

**FOR LEASE**



## PROPERTY OVERVIEW:

Beautifully renovated medical office space now available. Excellent medical office fully built out. Bright lobby with tons of natural light. This building has ample parking with two entrances for convenience.

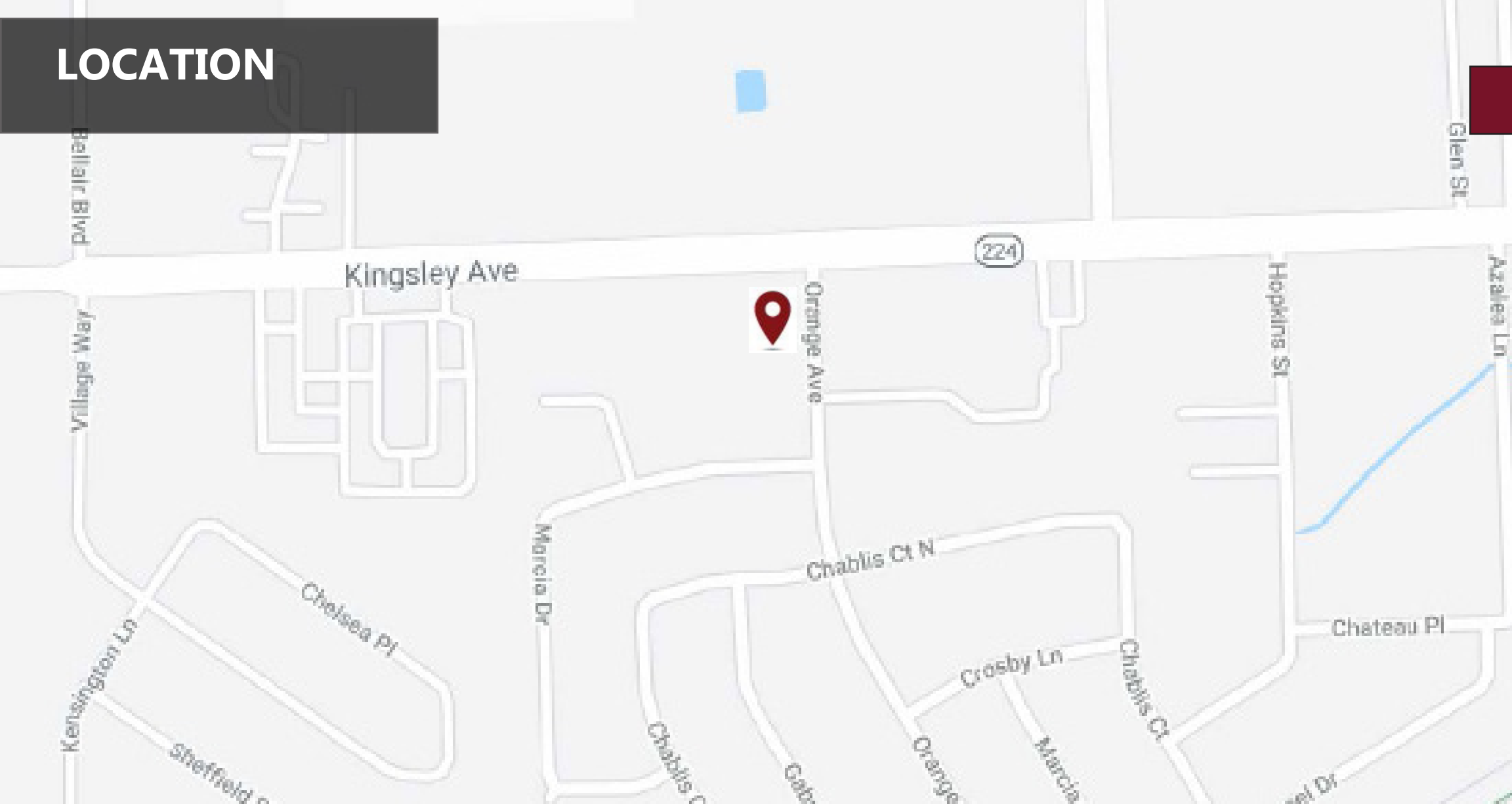
## OFFERING SUMMARY:

LEASE RATE:	NEGOTIABLE
BUILDING SIZE:	8,538 SF
AVAILABLE SF:	500-2,482 SF

## PROPERTY HIGHLIGHTS:

- Great signage available
- Successful medical building for decades
- Only 6 total suite-mates
- Ample parking with multiple entrances
- Excellently maintained
- Busy Kingsley corridor
- Epicenter of the Orange Park medical community

# LOCATION

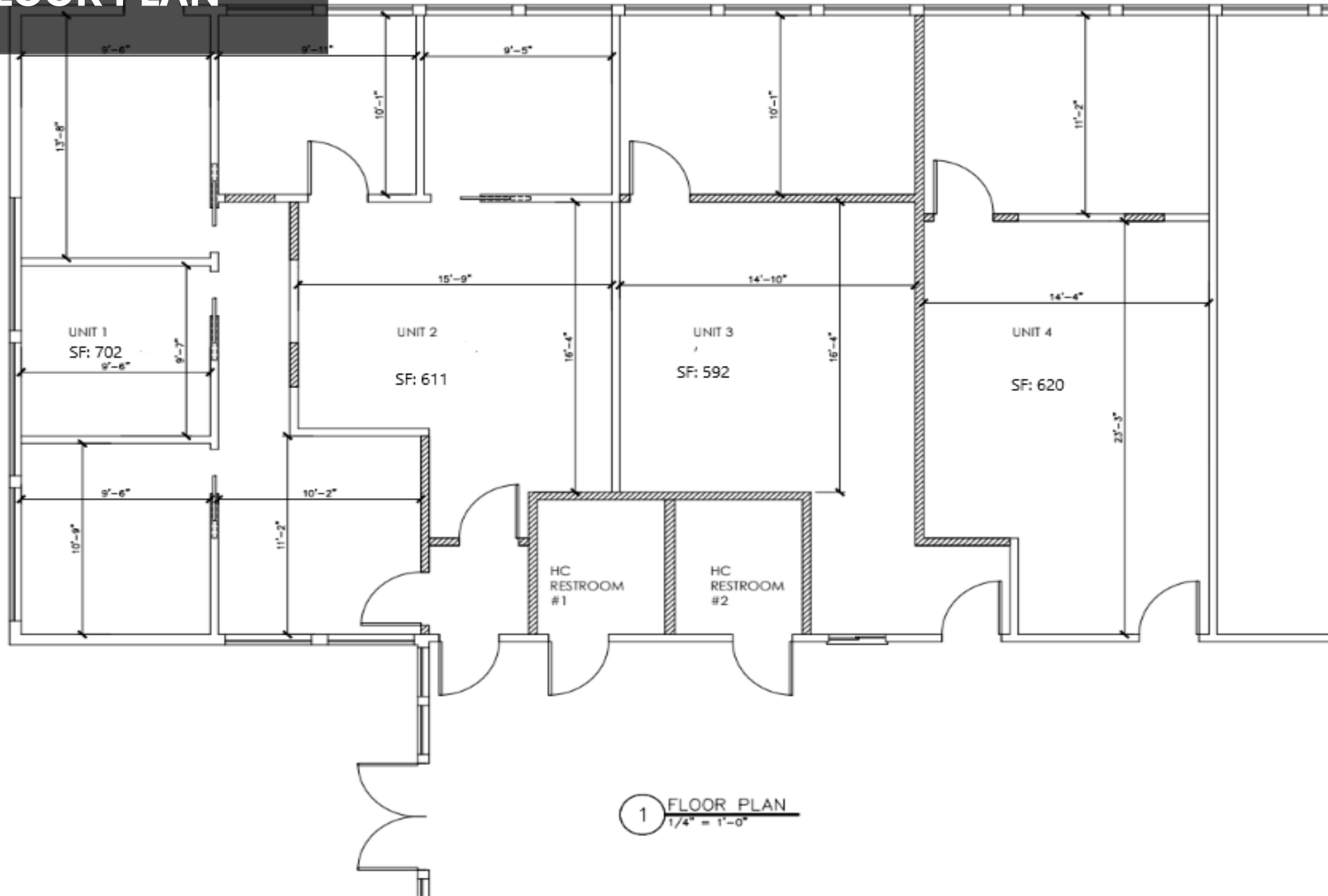


DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,208	19,725	44,689
Total Population	8,091	50,480	119,878
Average HH Income	\$65,035	\$74,181	\$77,821

Presented By: SVR Commercial, LLC | Jacksonville, FL  
100 Fairway Park Blvd  
Unit 2200  
Ponte Vedra Beach, FL 32082

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# FLOOR PLAN



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# PHOTOS



## LEASE INFORMATION:

LEASE TYPE:	FULL SERVICE
TOTAL SPACE:	500-2,482 SF
LEASE TERM:	NEGOTIABLE
LEASE RATE:	NEGOTIABLE

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