

Jeffrey's Car Wash

895 Blanding Blvd, Orange Park, FL 32065



±63,000 VPD | ±0.62 AC on Prime Northeast Florida Lot | Potential Redevelopment Opportunity

Retail Investment Opportunity
Offering Memorandum

MATTHEWS™

Exclusively Listed By



Colin McGourty
Associate
Direct (617) 762-0082
Mobile (617) 347-9355
colin.mcgourty@matthews.com
License No. 9588739 (MA)
License No. SL3634720 (FL)



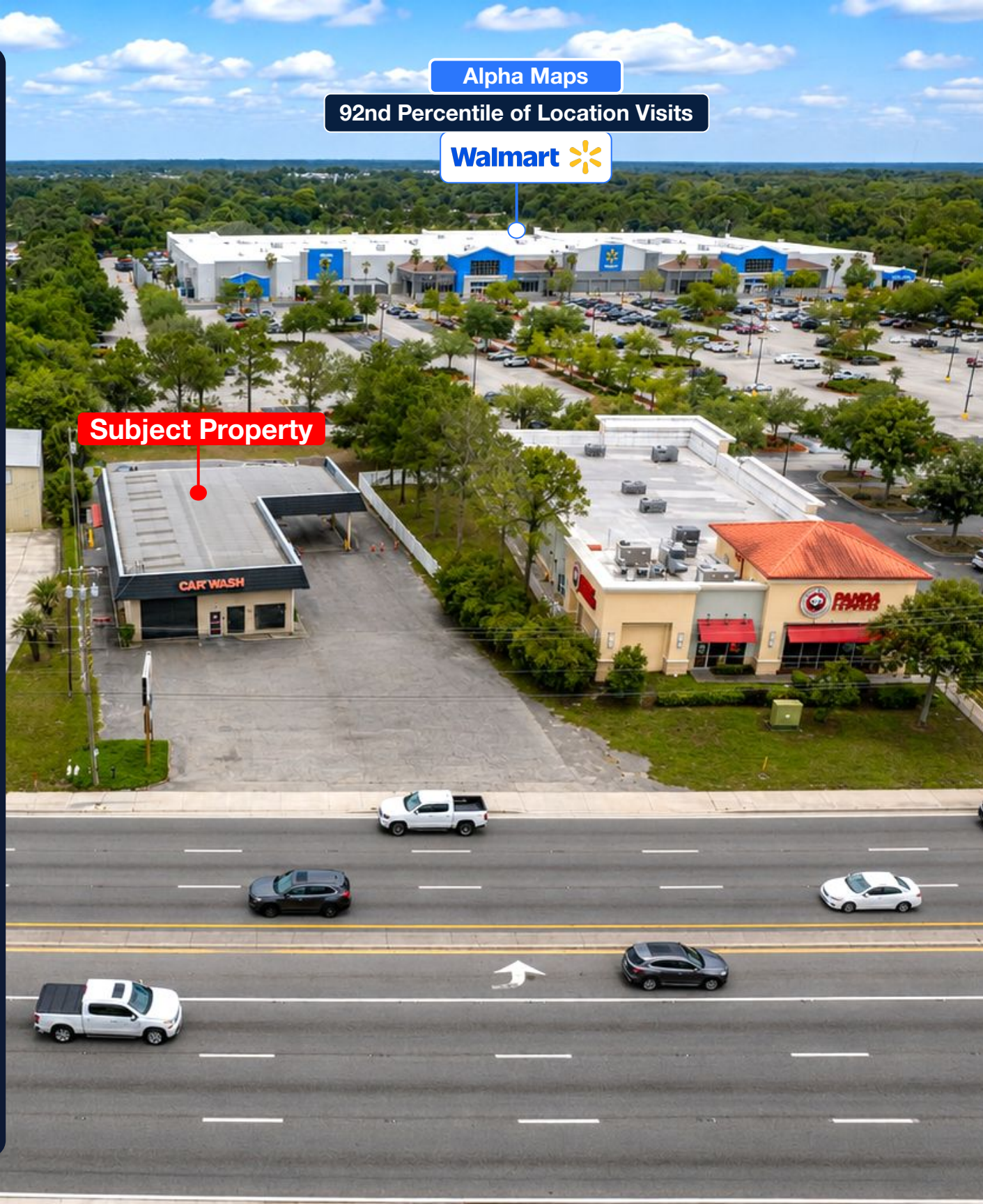
Andrew Doerr
Associate
Direct (813) 436-9209
Mobile (407) 435-2502
andrew.doerr@matthews.com
License No. SL3579687 (FL)



Jake Lurie
VP & Associate Director
Direct (813) 488-0853
Mobile (561) 512-1658
jake.lurie@matthews.com
License No. SL3510801 (FL)

Kyle Matthews
Broker of Record
Lic No. 3554632 (FL)
Firm Lic No. CQ1066435 (FL)

MATTHEWS™



Alpha Maps

92nd Percentile of Location Visits



Subject Property



Table of Contents					
04	Property Overview	09	Financial Overview	11	Market Overview

Property Overview

Jeffrey's Car Wash

895 Blanding Blvd Orange Park, FL 32065



Investment Highlights

\$1,200,000

List Price

±5,160 SF

GLA

Property & Business Highlights

- **Retail Redevelopment Opportunity:** Positioned on 0.62 acres of high-visibility retail real estate along one of Northeast Florida's most trafficked commercial corridors, this offering presents a compelling opportunity to acquire and reposition a well-located asset on Blanding Boulevard in Orange Park. The site is priced at \$1,200,000 and offers immediate value-add and redevelopment potential.
- **Walmart Outparcel – Institutional-Grade Retail Real Estate:** The property sits as an outparcel to a Walmart, one of the most sought-after retail positions in commercial real estate. Walmart-anchored corridors consistently drive sustained daily traffic, lending the subject site the demand generators and co-tenancy profile of institutional retail without the institutional price tag.
- **Qualifies for Bonus Depreciation:** Car wash assets qualify for bonus depreciation, allowing an investor to write off the entire cost of the purchase in year one, significantly enhancing after-tax returns.



Investment Highlights



Location & Demographic Highlights

- **Exceptional Traffic and Visibility on Blanding Boulevard:** The site fronts Blanding Boulevard (US-17), which carries approximately 63,000 vehicles per day — placing it among the highest-trafficked retail corridors in Clay County. The boulevard serves as the primary commercial spine connecting Orange Park to Jacksonville, functioning as a daily commuter and retail destination for the entire region.
- **Superior Access and Ingress/Egress:** The property benefits from excellent ingress and egress off Blanding Boulevard, with strong curb appeal and direct visibility to one of Florida's most active retail strips. Proximity to the Walmart anchor ensures consistent daily traffic flow to the site.
- **Dense, Nationally-Tenanted Retail Trade Area:** Blanding Boulevard is flanked by a deep concentration of national and regional retailers including Walmart, Home Depot, Lowe's, Target, Chick-fil-A, McDonald's, Starbucks, and Publix — creating a fully built-out retail ecosystem that drives repeat customer traffic throughout the day and week.
- **Strong and Growing Submarket:** Orange Park sits within Clay County, one of the fastest-growing counties in the Jacksonville MSA. The area benefits from a stable, high-income suburban residential base, strong school systems, and continued residential and commercial development pressure pushing south from Jacksonville — all of which support sustained long-term demand at this location.
- **Strategic Jacksonville MSA Location:** Orange Park is centrally positioned within the Jacksonville metropolitan area, offering easy access to NAS Jacksonville, the I-295 beltway, and major employment nodes throughout Duval and Clay counties. The market's population and household income profile reflects a dense, established suburban community with strong spending power.



±4.3 Miles Away

Orange Park Mall
 Dillard's JCPenney
 AMC beik DICK'S SPORTING GOODS
 ±40,000 Visitors Per Week

±4.4 Miles Away

THE HOME DEPOT Chick-fil&

±7.2 Miles Away

TARGET



±2.7 Miles Away

LOWE'S

the Y YWCA

±1.5 Miles Away

STARBUCKS

Walmart Supercenter
 Top 8% of National Locations
 Source: AlphaMap

OLIE'S OUTLET
 Bargain GOOD STUFF CHEAP
 Top 27% of National Locations
 Source: AlphaMap

CHIPOTLE

Pet Supermarket ITALIAN ICE

Arby's

CVS pharmacy
 Top 25% of National Locations
 Source: AlphaMap

Valvoline

Subject Property

SONIC

Blanding Blvd ± 65,000 VPD

±4.8 Miles Away

THE HOME DEPOT
 Top 3% of National Locations
 Source: AlphaMap

CALIBER

ExtraSpace Storage

±0.8 Miles Away

McDonald's

PANDA EXPRESS CHINESE KITCHEN

T

Publix
 Top 14% of National Locations
 Source: AlphaMap



Blanding Blvd ± 63,000 VPD

Financial Overview

Jeffrey's Car Wash

895 Blanding Blvd Orange Park, FL 32065



Financial Summary

\$1,200,000

List Price

±5,160 SF

GLA

\$232.55 SF

Price/SF

1986

Year Built

Property Details

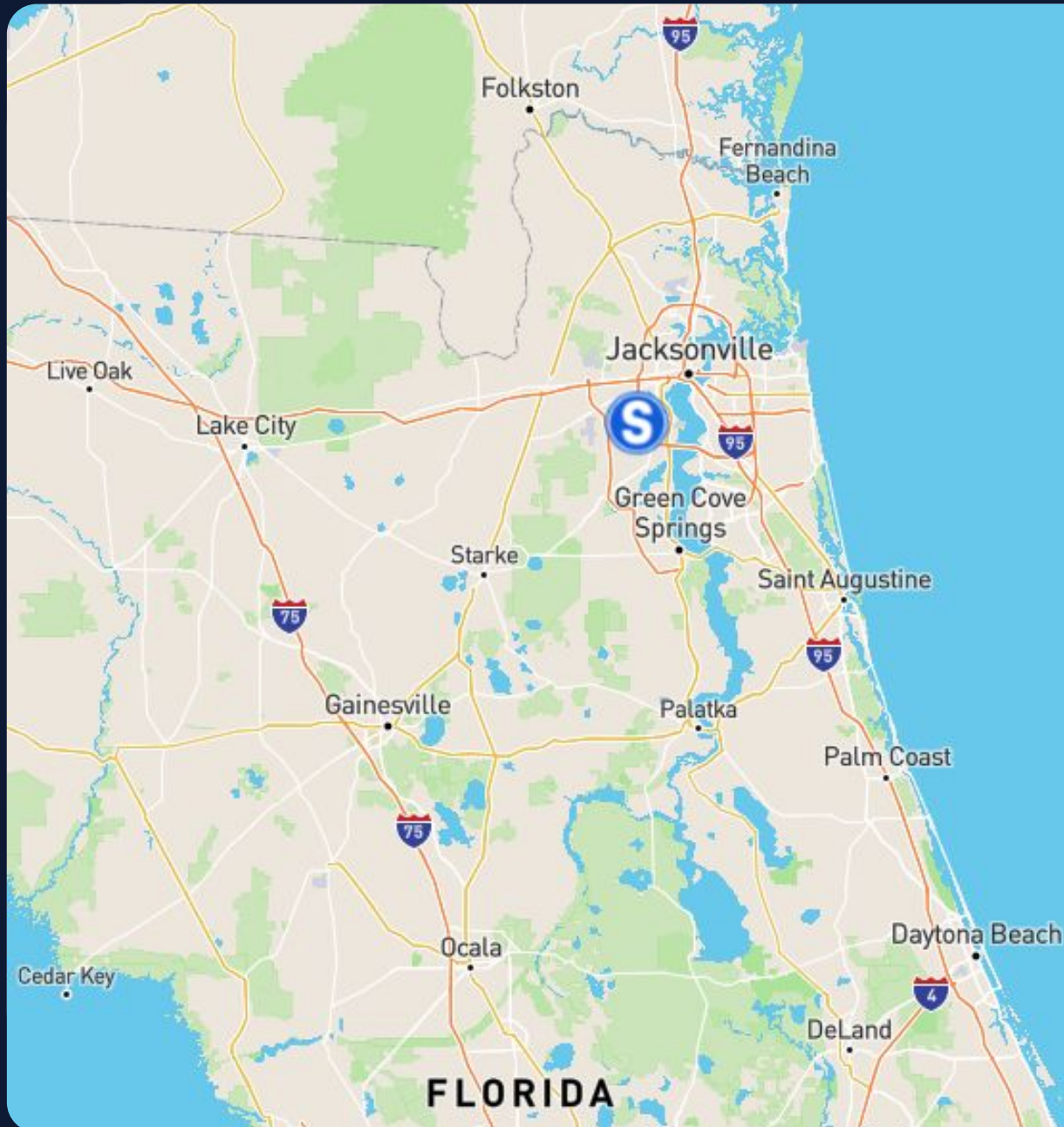
Trade Name	Jeffery's Car Wash
Built	1986
GLA	±5,160 SF
Lot Size	±0.62 AC
Type of Ownership	Fee Simple
VPD	±63,000
Zoning	BB
Setbacks	25ft
Built	1986



Market Overview

Jeffrey's Car Wash

895 Blanding Blvd Orange Park, FL 32065



Drive Times

±21 Miles - Jacksonville

54 Miles - Folkston

±15 Miles - Green Cove Springs

±43 Miles - Saint Augustine

±68 Miles - Palm Coast

±92 Miles - Daytona Beach

±52 Miles - Gainesville

± 65 Miles - Lake City

Infrastructure & Development Initiatives

- Jacksonville International Airport modernization and expansion
- Regional roadway improvements along Blanding Boulevard and SR-23 First Coast Expressway
- Ongoing Clay County economic development and business recruitment initiatives
- Comprehensive Orange Park redevelopment and corridor enhancement programs

Orange Park, FL

Local Market Overview

Orange Park is a mature suburban community within the Jacksonville metropolitan area that benefits from strong population growth across Clay County, one of Northeast Florida’s fastest-growing residential counties. The area attracts households seeking high-quality schools, attainable housing, and convenient access to Jacksonville’s major employment centers. Retail demand is supported by a stable base of residents, military personnel associated with Naval Air Station Jacksonville, and a growing commuter population utilizing the regional transportation network. The surrounding trade area features a diverse mix of national retailers, healthcare providers, restaurants, and service-oriented businesses that generate consistent consumer traffic throughout the year.

Blanding Boulevard serves as one of the region’s primary commercial corridors, connecting Orange Park with rapidly expanding communities including Oakleaf Plantation, Middleburg, and Fleming Island. Continued residential development throughout western Clay County has strengthened consumer spending patterns and increased demand for neighborhood retail, quick-service restaurants, medical services, and experiential retail concepts.



Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,779	45,834	149,271
Current Year Estimate	7,867	45,281	144,621
2020 Census	7,768	44,871	141,099
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,091	17,624	56,904
Current Year Estimate	3,105	17,324	55,032
2020 Census	3,041	16,551	51,480
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$110,053	\$119,940	\$121,620

Jacksonville, FL MSA

The Jacksonville metropolitan area continues to exhibit robust and sustained population growth, reflecting its increasing economic vitality and regional appeal. From 2019 to 2024, Jacksonville's metro population grew by more than 8%, bolstered by strong domestic migration and favorable economic conditions. In the most recent annual period from 2023 to 2024, the region added approximately 45,000 new residents, elevating its total population to over 1.7 million.

This demographic expansion is largely driven by Jacksonville's combination of job availability, tax-friendly policies, and relatively low cost of living. The market's affordability, combined with its strategic location along the Atlantic coast and access to multiple transportation corridors, attracts a steady influx of young professionals and families. As new residents continue to form households and contribute to local economic activity, Jacksonville solidifies its position as a dynamic and upward-trending metropolitan hub.

Total Population

1.7 Million

Median HH Income

\$77,013

Annual Visitors

8.0 Million+

GDP

\$129.4 Billion



MATTHEWS™

Exclusively Listed By



Colin McGourty
Associate
Direct (617) 762-0082
Mobile (617) 347-9355
Colin.Mcgourty@Matthews.com
License No. 9588739 (MA)
License No. SL3634720 (FL)



Andrew Doerr
Associate
Direct (813) 436-9209
Mobile (407) 435-2502
andrew.doerr@matthews.com
License No. SL3579687 (FL)



Jake Lurie
VP & Associate Director
Direct (813) 488-0853
Mobile (561) 512-1658
jake.lurie@matthews.com
License No. SL3510801 (FL)

Kyle Matthews | Broker of Record | Lic No. 3554632(FL) | Firm Lic No. CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **895 Blanding Blvd, Orange Park, FL, 32065** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.