



FOR LEASE

Orange Park Retail Space Available

1963-200 Park Avenue | Orange Park, FL



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1,600 SF

Available

Brokers

Stephanie McCullough

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ABOUT THE PROPERTY

- Join Starbucks Drive-thru at 1963 Park Avenue
- Located at the signalized intersection of Park Ave (US-17) and Kingsley Ave (SR-224), one of the highest-traffic corners in Orange Park with over 92,500 VPD
- Less than 3 miles from HCA Florida Orange Park Hospital (365 beds) and Orange Park High School (1,926 students).
- High average household income of over \$117,000 within a 1 mile radius
- Strong tenant synergy promotes crossover shopping to subject property

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,072	37,974	111,831
Daytime Population	5,295	49,203	122,112
Average Household Income	\$117,833	\$90,987	\$109,257
Total Households	1,610	15,554	44,264

Year: 2025 | Source: ESRI

TRAFFIC COUNTS

Park Ave / US 17	62,000 VPD
State Highway 224	30,500 VPD

Year: 2024 | Source: fDOT

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