FOR LEASE

Orange Park Medical Center

Medical Office

60,000 SF | Orange Park, FL

Completion Date: April 1, 2022

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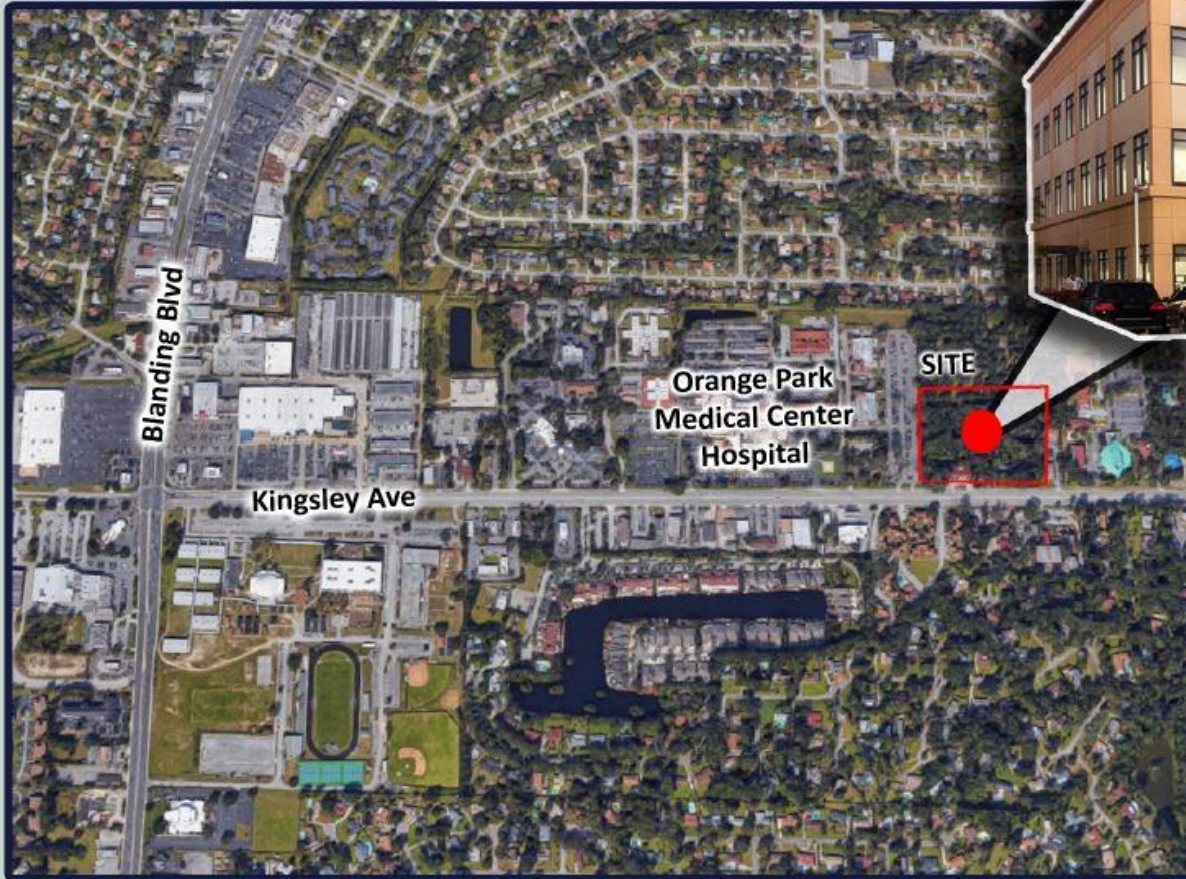Building Solutions Since 1952

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FOR LEASE

Aerial Map

ORANGE PARK MEDICAL CENTER

Blanding Blvd

Orange Park
Medical Center
Hospital

Kingsley Ave

SITE

Property Specifications

Building Size:	60,000 SF
Class:	A
Stories:	3
Estimated Rent PSF:	$23.00 NNN
Estimated Completion:	Spring 2022

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Orange Park Medical Center

Subject Development

Orange Park Medical Center

- Orange Park Medical Center is a 317-bed short term acute care facility

- The hospital recently completed a $126M expansion, adding a 100,000 SF patient tower to accommodate 48 medical/surgical beds and two floors of shell space for the future expansion of 48 additional patient rooms.

- The hospital also recently completed a $6.4M technology upgrade including patient smart bands, wireless vital monitors, electronic communication boards, and iPhones.

- Orange Park Medical Center was awarded the Healthgrades 2020 America's 250 Best Hospitals, placing it in the top 5% of hospitals nationwide for its superior clinical performance.

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2001 Kingsley Ave, Orange Park, FL 32073

Orange Park Area Demographics

- Orange Park is located adjacent to several 55+ Active Adult communities with over 600 units to the west and over 2,300 units to the east.

- 65+ population growth is expected to outpace the national average and will continue to support the demand for healthcare in the area.

Population	1 Mi.	3 Mi.	5 Mi.
2019 Population:	10,963	59,780	136,430
Pop Growth (5 yr):	9.65%	6.71%	7.06%
Average Age:	41.3	39.6	38.3

Households	1 Mi.	3 Mi.	5 Mi.
2019 Households:	4,116	23,896	50,875
HH Growth (5 yr):	9.65%	6.62%	6.95%
Average HH Inc:	$68,605	$71,338	$80,512

Consumer Spending	1 Mi.	3 Mi.	5 Mi.
Healthcare Spending Per HH:	$1,460	$1,369	$1,407

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