

WELLS CROSSING RETAIL CENTER

1580 WELLS ROAD
ORANGE PARK, FL 32073

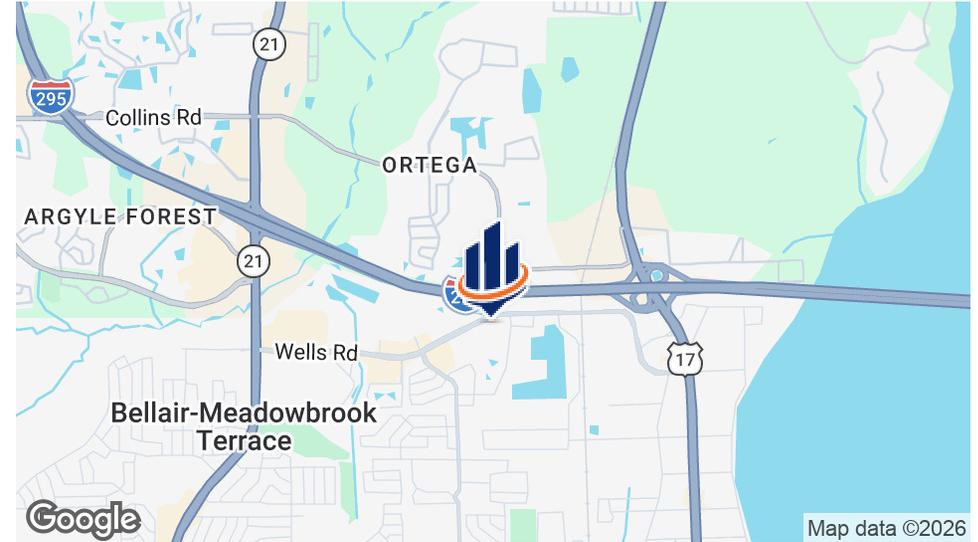
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Property Details



OFFERING SUMMARY

Lease Rate:	\$16.00 - 17.50 SF/yr (NNN)
Building Size:	39,690 SF
Available SF:	1,050 - 2,800 SF
Lot Size:	4.8 Acres
Year Built:	1986
Zoning:	Clay County BB
Market:	Jacksonville
Submarket:	Clay County/Orange Park
Traffic Counts	22,500 AADT

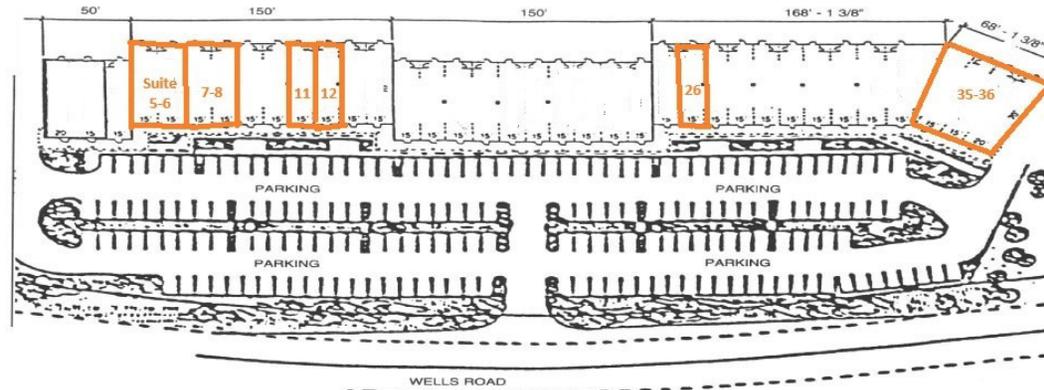
PROPERTY OVERVIEW

Wells Crossing is a 40,000 SF neighborhood center with seasoned management. Lease terms are 3-5 years on a NNN basis. The Center is meticulously maintained. Conveniently located to Orange Park single family, apartments, office, industrial parks and NAS JAX. Within a 5 mile radius 47,000+ roof tops with \$71,000+ Avg income.

PROPERTY HIGHLIGHTS

- Multiple size suites available
- Well maintained center
- Ample Parking
- Tenant mix is local businesses and VyStar ATM kiosk
- Signage on building and monument sign available
- Property Website: https://buildout.com/website/575845-lease?template_id=5&safari-private=false

Available Suites



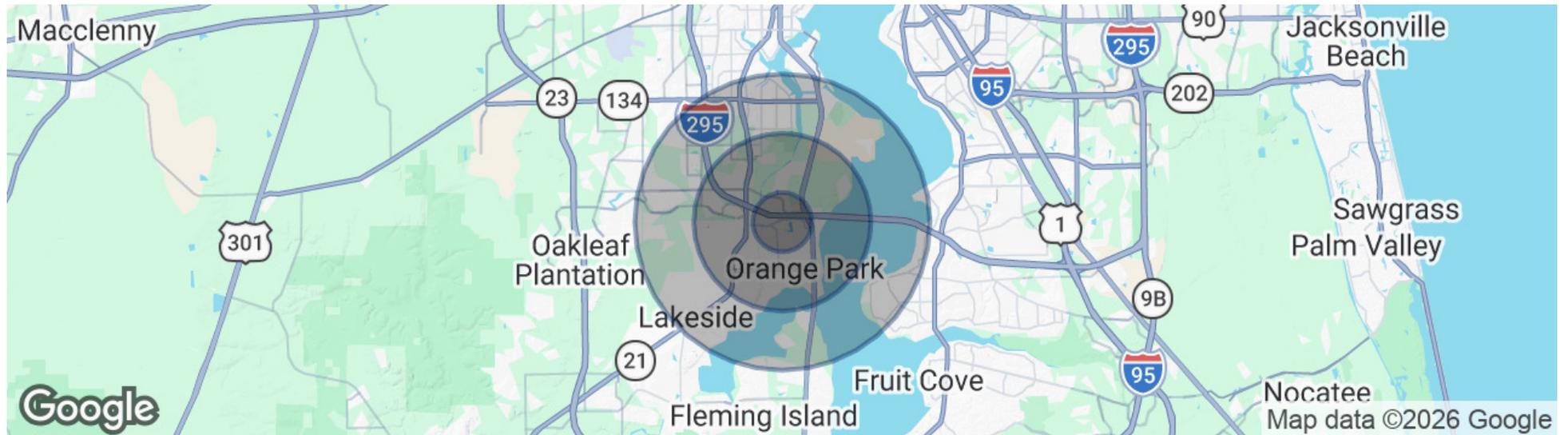
Updated 2-1-2026

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 5-6	Neighborhood Center	\$16.00 SF/yr	NNN	2,800 SF	Negotiable	Office buildout
Suite 7-8	Neighborhood Center	\$16.00 SF/yr	NNN	2,800 SF	Negotiable	Second Gen Restaurant Space
Suite 11	Neighborhood Center	\$16.00 SF/yr	NNN	1,050 SF	Negotiable	Salon buildout - Immediate Occupancy
Suite 12	Neighborhood Center	\$16.00 SF/yr	NNN	1,050 SF	Negotiable	Immediate Occupancy
Suite 26	Strip Center	\$16.00 SF/yr	NNN	1,050 SF	Negotiable	Immediate Occupancy
Suite 35-36	Neighborhood Center	\$17.50 SF/yr	NNN	2,450 SF	Negotiable	Unfinished shell with drive-thru window.

Exterior Photos



Demographics



POPULATION

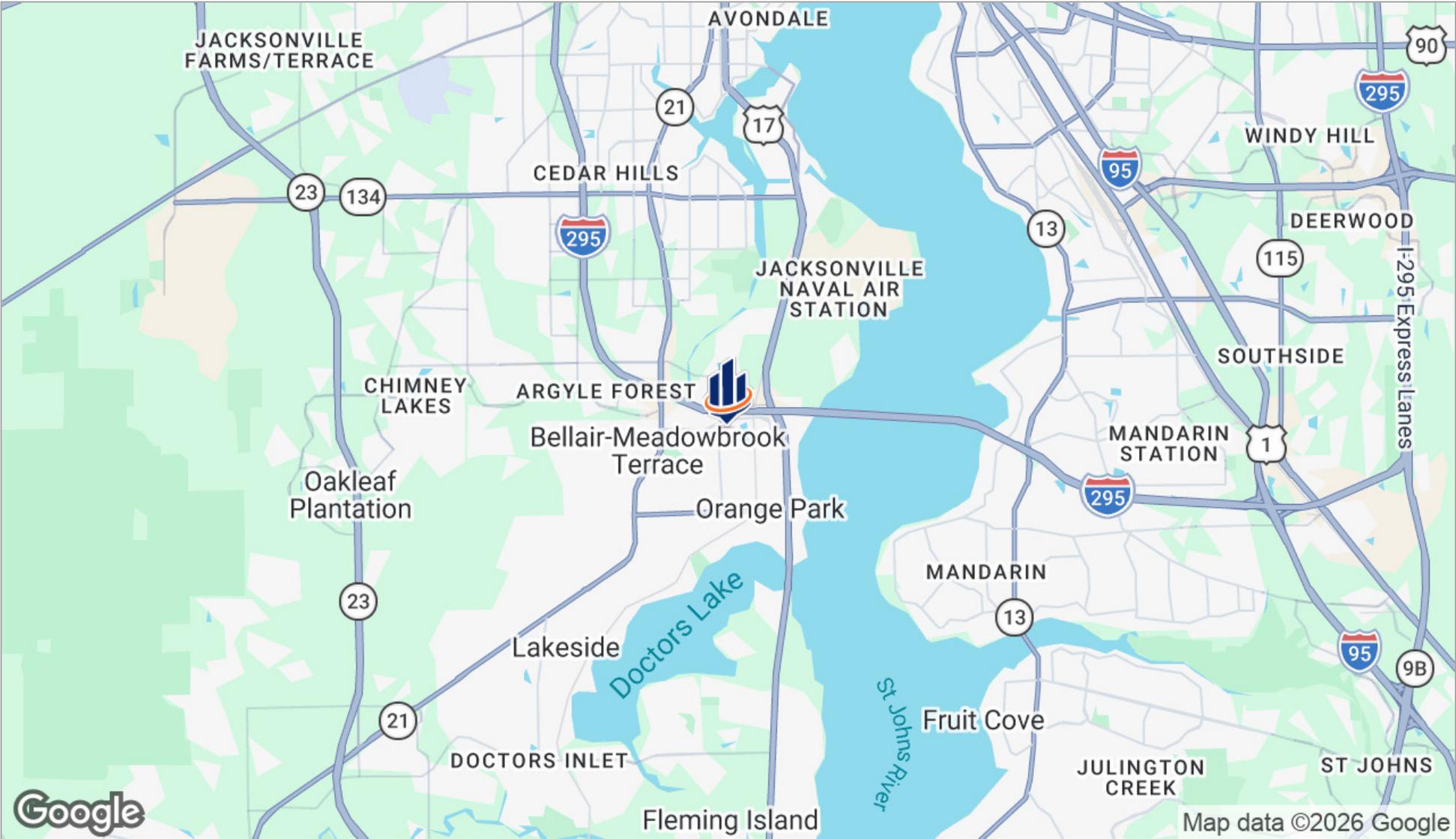
	1 MILE	3 MILES	5 MILES
Total Population	11,398	57,571	117,508
Average Age	39	40	41
Average Age (Male)	37	39	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,807	22,814	45,308
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$66,285	\$78,905	\$90,721
Average House Value	\$208,318	\$280,222	\$308,053

Demographics data derived from AlphaMap

Regional Map



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Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.