



Office Building **For Lease**

ORANGE PARK, FL 32073

**2864 MOODY AVENUE**

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ORANGE PARK, FL 32073



PROPERTY DESCRIPTION

Introducing a premier commercial property for lease at 2864 Moody Avenue, Orange Park, FL. Boasting a dynamic layout, this space includes 4 private offices, a spacious bull pen, a welcoming reception area, and a well-appointed conference room. Complete with 2 restrooms, a stylish lobby/waiting area, a kitchen, and ample storage, this property offers versatility and functionality. Featuring hardwood floors, a charming fireplace, and decorative finishes, it exudes a professional yet inviting ambiance. With parking for approximately 9 vehicles and overflow options, this property is primed to support your business's needs. An exceptional opportunity for your next venture.

PROPERTY HIGHLIGHTS

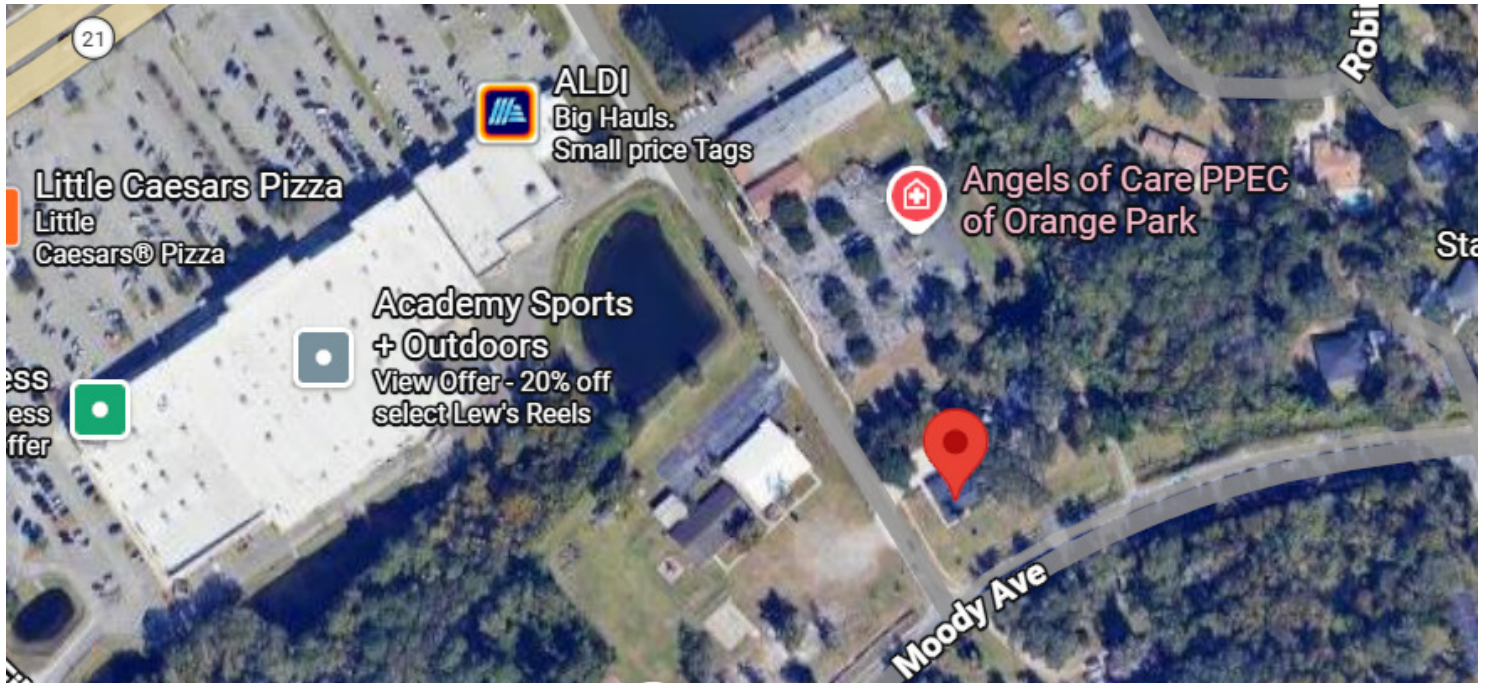
- 4 Private Offices + Bull Pen + Reception + Conference Room
- 2 Restrooms
- Lobby/Waiting Area
- Kitchen & Storage

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	2,192 SF
Building Size:	2,192 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	721	3,407
Total Population	279	1,912	8,877
Average HH Income	\$100,680	\$103,985	\$99,497

## ORANGE PARK, FL 32073



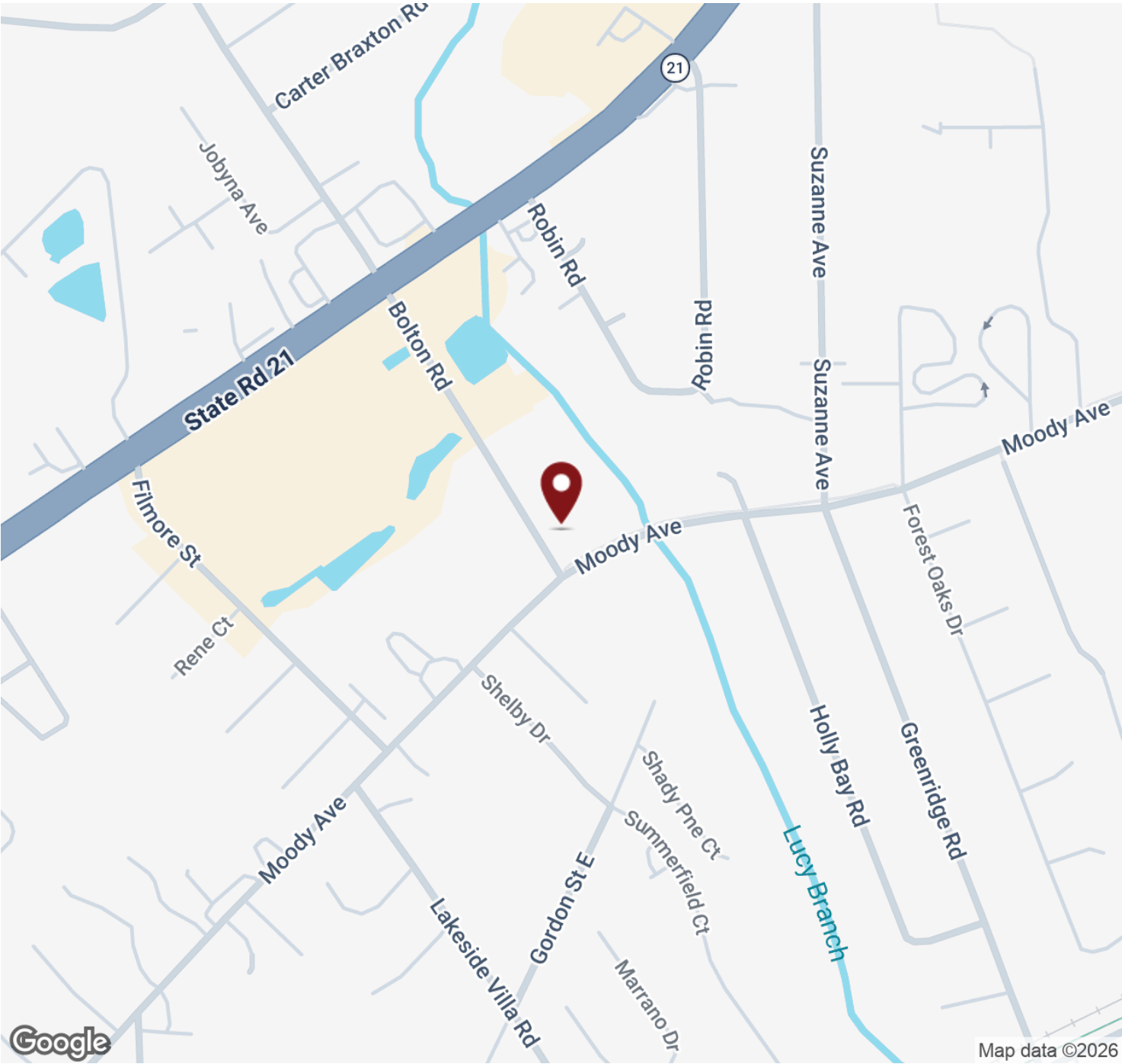
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### LOCATION DESCRIPTION

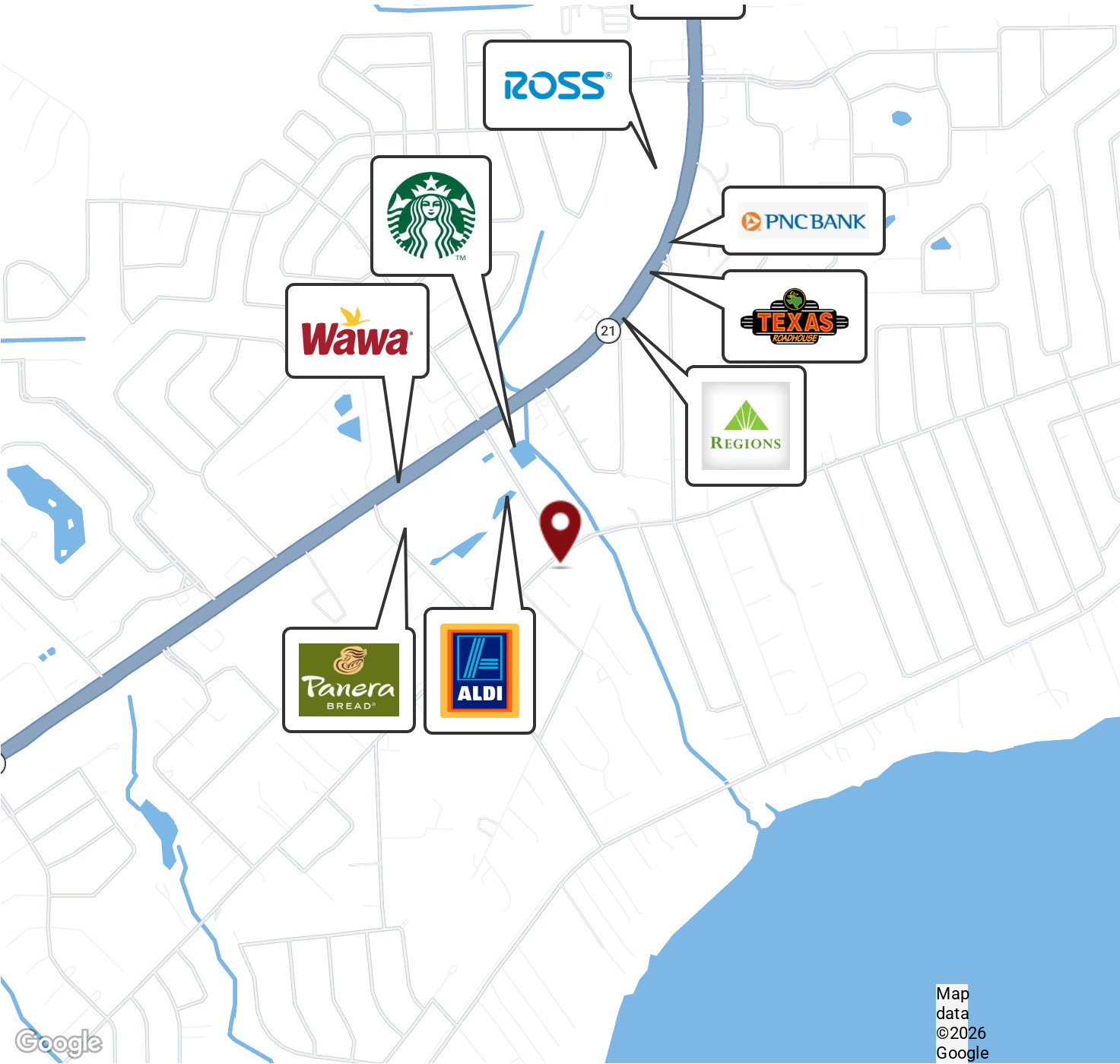
Commercial space positioned along Moody Avenue in Orange Park's business corridor, providing convenient access to local amenities and transportation routes.

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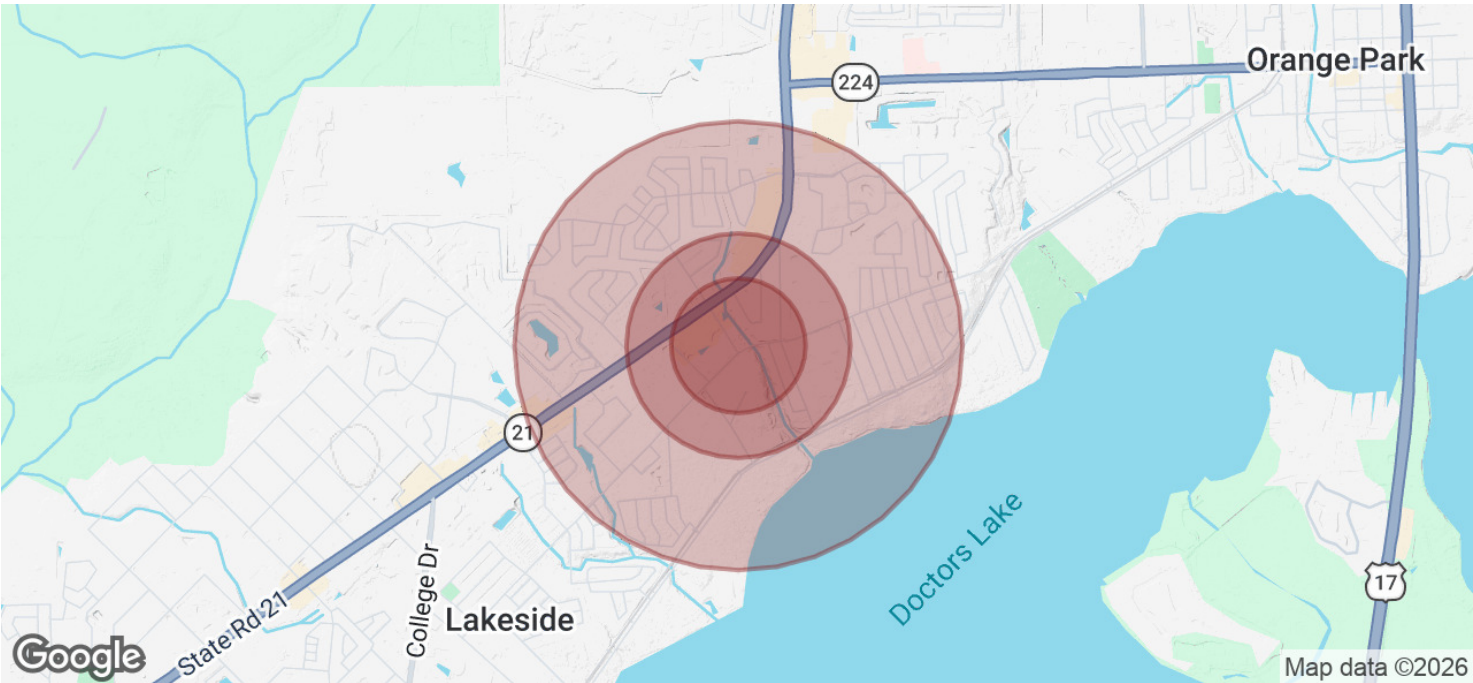




## SECTION 1

# DEMOGRAPHICS

ORANGE PARK, FL 32073



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	279	1,912	8,877
Average Age	45	44	44
Average Age (Male)	43	43	42
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	721	3,407
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$100,680	\$103,985	\$99,497
Average House Value	\$322,889	\$321,557	\$305,775

Demographics data derived from AlphaMap



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