

# KINGSLEY SQUARE

2285 Kingsley Ave  
Orange Park, FL 32073



## PROPERTY HIGHLIGHTS:

- High-traffic retail center with a combined AADT intersection of more 83,000 AADT at Blanding Blvd and Kingsley Ave
- Second generation restaurant space available
- Located across from Orange Park High School, Orange Park Country Club and adjacent to Orange Park Medical Center
- Excellent and stable tenant mix
- Small shop space available
- Demographics include a population of over 142,000 with an average household income more than \$108,000 within a 5-mile radius
- Shopping center total GLA: 31,480 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	11,007	64,636	142,461
2025 Estimated Households	4,205	25,919	54,037
<b>INCOME</b>			
2025 Estimated Avg HH Income	\$109,189	\$97,173	\$108,701
<b>AGE</b>			
Median Age	41	39	39
<b>DAYTIME DEMOS</b>			
Number of Businesses	701	3,633	8,593
Number of Employees	5,556	25,191	65,742
Total Daytime Population	9,172	44,485	108,219
<b>TRAFFIC COUNTS</b>			
Blanding Blvd (N/S)	59,000 AADT		
Kingsley Ave (E/W)	24,000 AADT		

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UNIT	TENANT	SF
A	Staples	17,109
A2	GT Distributors	6,391
B	Firehouse Subs	2,100
C-D	AVAILABLE	1,400 - 2,800

UNIT	TENANT	SF
E	VIPcare	1,400
F	AVAILABLE (Former Restaurant)	1,680
OP	Chase	

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