

FOR LEASE

1177 PARK AVE

ORANGE PARK, FL 32073

HAIR / NAIL SALON SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- 1,000 sf available on the end cap fully built out for a hair / nail salon
- Park Ave traffic counts:
over 66,000 cars per day
- Located one mile from the I-295 exit
- Direct frontage on Park Ave allowing excellent visibility to traffic

DEMOGRAPHICS

	3 Miles	5 Miles
Population	38,431	114,820
Average HH Income	\$81,081	\$91,880
Daytime Population	55,770	125,198
Park Ave Traffic Counts	±66,000 cars per day	

FOR ADDITIONAL INFORMATION PLEASE CONTACT

Jessica Malcolmson
JMCommercialCorp@gmail.com

954.559-1154

1000 LINCOLN ROAD, SUITE 240 | MIAMI BEACH | FL 33139

J. MALCOLMSON
COMMERCIAL
INVEST / LEASE / MANAGE

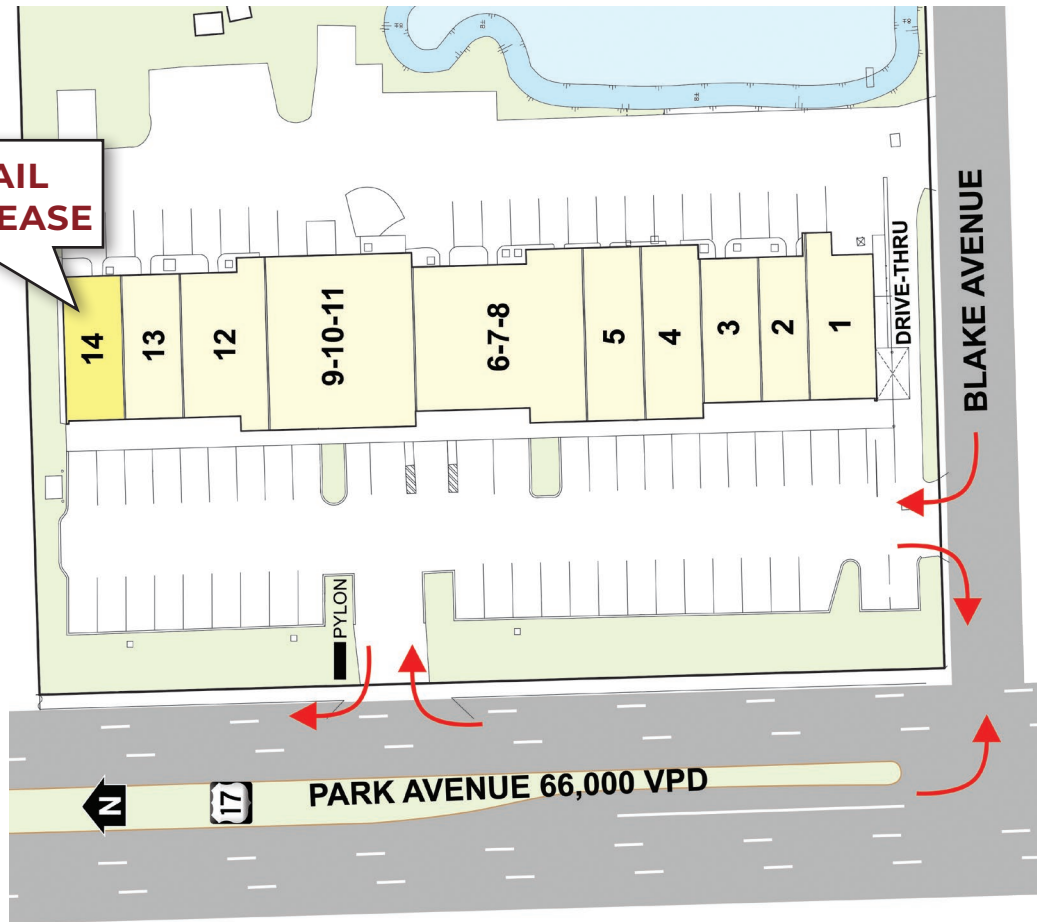


NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

1177 PARK AVE

ORANGE PARK, FL 32073

**SALON / NAIL
SPACE FOR LEASE**



STE	TENANTS	SF
1	Dreamette Ice Cream	1,200
2	Park Ave Tailor	800
3	Casual Cut Barber	1,000
4	Thai Café	1,000
5	Mail Center	1,000
6-7-8	Eury's Market	3,200
9-10-11	Irie Diner	3,000
12	Chen's Massage	1,800
13	Diamond Tattoo	1,200
14	Available Hair / Nail Salon	1,000

FOR ADDITIONAL INFORMATION PLEASE CONTACT

Jessica Malcolmson
JMCommercialCorp@gmail.com

954.559-1154

J. MALCOLMSON
COMMERCIAL
INVEST / LEASE / MANAGE

1000 LINCOLN ROAD, SUITE 240 | MIAMI BEACH | FL 33139

NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

