

Sears Orange Park Mall



Investment Highlights

- **PRIME LOCATION WITH UNRIVALED VISIBILITY** - The subject Property is positioned in front of two primary access points on Blanding Boulevard (83,500 AADT) to Orange Park Mall, the largest mall ($\pm 960,000$ SF) west of the St. Johns River in the Jacksonville Area. The mall features tenants by the likes of Belk, Dillard's, Dick's Sporting Goods, JCPenney and Old Navy. The large 400-seat food court, multiple in-mall restaurants and state-of-the-art 24-screen AMC theatre contribute to Orange Park Mall remaining Clay County's one-stop family shopping, dining and entertainment destination.
- **REPOSITIONING OR REDEVELOPMENT POTENTIAL** - The entire property encompasses 18 acres, with the existing department store measuring $\pm 189,800$ SF spanned over two floors and a separate two-story Auto Center that measures $\pm 33,500$ SF. The Property has the strong frontage and strategic positioning in Orange Park Mall to be re-purposed by a new retail user of any kind or redeveloped.
- **STRONG MARKET FUNDAMENTALS** - Orange Park Mall sits on the edge of the Orange Park/Clay County and Riverside submarkets in the greater Jacksonville market. With easy access to Interstate 295, the Orange Park Mall serves a trade area population of $\pm 454,000$. Within a 5-mile radius of the Property, the current retail vacancy rate is estimated at 3.8% out of the 11 million square feet of existing and under construction properties. Orange Park Mall is also the only regional mall within the same 5-miles radius, and is currently boasting 100% occupancy inside its walls.

For more information, please contact:

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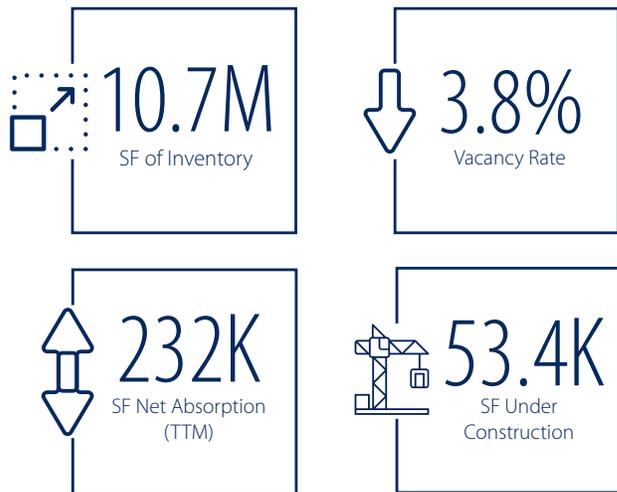
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Retail Market Facts



Property Stats

Address	1910 Wells Road Orange Park, FL 32073
Parcel ID	06-04-26-010672-003-00
Submarkets	Orange Park/ Clay County & Riverside
Building Area	Box - ±189,800 SF Auto - ±33,500 SF
Lot Size	18.0 AC 784,081 SF
Year Built	1975
Zoning CG	BSC, Shopping Center District
Floors	Box - Two (2) Floors Auto - Two (2) Floors
Number of Floors	Two (2)
Building Height	38.2 Feet
Total Parking Spaces	1,052 spaces (including 24 handicap spaces)
REA Expiration	9/25/2025

