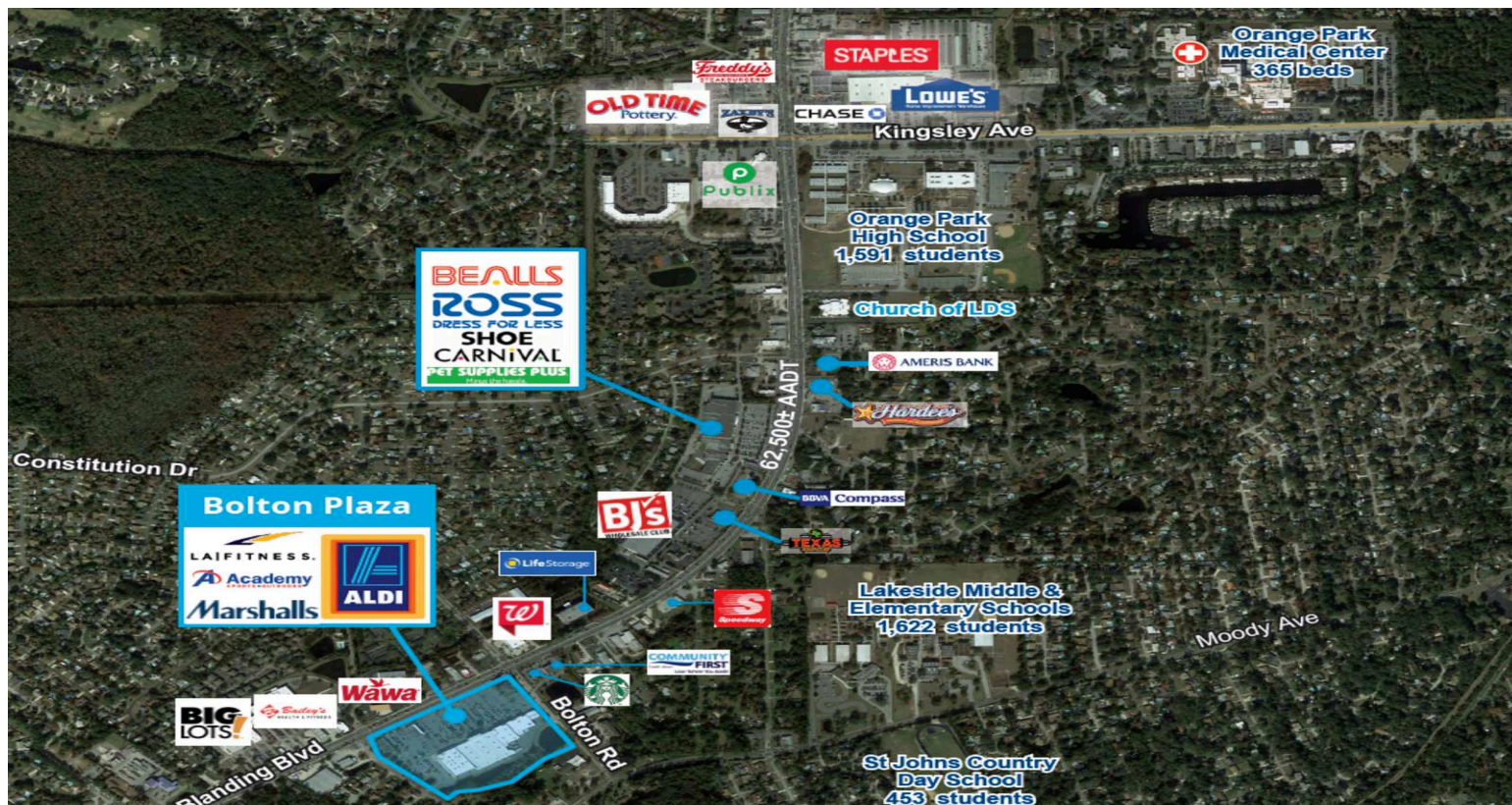


Bolton Plaza

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

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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, LA 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.

RETAILERS INCLUDE



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,235	56,832	135,385
Households	3,457	20,647	49,713
Average Household Income (\$)	98,950	92,498	90,875
Median Household Income (\$)	72,882	75,672	74,435

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ACH1	Academy Sports + Outdoors	76,195 SF	505	Sabor Mix	1,760 SF
ACH2	LA 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	Lease Pending	1,200 SF	518	AT&T	2,400 SF