



SHOPPES OF WELLS LANDING

550 WELLS ROAD

ORANGE PARK, FL

986 TO 2,813 SF AVAILABLE

- ◆ ±25,075 SF SHOPPING CENTER
- ◆ 2ND GENERATION RESTAURANT AVAILABLE
- ◆ CLOSE PROXIMITY TO NAVAL AIR STATION JACKSONVILLE
- ◆ QUICK ACCESS TO I-295, US 17, BLANDING BLVD AND THE ORANGE PARK RETAIL CORRIDOR

DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	5,760	43,962	113,762
DAYTIME POP.	4,923	26,279	45,762
AVG. HH INCOME	\$68,134	\$73,635	\$85,788

TRAFFIC COUNTS

I-295 & US 17/PARK AVE

59,249 VPD

WELLS ROAD & PARK AVE

73,576 VPD





TENANT LIST

1	2ND GENERATION RESTAURANT	2,813 SF			
2-3	COLDWELL BANKER	3,289 SF	10	NEFAR	1,194 SF
4-7	BASS ABA THERAPY	3,983 SF	11	GOAL PROPERTIES	1,180 SF
8	LDI REPROPRINTING CENTER	1,055 SF	12	AVAILABLE	986 SF
9	MARINER FINANCE	1,211 SF	13	H & R BLOCK	2,305 SF
			17	SANDY PAWS ANIMAL HOSPITAL	7,553 SF