

## 2233 Park Avenue. Professional / Medical Office for lease

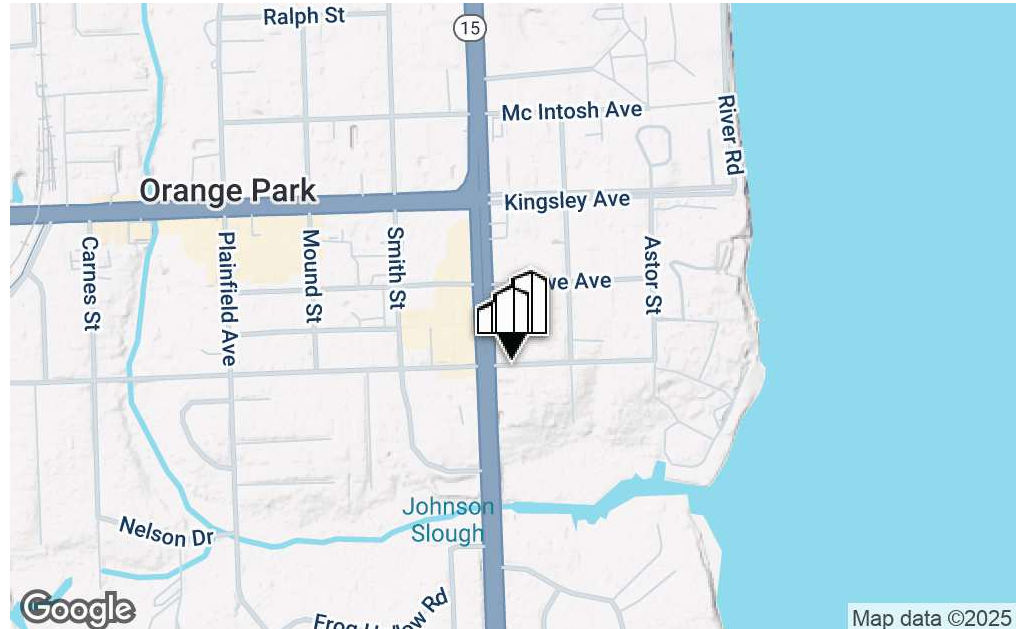
2233 Park Avenue Suite #403/#405, Orange Park, FL 32073



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# Property Overview



## Property Summary

Prime Realty exclusively presents 3,177 sf of Medical / Professional office space located just off Park Avenue in one of the most sought-after areas of Orange Park. This stunning unit features a large waiting room to accommodate multiple guest and patients, reception area, numerous private offices/ exam rooms, a conference room and a large break area. Conveniently located just 6 miles away from The Buckman Bridge, I-295 and is positioned near major medical centers, business parks and major national retailers.

## Property Highlights

- 3,177 sf of Medical / Professional Office space
- Zoned PUD
- Spacious layout
- Visibility from US-17
- Close in proximity to I-295
- 58,000 + VPD

## Offering Summary

SF: 3,177

Zoned: PUD

Lease Rate: \$16.00 PSF + NNN

County: Clay

Market: Orange Park

Best Use: Medical / Professional Office

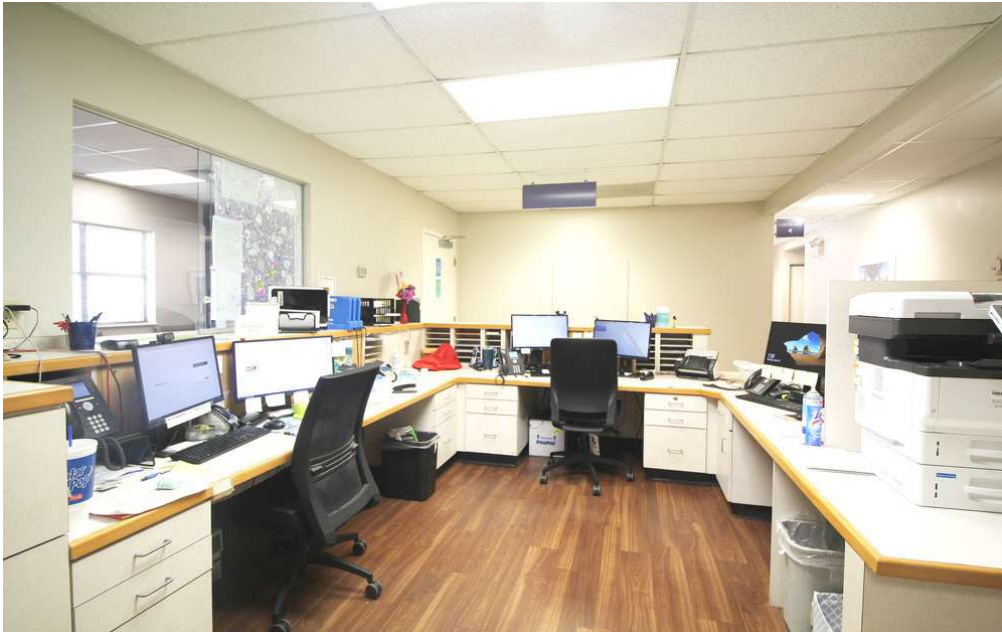


# Aerial Map





# Property Photos

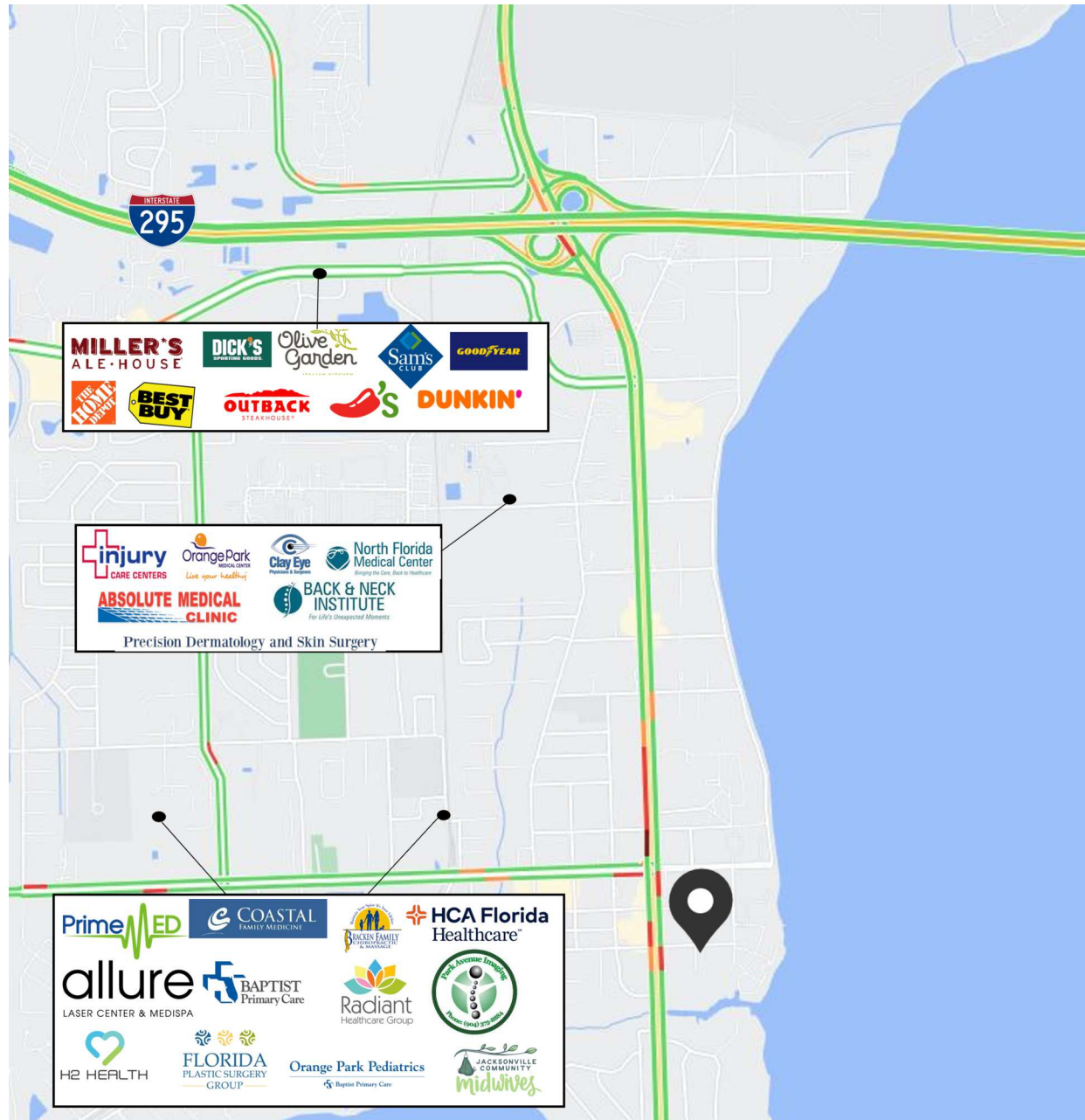


# Exam Rooms

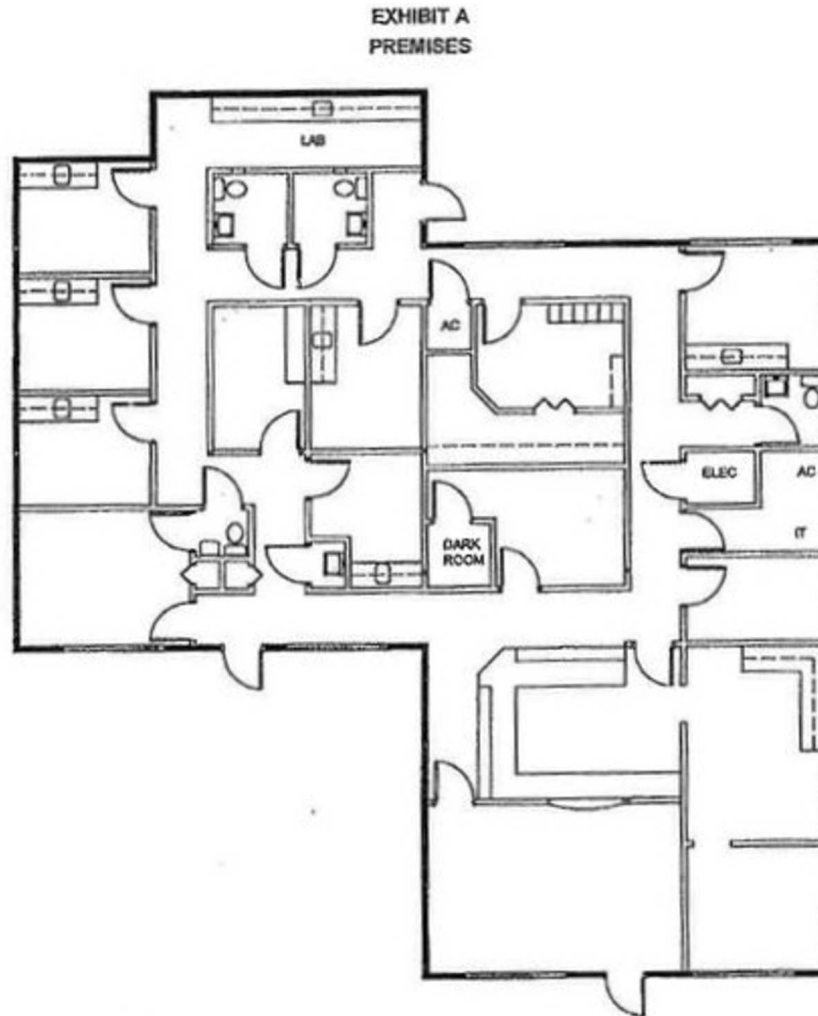




# Retailer Map



# Floor Plan



Suites 403 + 405  
2233 Park Ave, Orange Park, FL.  
3,177 SF

170204.01 17.05.31.01 Lease with Exhibits

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# Demographic Snapshot



Population	3,595	34,481	110,042
Total Number of Households	1,583	13,688	42,353
Average Household Size	2.20	2.46	2.55
Average Household Income	\$91,709	\$86,071	\$92,336
Median Age	50.4	41.8	40.9





# About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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