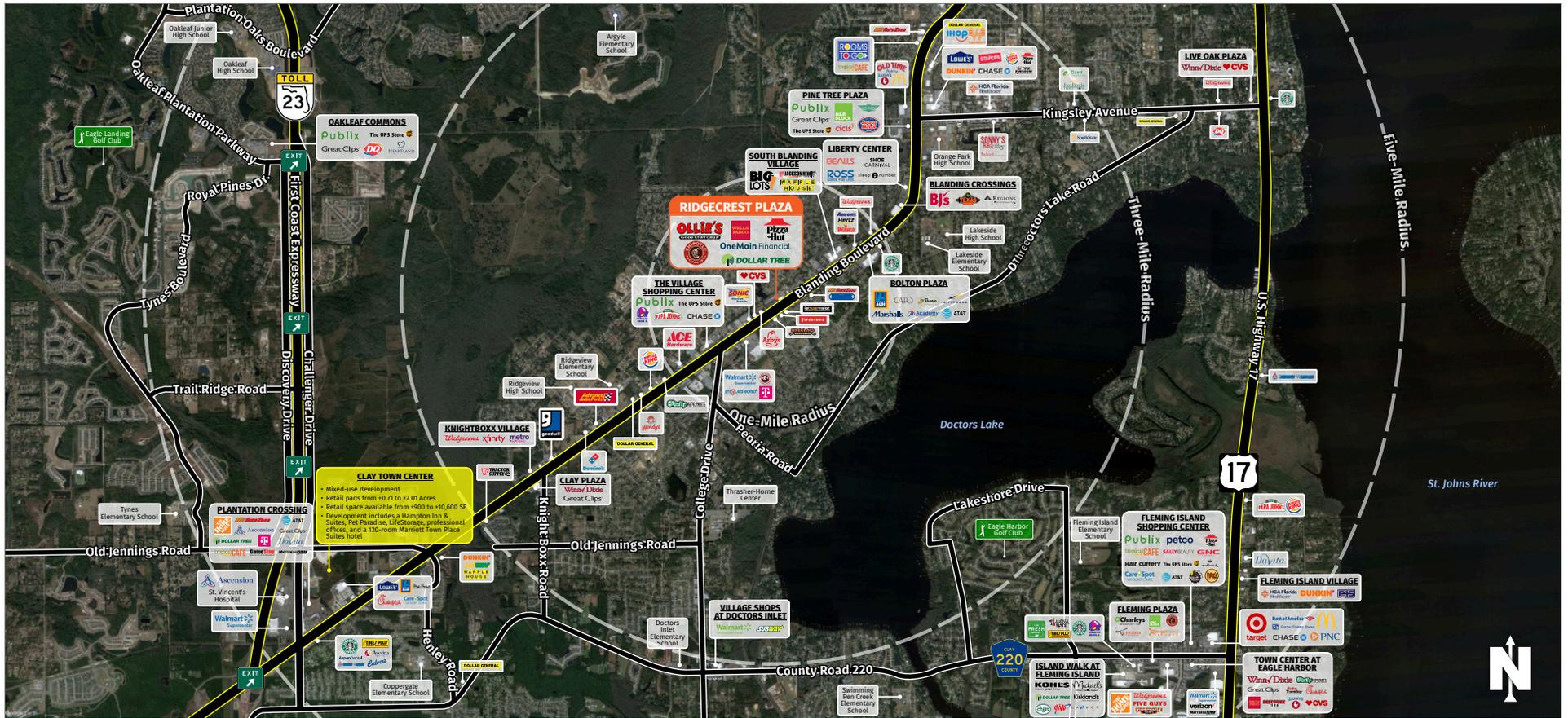




# RIDGECREST PLAZA

868 Blanding Boulevard, Orange Park, FL 32065

# ORANGE PARK, FL

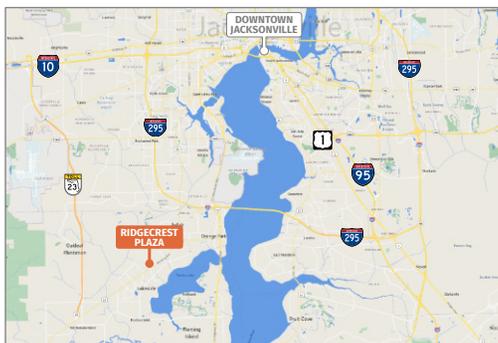


**MARKET:** Jacksonville MSA

**COUNTY:** Clay

**GLA:** ±100,895 SF

**TRAFFIC COUNT:** ±62,500



- Ridgecrest Plaza is a ±100,895-square-foot community shopping center located in Jacksonville's affluent and dense Jacksonville suburb of Orange Park.
- The center houses an ideal core of high-profile national anchors including Ollie's Bargain Outlet, Dollar Tree, and Buddy's Home Furniture. Other notable tenants include Pizza Hut, OneMain Financial, Allstate, and a Wells Fargo ATM.
- Ridgecrest Plaza is positioned along the Blanding Boulevard corridor and benefits from a dense, affluent residential base, a robust traffic count, and excellent visibility.

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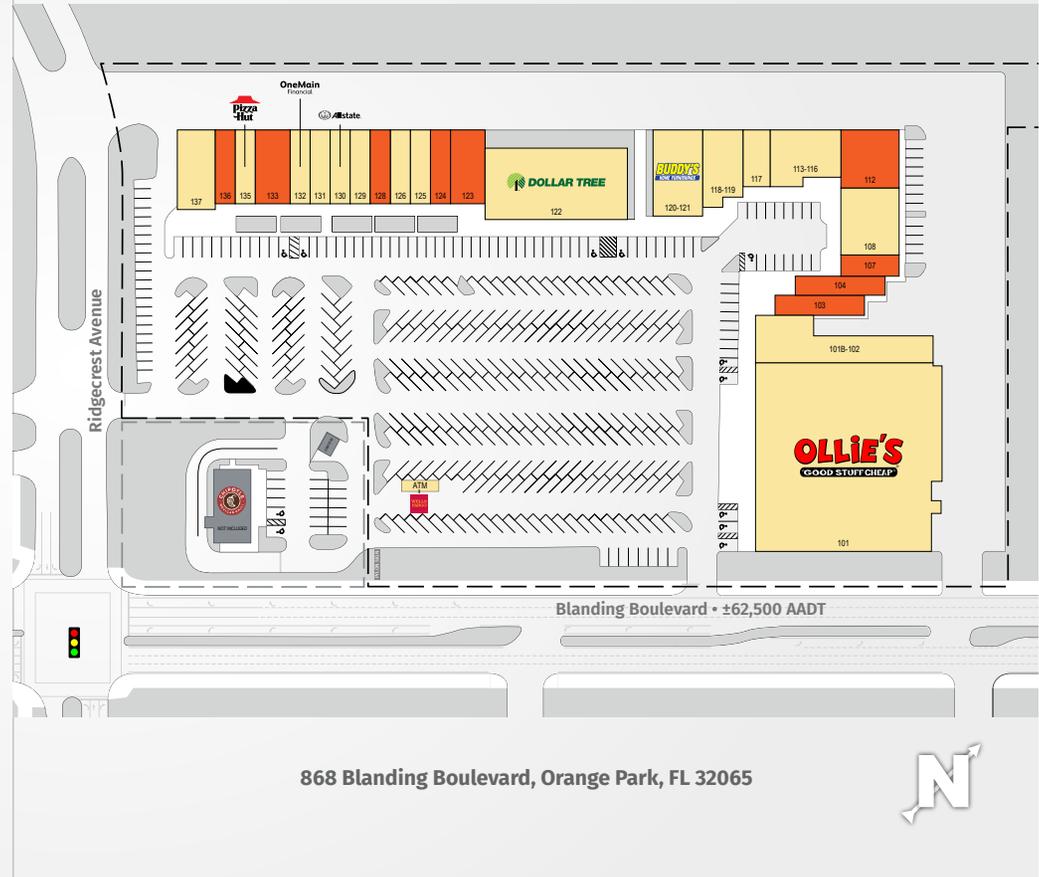
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TENANTS	UNIT	SIZE	TENANTS	UNIT	SIZE
Ollie's Bargain Outlet	101	30,000 SF	<b>Available</b>	<b>124</b>	<b>1,500 SF</b>
Teen Challenge of FL	101B-102	10,834 SF	Hunan Wok	125	1,500 SF
<b>Available</b>	<b>103</b>	<b>1,800 SF</b>	The Fade Haus Barbershop	126	1,500 SF
<b>Available</b>	<b>104</b>	<b>2,000 SF</b>	<b>Available</b>	<b>128</b>	<b>1,500 SF</b>
<b>Available</b>	<b>107</b>	<b>1,200 SF</b>	Farlus Clothing	129	1,500 SF
Affordable Framing	108	3,600 SF	Allstate Insurance	130	1,500 SF
<b>Available</b>	<b>112</b>	<b>3,360 SF</b>	Top 10 Nails	131	1,500 SF
Anemoia & Co.	113-116	4,400 SF	OneMain Financial	132	1,500 SF
House of Millie DeFleur	117	1,200 SF	<b>Available</b>	<b>133</b>	<b>3,000 SF</b>
Mackey's Munchies	118-119	3,000 SF	Pizza Hut	135	1,500 SF
Buddy's Home Furniture	120-121	4,500 SF	<b>Available</b>	<b>136</b>	<b>1,500 SF</b>
Dollar Tree	122	10,591 SF	Discount Liquor	137	3,200 SF
<b>Available</b>	<b>123</b>	<b>2,250 SF</b>	Wells Fargo	ATM	N/A



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DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
<b>1 MILE</b>	8,273	44.2	\$86,993
<b>3 MILES</b>	48,952	41.2	\$89,392
<b>5 MILES</b>	148,413	38.0	\$86,141

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.