

SALE/LEASE

1555 KINGSLEY AVENUE

Orange Park, FL 32073



PROPERTY DESCRIPTION

Professional office condo located along Orange Park's established Kingsley Avenue corridor, near medical, retail, and service-based businesses. The property offers a functional layout suitable for professional, medical, administrative, or service office use, with convenient access to I-295, Blanding Boulevard, and surrounding residential neighborhoods.

PROPERTY HIGHLIGHTS

- Easy Access to I-295!
- Available for Occupancy on July 1st!

OFFERING SUMMARY

Sale Price:	\$450,000
Lease Rate:	\$19 SF/yr (NNN)
Available SF:	2,380 SF
Lot Size:	0.262 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	219	874	3,442
Total Population	628	2,449	9,332
Average HH Income	\$87,911	\$93,084	\$98,470

Eric Maimo
(904) 537-6443



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

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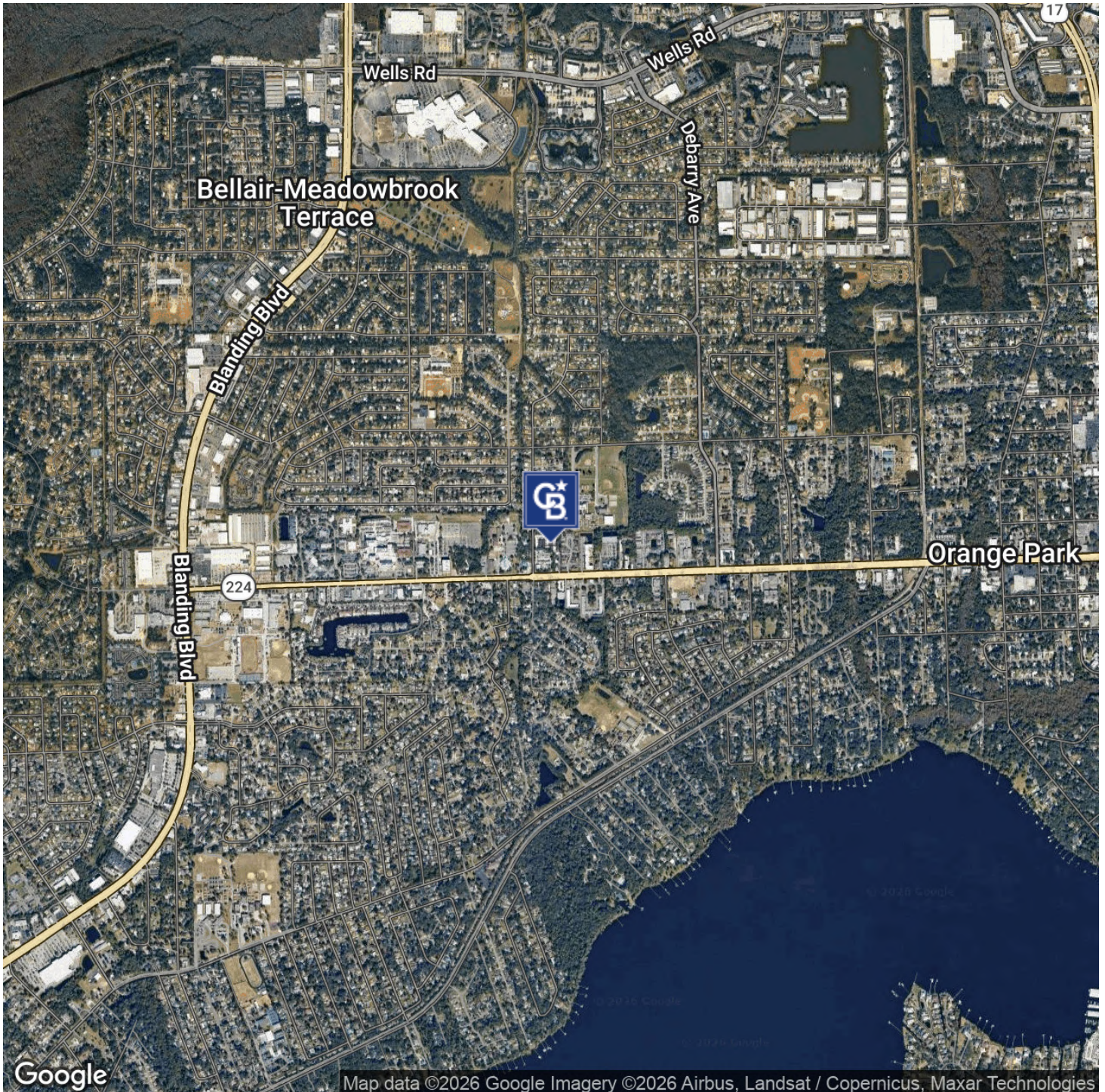
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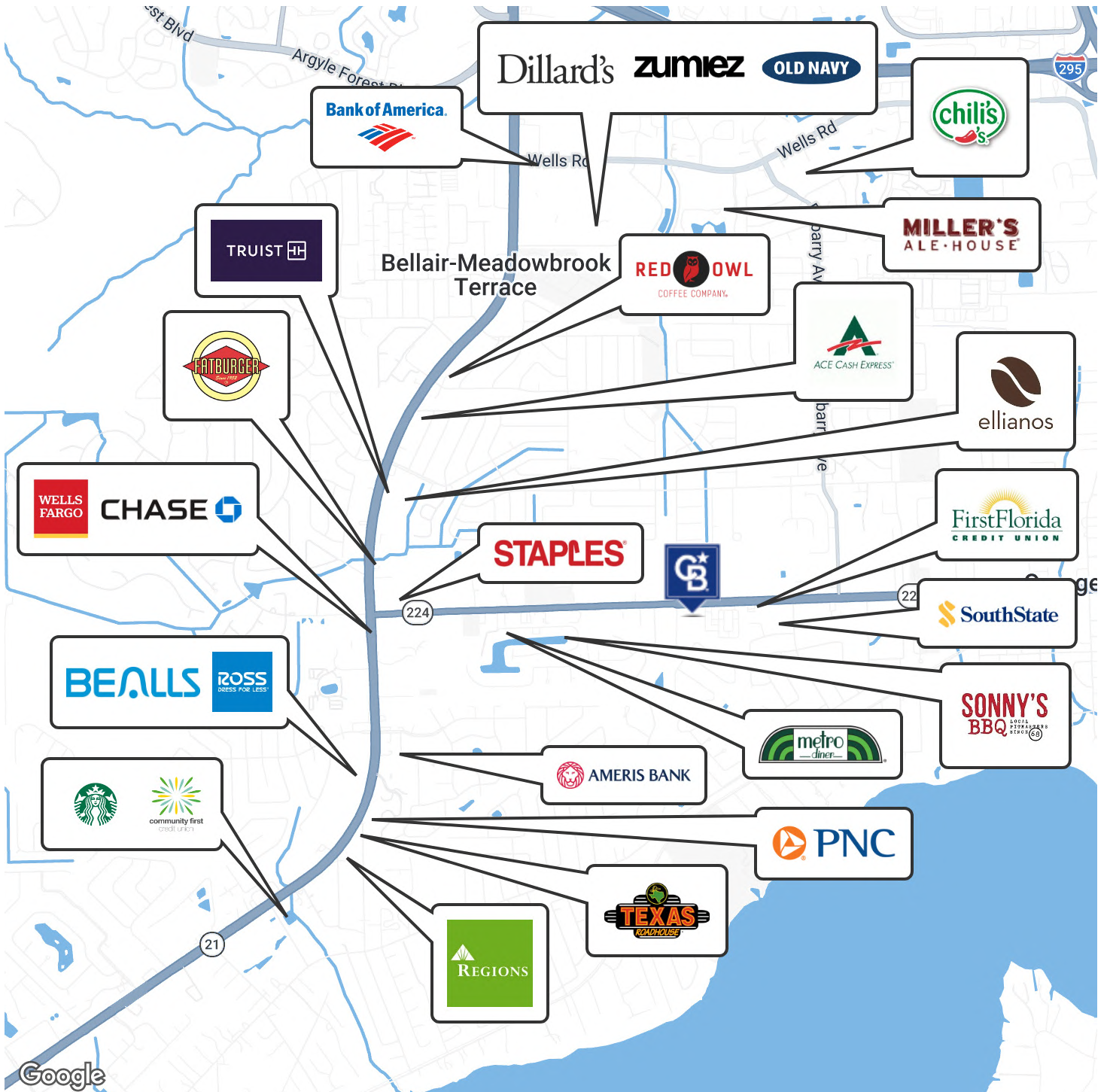


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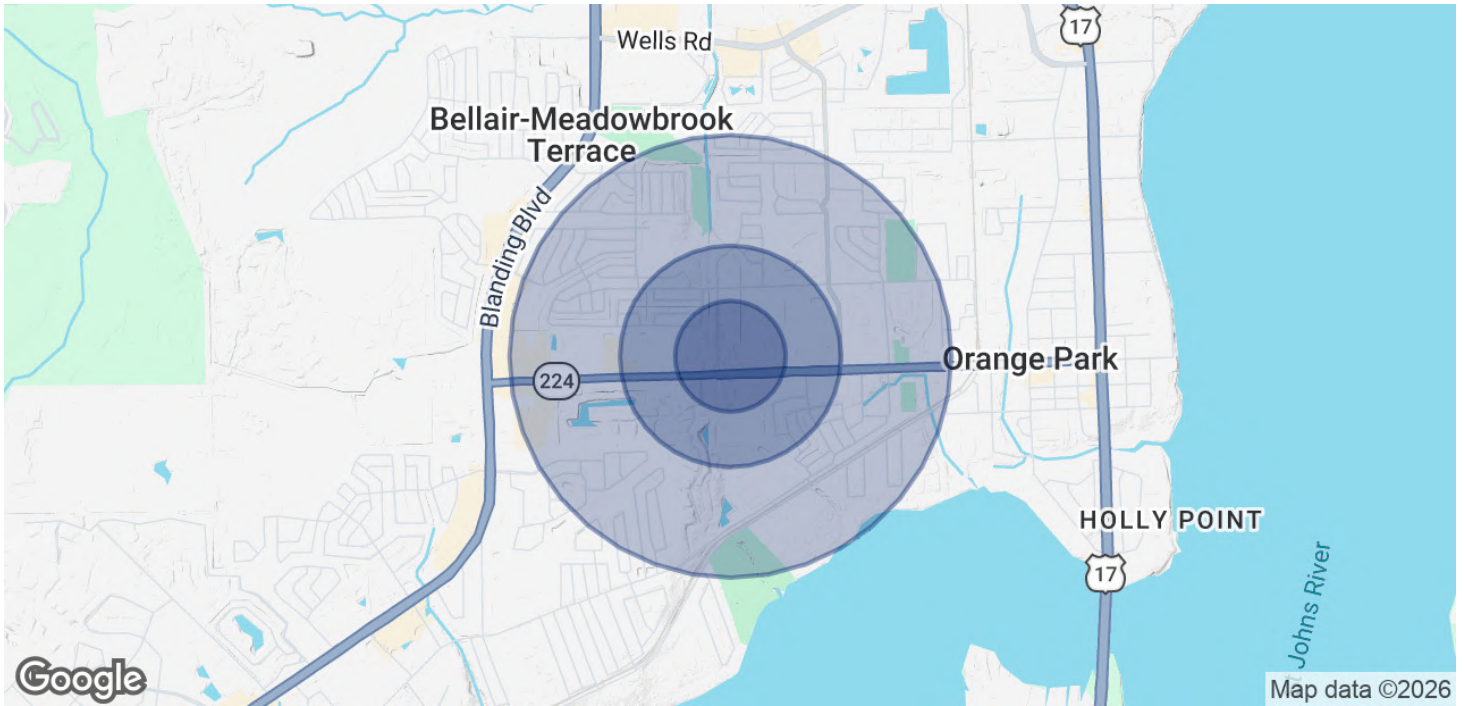


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	628	2,449	9,332
Average Age	42.7	42.6	42.2
Average Age (Male)	41.6	41.6	41
Average Age (Female)	42.2	42.8	42.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	219	874	3,442
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$87,911	\$93,084	\$98,470
Average House Value	\$238,332	\$241,547	\$248,922

2023 American Community Survey (ACS)

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