

Professional Office Space

For Lease

1730 Kingsley Ave
Orange Park, FLORIDA 32073

\$14.50/NNN

Property Features

- RBA: 6,618 +/- sq ft
- Zoned: Office
- CAM est. \$5.50 psf
- Covered walkways and staircase
- Suite C available at 1180 sf +/-
- Suite E available at 255 sf +/-
- Suite F available at 400 sf +/-
- Suite H available at 1100 sf +/-
- Separate entry for each Suite.
- Front door parking with signage available.



Property Location:

Direct road frontage on Kingsley Ave. across from Orange Park Medical Center and centrally located in Orange Park with easy access to restaurants, banks, Fleming Island, Mandarin and downtown Jacksonville. Approximately 30,000 vehicles per day travel on Kingsley Ave.



DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2025 Total Population:	32,846	135,118	506,725
2030 Population Projection:	34,872	143,595	542,517
Annual Growth 2025-2030:	1.2%	1.3%	1.4%
Median Age:	42	40.1	39.5

PRICE

Real Estate Services, LLC
LICENSED REAL ESTATE BROKER

Fred Pollitt

Fred@presjax.com | 904.591.2357

2532 University Blvd. W. • Jacksonville, FL 32217

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Information deemed reliable but not guaranteed. Buyer or Tenant must verify.

1730 Kingsley Ave Floor Plan

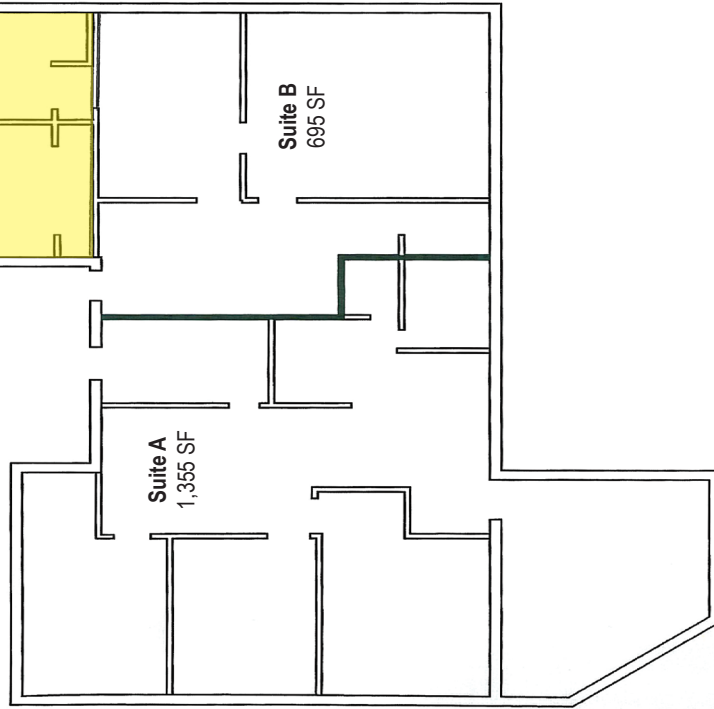
All Square Footages are Approximate

1st Floor

1,180 SF +/- Available
1 Separate Suite

White Leased
Yellow Available

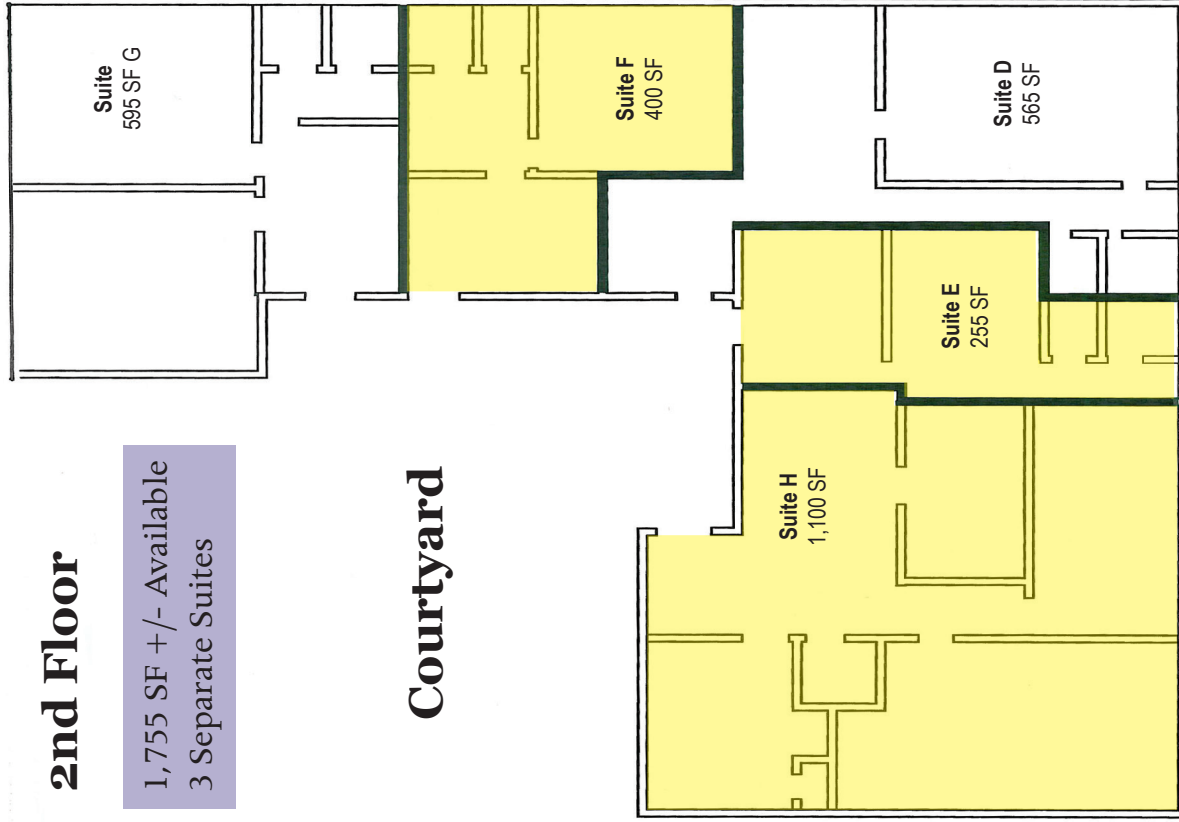
Courtyard



2nd Floor

1,755 SF +/- Available
3 Separate Suites

Courtyard



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