



# WELLS LAKE COMMERCE CENTER

320, 330, 340, & 350 CORPORATE WAY

**6,815 SF AVAILABLE**

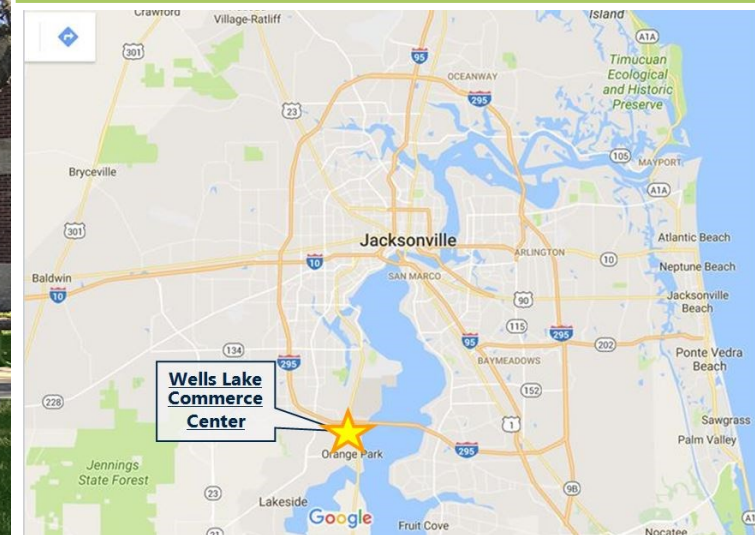
- ◆ ±52,620 SF BUSINESS PARK
- ◆ QUICK ACCESS TO I-295, BLANDING BLVD AND THE ORANGE PARK RETAIL CORRIDOR, NAVAL AIR STATION JACKSONVILLE, AMONG OTHERS
- ◆ LAKE FRONT WITH BEAUTIFUL LANDSCAPING

## DEMOGRAPHICS

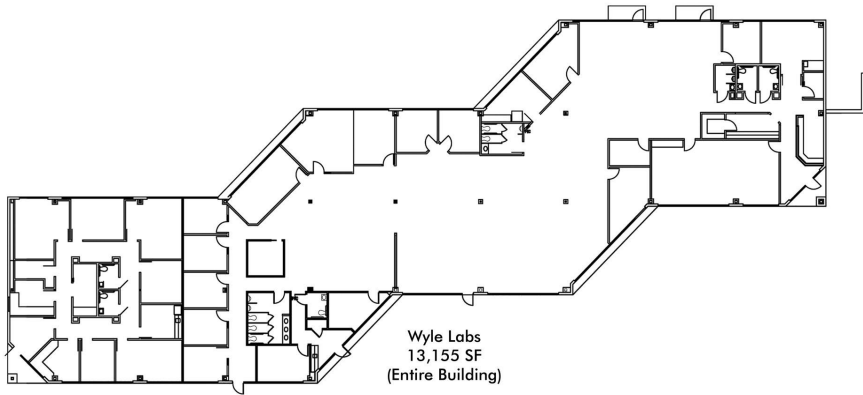
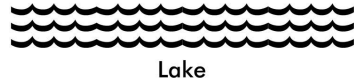
	ONE MILE	THREE MILES	FIVE MILES
POPULATION	10,136	51,506	118,076
DAYTIME POP.	4,931	27,381	40,849
AVG. HH INCOME	\$70,773	\$72,808	\$84,343

## TRAFFIC COUNTS

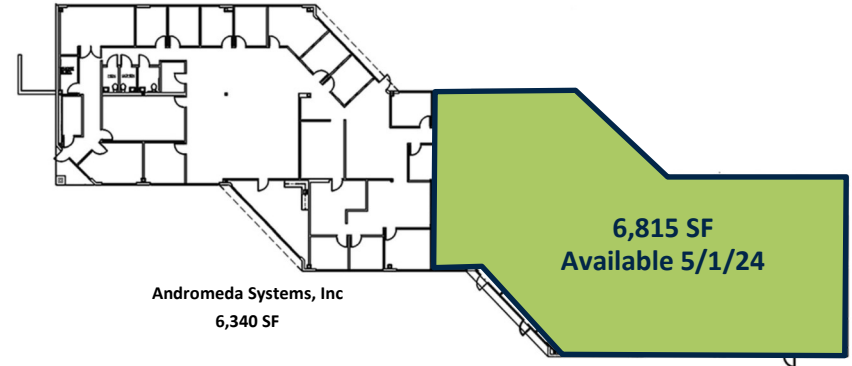
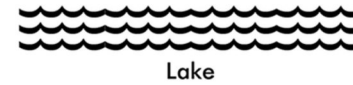
I-295 **24,679 VPD**      PARK AVE **72,922 VPD**



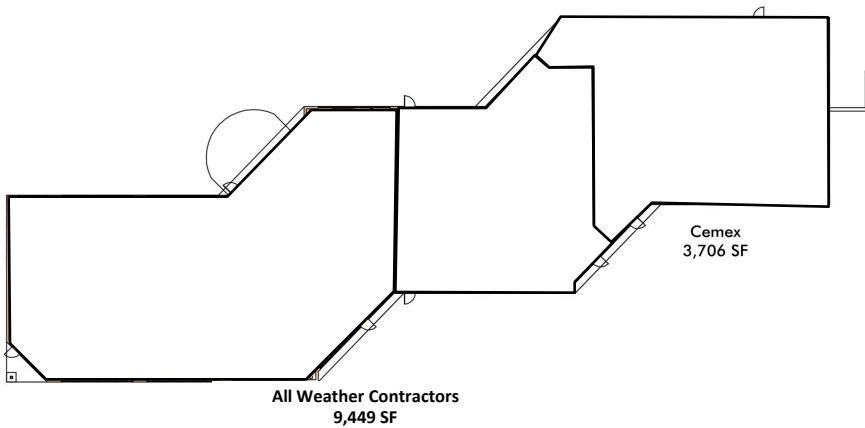
WELLS LAKE COMMERCE CENTER  
BUILDING I  
320 Corporate Way



WELLS LAKE COMMERCE CENTER  
BUILDING II  
330 Corporate Way



WELLS LAKE COMMERCE CENTER  
BUILDING III  
340 Corporate Way



OFFICES AT CORPORATE WAY  
BUILDING IV  
350 Corporate Way

