

ORANGE PARK PLAZA

A TRANSFORMCO PROPERTIES REDEVELOPMENT PROJECT



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PROJECT OVERVIEW

- SITS IN THE HEART OF ORANGE PARK, ONE OF THE MOST ESTABLISHED RETAIL TRADE AREAS IN THE JACKSONVILLE MSA
- POSITIONED AT THE HIGHLY TRAFFICKED BLANDING BLVD + WELLS RD CORRIDOR JUST SOUTH OF THE 295 BELTWAY
- EXISTING BOX WILL BE RECONFIGURED FOR A RETAIL ANCHOR + JUNIOR ANCHOR LINE UP
- OUTPARCEL PADS WITH FLEXIBLE CONFIGURATIONS ARE AVAILABLE ALONG BLANDING BOULEVARD
- 2024 DELIVERY PLANNED



POPULATION

143K

(in 5 mile radius)



AVERAGE HOUSEHOLD INCOME

\$78K

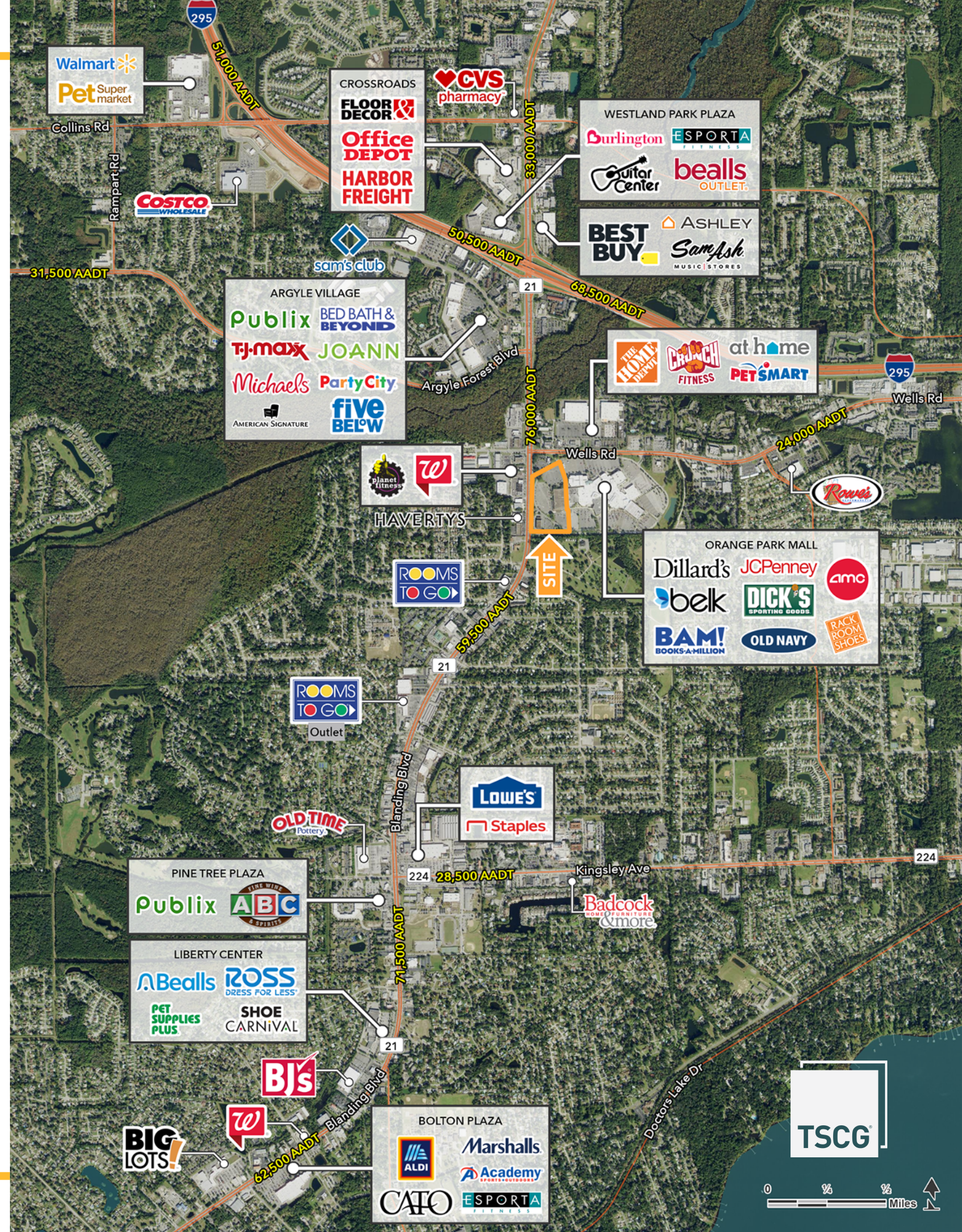
(in 5 mile radius)



DAYTIME POPULATION

129K

(in 5 mile radius)



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INTERSECTION OVERVIEW

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CONCEPTUAL SITE PLAN

DEMOGRAPHIC COMPARISON

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2021
POPULATION

ORANGE PARK (5 MILES)	ORANGE PARK GPS TRADE AREA	JACKSONVILLE MSA
143,030	865,068	1,613,250



2021
AVERAGE HOUSEHOLD INCOME

\$77,878	\$73,087	\$85,648
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2021
POP AGE 25+: BACHELOR'S DEGREE+
POP AGE 25+: BACHELOR'S DEGREE+ (%)

24,785	152,287	371,135
25.29%	26%	32.92%



2021
AVERAGE HH INCOME: \$75,000 +
AVERAGE HH INCOME: \$75,000 + (%)

1,574	115,645	273,827
31.9%	35.13%	43.7%



2021
DAYTIME POPULATION

129,446	828,403	1,608,967
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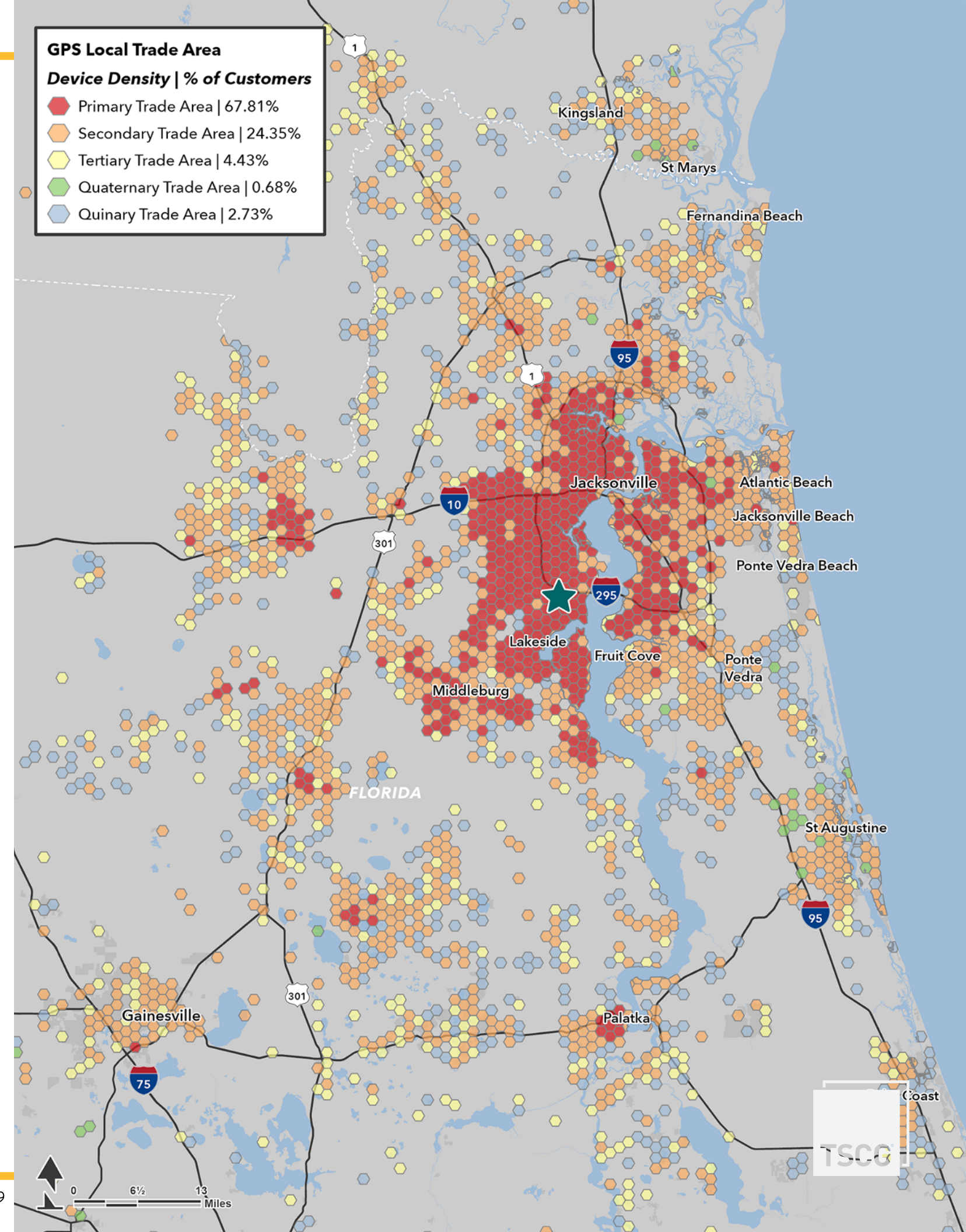
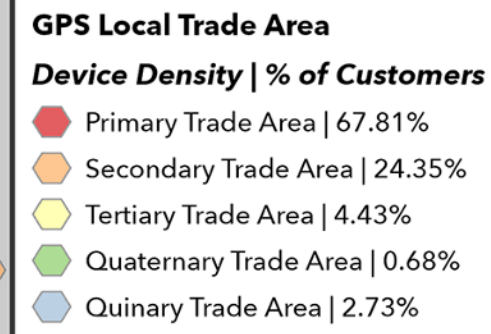
Orange Park is located in the northeast corner of Clay County on the western bank of the St. Johns River



Top employers include: HCA Florida, Niagara, Clay Electric Cooperative and AT&T

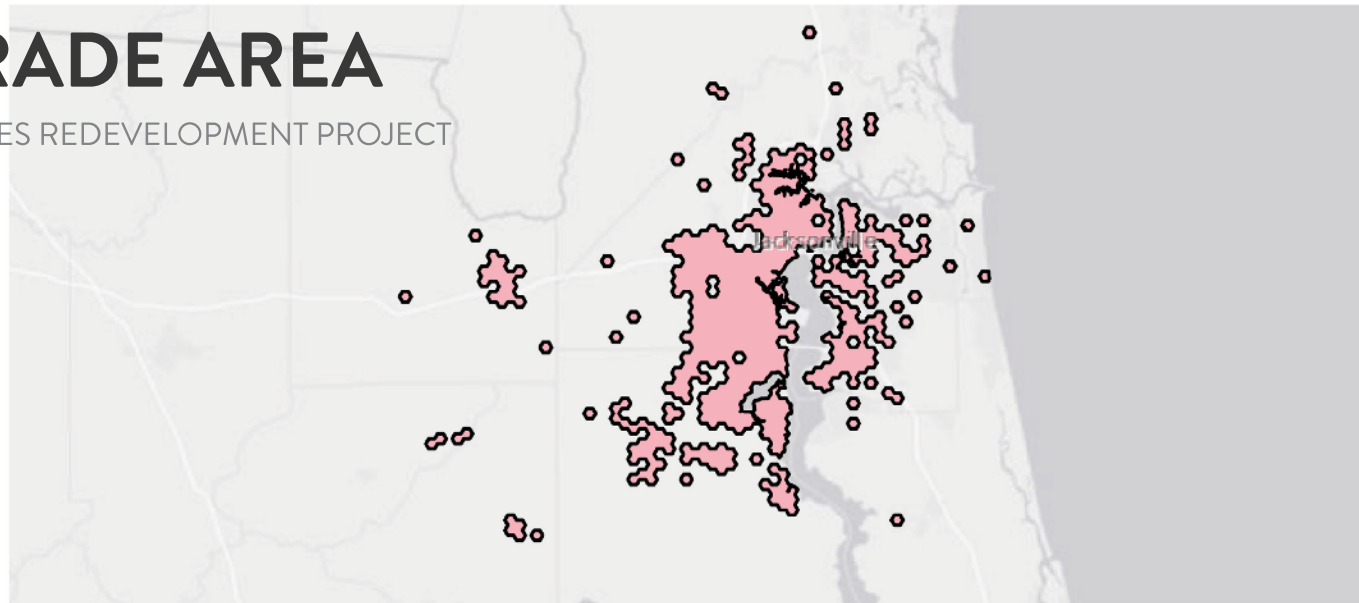


Within 3 miles of NAS JAX, the largest Navy Base in the southeast



PRIMARY TRADE AREA

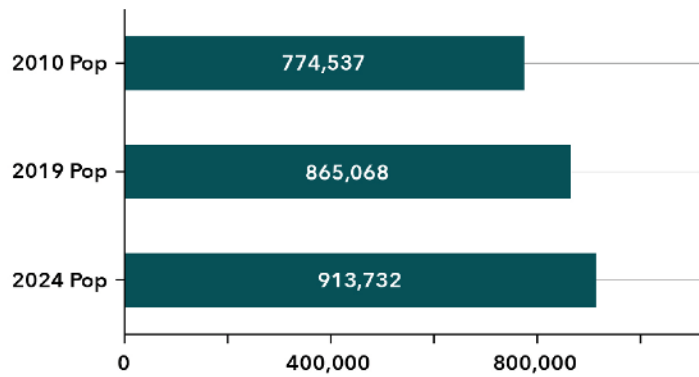
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Tapestry Segments

	Bright Young Professionals 22,741 households	6.9% of Households	▼
	Middleburg 21,589 households	6.6% of Households	▼
	Modest Income Homes 20,028 households	6.1% of Households	▼

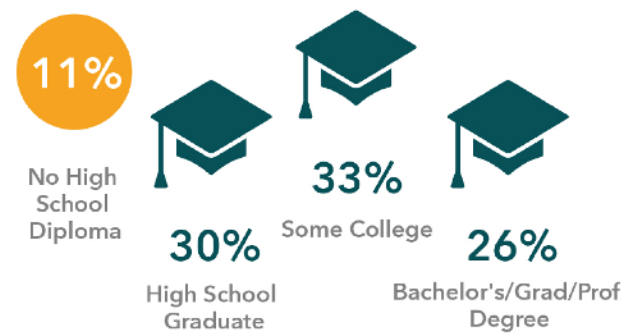
POPULATION TOTALS



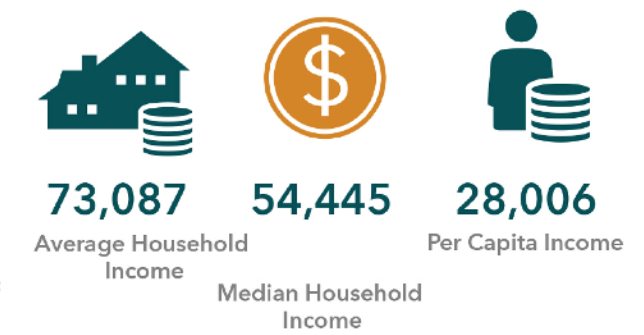
POPULATION BY SEX



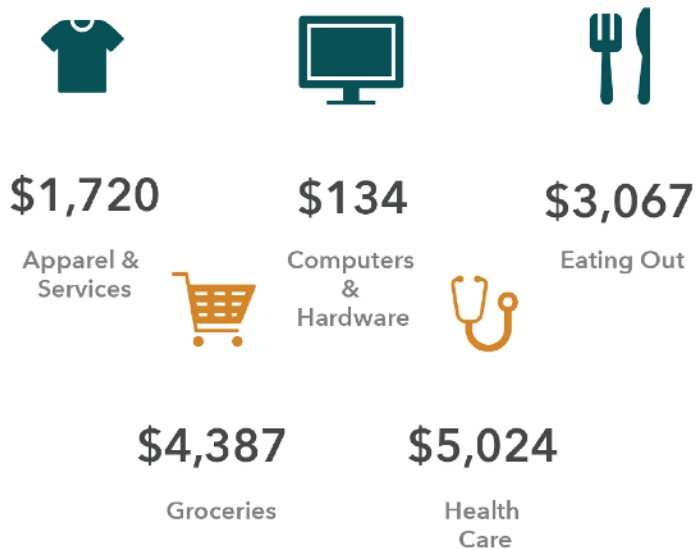
EDUCATION



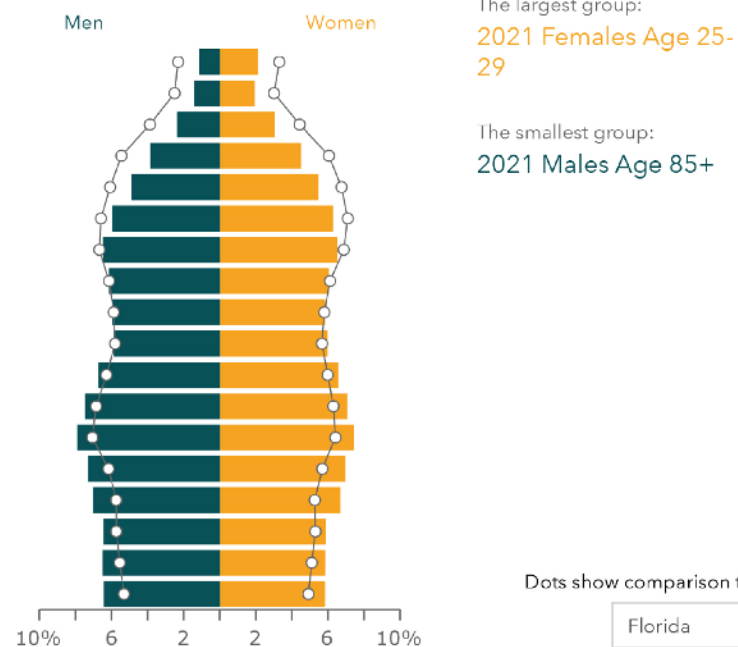
INCOME



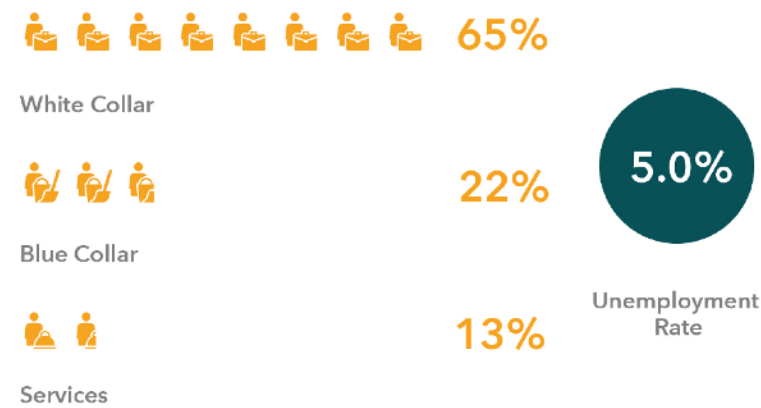
ANNUAL HOUSEHOLD SPENDING



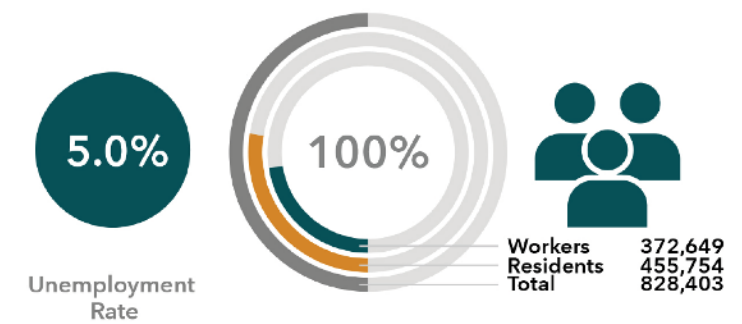
Age Pyramid



EMPLOYMENT



DAYTIME POPULATION



DEMOGRAPHICS

JACKSONVILLE MSA

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Jacksonville is located in Northeast Florida about 25 miles south of the Florida/Georgia border. Situated at the intersection of two of the largest interstates in the US, I-10 and I-95, Jacksonville serves as the gateway to Florida.

The Jacksonville region is made up of Duval, Baker, Clay, Nassau, Putnam, and St. John's counties, and spans over 875 square miles, making Jacksonville the largest city by land area in the contiguous United States.

42%

Population Growth
Since 2000



Most Populous City
in Florida

1.8+M

Residents
in the Region



Three Fortune 500 companies
headquartered in Jacksonville:
CSX, FIS, FNF



JAX Jacksonville International
Airport - fastest growing airport in
the country



JaxPort \$31 Billion economic
impact as Florida's largest
container port by volume



20+ Higher learning Colleges
+ Universities in the region



World class healthcare system
including Mayo Clinic and
MD Anderson Cancer Center



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