



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 | WELLS ROAD & PARK AVE |
| 59,249 VPD | 73,576 VPD |





TENANT LIST

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