

# For lease or sale

440 Kingsley Ave.  
Orange Park, FL 32073

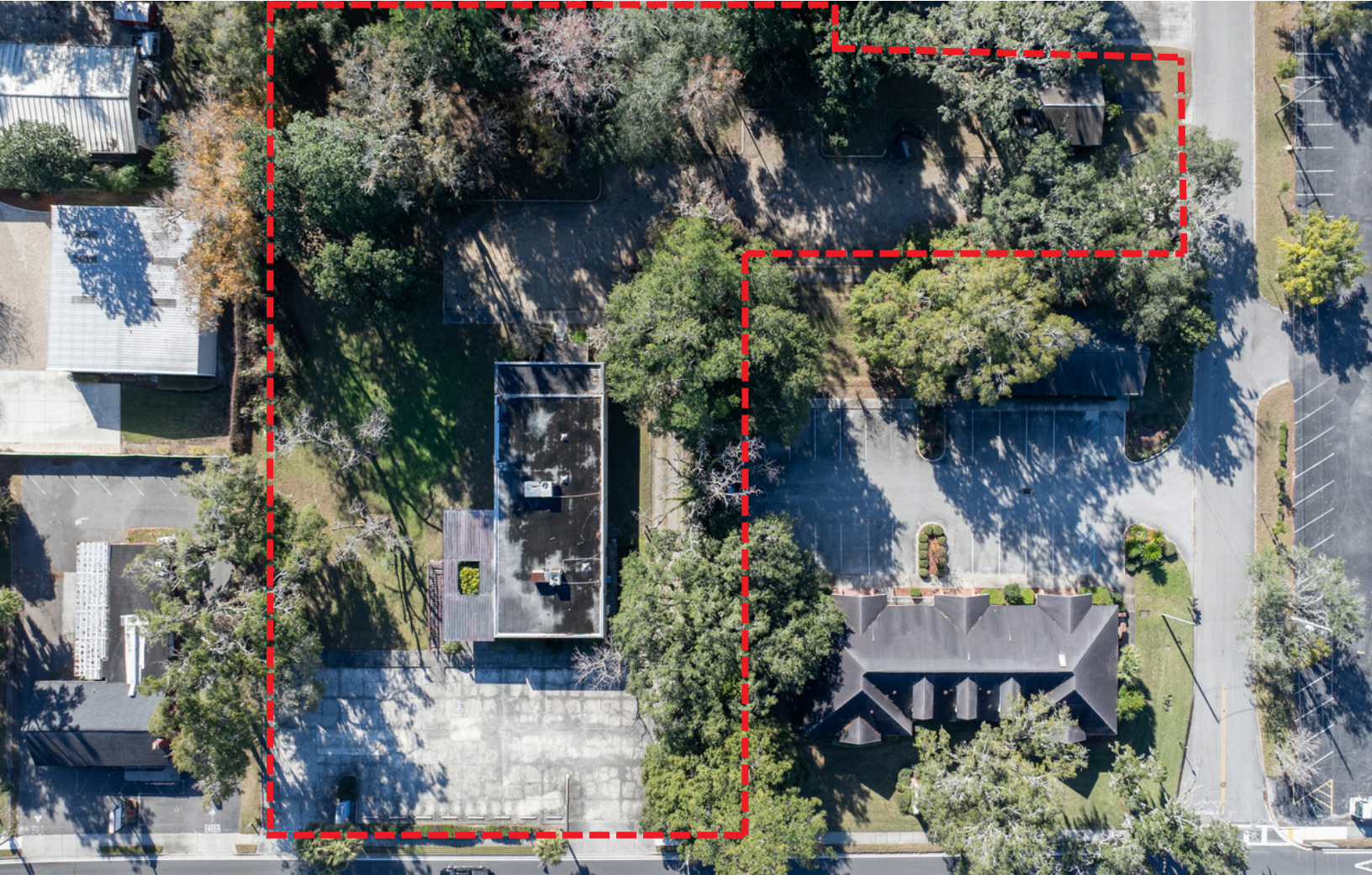




## Executive summary

440 Kingsley Avenue is an excellent opportunity for a medical user to purchase or lease centrally located, highly visible clinical space within a 10-mile radius of four hospitals. This building has been home to a thriving primary care practice for many years, who is affiliated with a major hospital system and is relocating to a larger space. The property sits on heavily-trafficked Kingsley Avenue, with approximately 30,000 vehicles passing daily. In addition to a medical user opportunity, this 1.81-ac offering represents an exciting opportunity for redevelopment and/or joint venture with the owner.

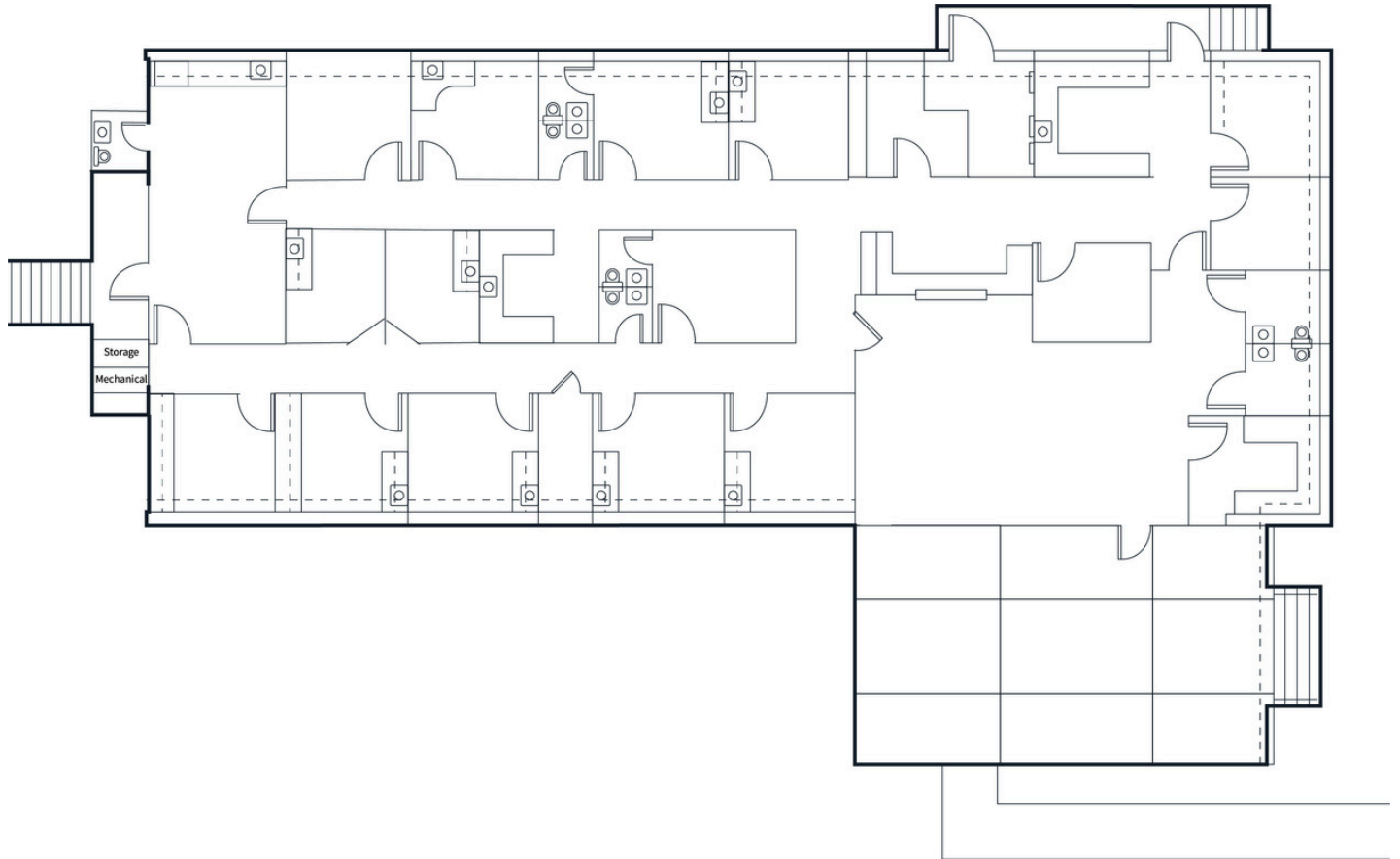
- For sale, lease, or redevelopment / joint venture
- 4,134 s.f. +/- medical building (440 Kingsley Ave.) plus a small 639 sq ft +/- auxiliary building (2035 Mound St.)
- Parking Ratio: Approximately 5.87 / 1,000
- 1.81 acres +/-
- CG and CPO zoning
- Sale Price: contact broker
- Asking Lease Rate: \$24.00 p.s.f. NNN with estimated OPEX of \$5.40 p.s.f.





# Floorplan

± 4,772 s.f. medical building



## About Orange Park

Orange Park, FL is a thriving suburban community just south of Jacksonville. This charming town has experienced strong population growth in recent years, attracting residents with its high quality of life and proximity to big city amenities. The area boasts favorable demographics, with a median household income above the state average and a well-educated workforce. Many residents are employed in healthcare, education, and professional services sectors. Major employers include Orange Park Medical Center, St. Vincent's Medical Center Clay County, and the Clay County School District. Orange Park's economy is diverse, with retail, healthcare, and hospitality playing significant roles. The town's strategic location along the St. Johns River and easy access to Interstate 295 make it attractive for businesses and commuters alike. With its blend of small-town charm and modern conveniences, Orange Park continues to draw new residents and businesses, fueling steady growth and development in the area. The property at 440 Kingsley Avenue is well-positioned to benefit from these positive trends, in this dynamic and growing community.

### 2020 number of households

1-mile	3-miles	5-miles
<b>1,864</b>	<b>15,275</b>	<b>42,179</b>

### 2020 estimated population

1-miles	3-miles	5-miles
<b>4,912</b>	<b>38,620</b>	<b>108,734</b>

### 2024 number of households

1-mile	3-miles	5-miles
<b>1,941</b>	<b>15,664</b>	<b>43,796</b>

### 2024 estimated population

1-miles	3-miles	5-miles
<b>3,837</b>	<b>45,466</b>	<b>417,656</b>

### 2029 number of households

1-mile	3-miles	5-miles
<b>1,259</b>	<b>16,409</b>	<b>45,429</b>

### 2029 projected population

1-mile	3-miles	5-miles
<b>5,159</b>	<b>39,855</b>	<b>112,955</b>

### Average Household Income

1-mile	3-miles	5-miles
<b>\$113,400</b>	<b>\$90,122</b>	<b>\$106,998</b>

### Median home value

1-mile	3-miles	5-miles
<b>\$365,359</b>	<b>\$311,847</b>	<b>348,952</b>



## Visibility



### 2022 Traffic Counts

#### Kingsley Ave. & Smith St. E.

0.03 miles from property

**28,805**

#### Park Ave. & McIntosh Ave. N.

0.19 miles from property

**58,609**

#### Kingsley Ave. & Smith St. E.

0.03 miles from property

**58,609**

#### Park Ave. & Stowe Ave. N.

0.19 miles from property

**53,888**

#### Kingsley Ave. & Carnes St. W.

0.26 miles from property

**35,436**

#### Park Ave. & Oak St. S.

0.26 miles from property

**53,895**

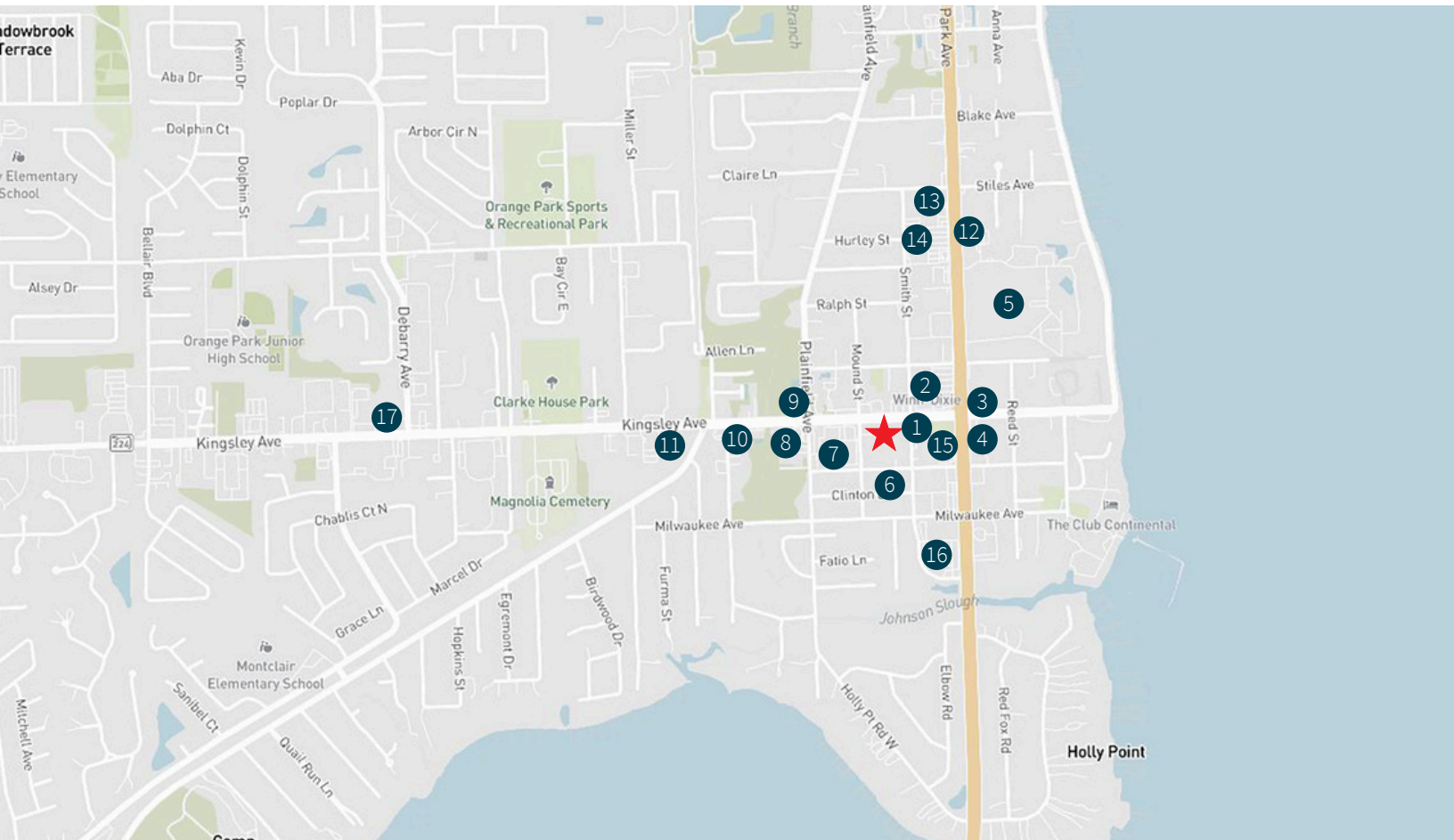
## Specialty demand analysis

Patient volume					Providers				
Specialty	2023 volume	2028 volume	5 year growth	# of doctors	# of doctors per 100K	# of doctors per 100K benchmark	Delta	2023 gap	2028 gap
Endocrinology	905	1,190	31.4%	3	2	3.6	-1.6	2.3	2.8
Psychiatry	59,621	74,081	24.3%	137	93.4	93.4	0.0	0.0	12.1
PT/Rehab	110,333	132,503	20.1%	88	60	83.5	-23.5	34.5	45.2
Cardiovascular	45,424	54,236	19.4%	17	11.6	17.7	-6.1	8.9	11.2
Lab	183,816	215,487	17.2%	3	2.0	6.6	-4.6	6.7	7.6
Orthopedics	18,698	21,858	16.9%	21	14.3	17.4	-3.1	4.5	6.7
ENT	14,531	16,976	16.8%	5	3.4	3.9	-0.5	0.7	1.2
Rheumatology	90,530	105,039	16.0%	3	2.0	2.3	-0.3	0.4	0.7
Nephrology	2,156	2,486	15.3%	8	5.5	5.8	-0.4	0.5	1.3
Radiology	124,460	139,600	12.2%	19	12.9	18.7	-5.7	8.4	10.8
Neurology	7,515	8,405	11.8%	10	6.8	14.5	-7.7	11.2	13.1
Oncology	6,179	6,882	11.4%	10	5.8	11.9	-5.1	7.5	9.1
General surgery	2,506	2,764	10.3%	21	14.3	17.5	-3.2	4.7	7.0
Gastroenterology	9,881	10,885	10.2%	10	6.8	8.7	-1.9	2.8	3.9
Urology	3,925	4,275	8.9%	7	4.8	4.6	0.2	-0.3	0.3
Pulmonology	6,014	6,230	3.6%	8	5.5	7.6	-2.1	3.1	4.1
Obstetrics & Gynecology	6,105	6,305	3.3%	20	13.6	16.	-2.4	3.5	5.6

Above is a specialty demand analysis within a 5-mi radius of 440 Kingsley Ave. This analysis shows positive 5-year growth across several specialties. The analysis shows the following specialties to be in highest demand meaning 440 Kingsley Ave would be a great opportunity for any of these specialties

- Physical Therapy / Rehabilitation
- Primary Care
- Neurology
- Cardiovascular
- Radiology

## Area amenities

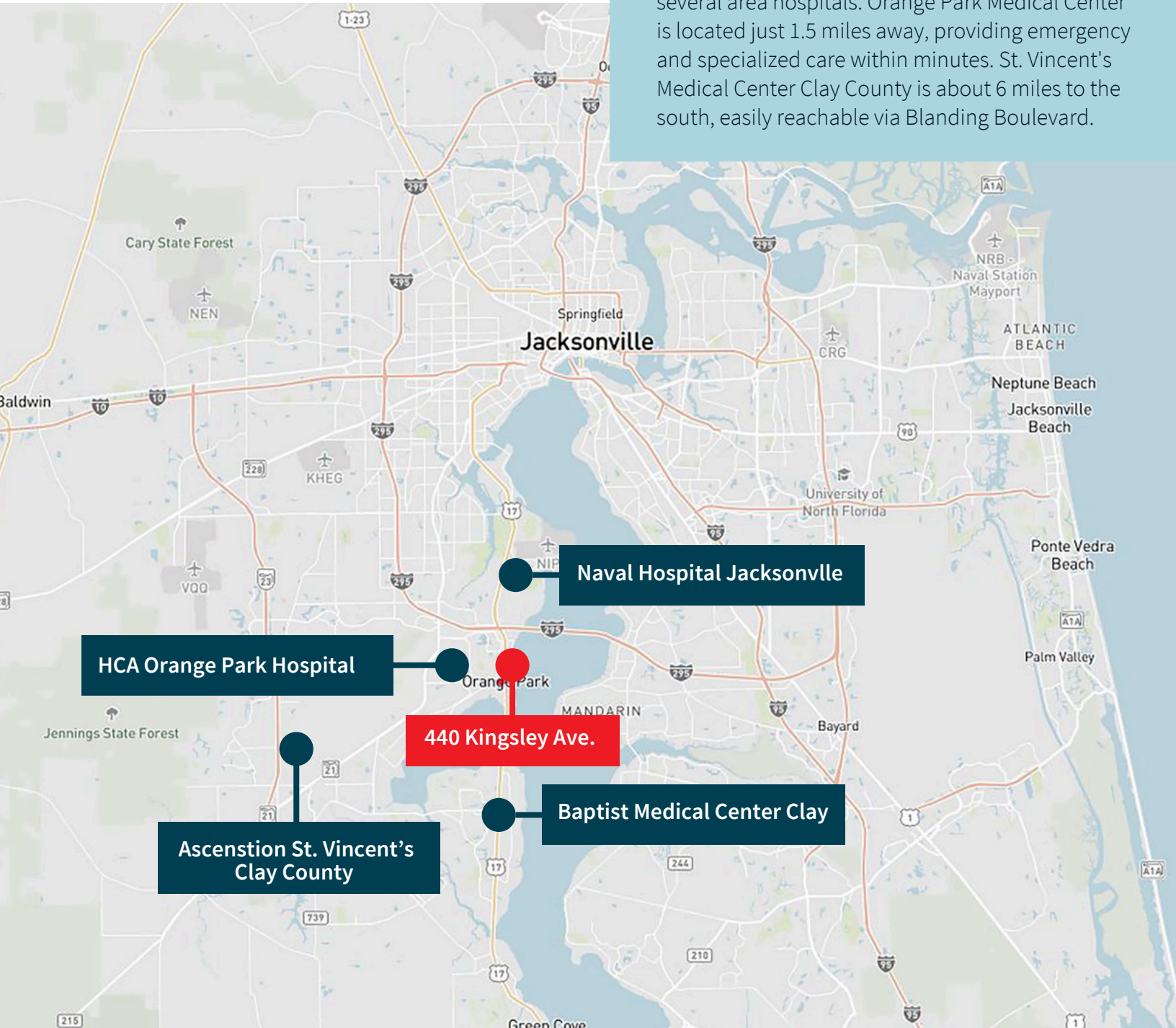


- |                                 |  |
|---------------------------------|--|
| ① Natural Healing Day Spa       | ⑫ Daily's Doughnuts  |
| ② Winn-Dixie Marketplace        | ⑬ Dunkin'  |
| ③ Starbucks                     | ⑭ Get Air Trampoline Park  |
| ④ Urban Bean Coffeehouse & Cafe | ⑮ Orange Park Farmer's & Arts Market                             |
| ⑤ Moosehaven                    | ⑯ Ascension Medical Group St. Vincent's Cardiology - Orange Park |
| ⑥ Orange Park Senior Citizen    | ⑰ United States Postal Service                                   |
| ⑦ Palermo Puerto Rican Kitchen  |  |
| ⑧ Dairy Queen                   |  |
| ⑨ Walgreens                     |  |
| ⑩ OP Fish House and Oyster Bar  |  |
| ⑪ Grumpy's Restaruant           |  |



## Strategic location

440 Kingsley Ave. offers convenient access to several area hospitals. Orange Park Medical Center is located just 1.5 miles away, providing emergency and specialized care within minutes. St. Vincent's Medical Center Clay County is about 6 miles to the south, easily reachable via Blanding Boulevard.



**Mack Keasler**  
Senior Associate  
mack.keasler@jll.com  
O: +1 904 559 3902  
M: +1 843 754 8238  
**jll.com**

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved.

Jones Lang LaSalle Brokerage, Inc. A licensed real estate broker.