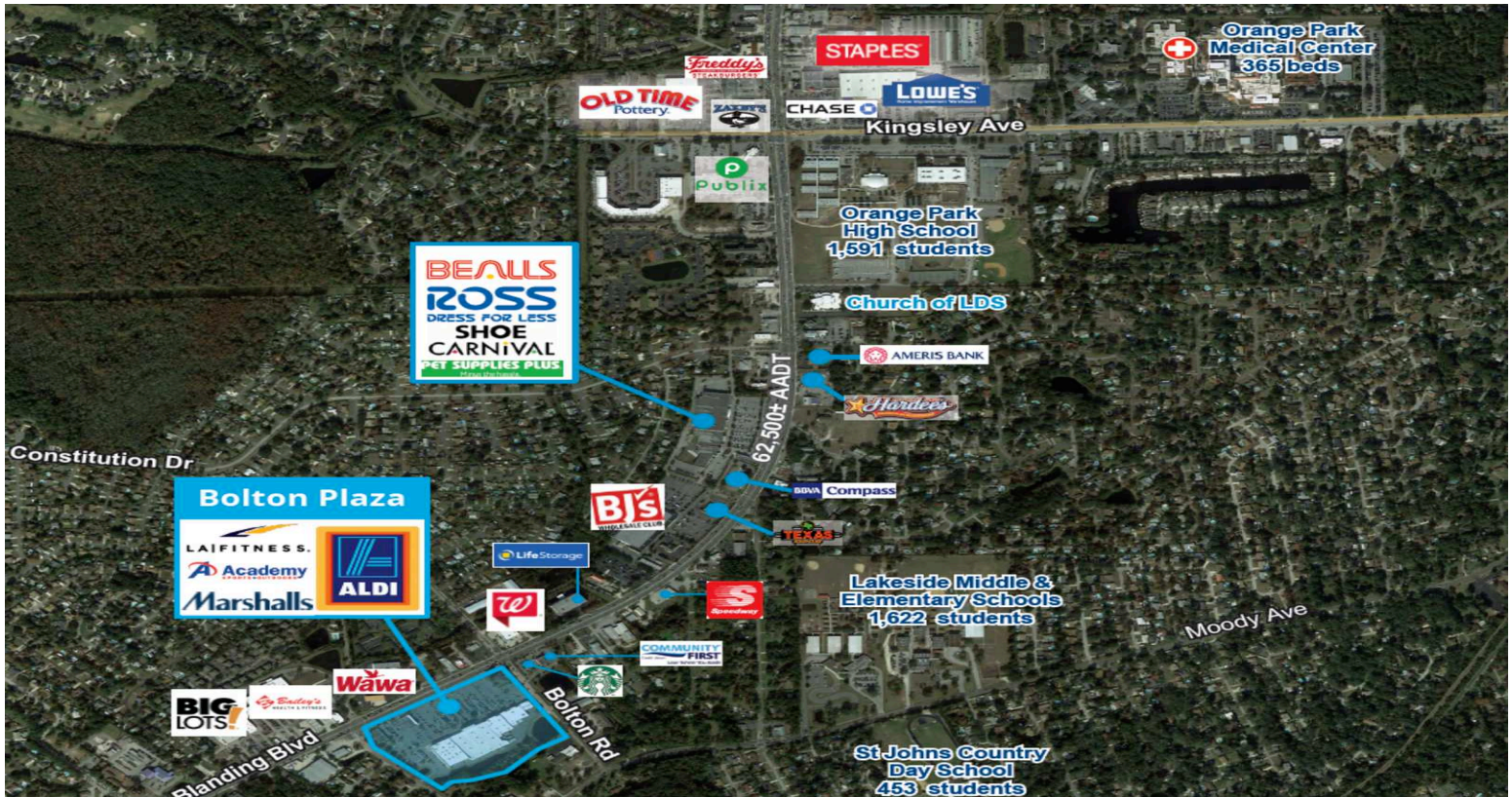


Bolton Plaza

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 | 8,501 | 48,544 | 142,877 |
| Households | 3,226 | 18,228 | 52,815 |
| Average Household Income (\$) | 96,543 | 116,929 | 110,592 |
| Median Household Income (\$) | 86,461 | 90,721 | 88,697 |

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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 |