

KINGSLEY SQUARE

2285 Kingsley Ave
Orange Park, FL 62073



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
POPULATION			
2025 Estimated Population	11,007	64,636	142,461
2025 Estimated Households	4,205	25,919	54,037
INCOME			
2025 Estimated Avg HH Income	\$109,189	\$97,173	\$108,701
AGE			
Median Age	41	39	39
DAYTIME DEMOS			
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
TRAFFIC COUNTS			
Blanding Blvd (N/S)	59,000 AADT		
Kingsley Ave (E/W)	24,000 AADT		

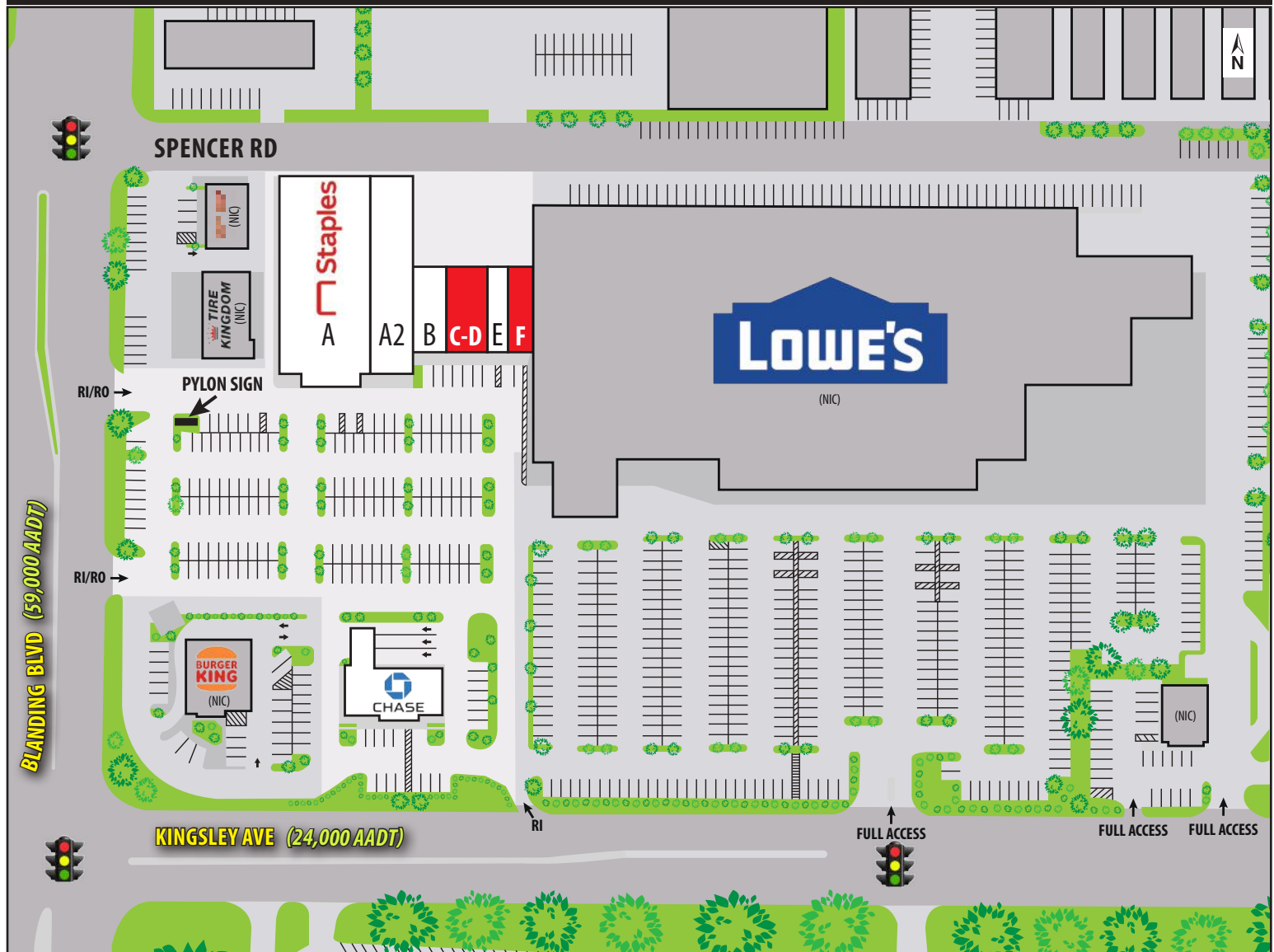


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Tampa, FL 33614
800.728.5379
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FOR LEASING INFORMATION:
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UNIT	TENANT	SF
A	Staples	17,109
A2	GT Distributors	6,391
B	Firehouse Subs	2,100
C-D	AVAILABLE	1,400 - 2,800

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

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