



Shoppes of Wells Landing

550 Wells Rd, Orange Park, FL 32073



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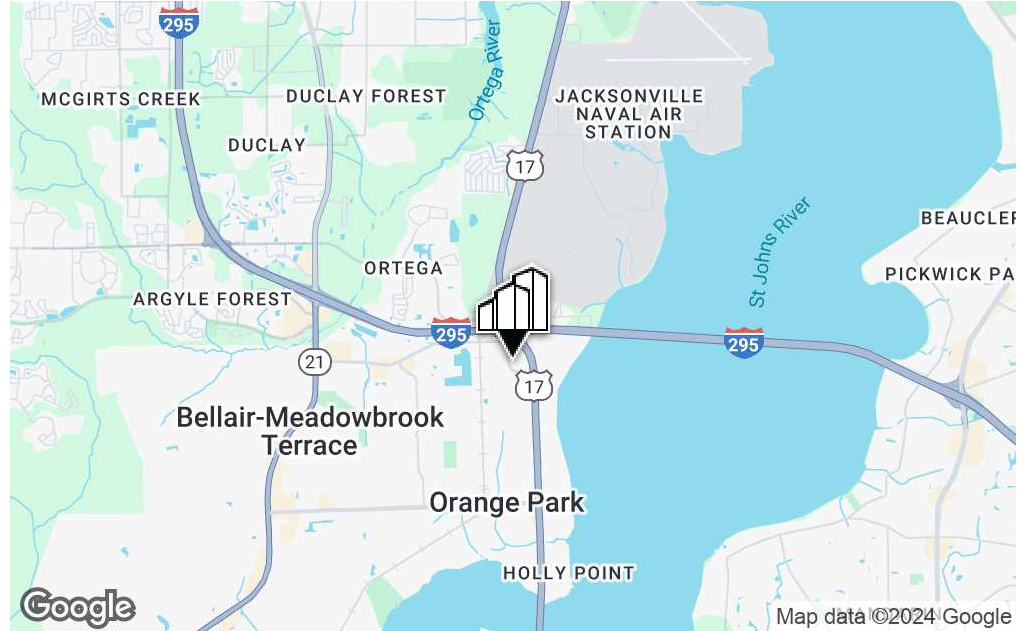
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Executive Summary



Offering Summary

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	25,569 SF
Available SF:	2,813 SF
Lot Size:	151,300 SF
Units Available:	1
Year Built:	1985
Zoning:	CI
Submarket:	Orange Park/Clay County Submarket

Property Overview

Prime Realty is proud to present this restaurant space for lease at the Shoppes of Wells Road in Orange Park, FL.

The space is a second generation, former "the Loop" restaurant location. This space is ready to go for a restaurant and includes gas connections, hood, and a walk-in freezer in place. Great size and set up for fast casual concepts.

The center boasts great curb appeal and the space needs only cosmetic adjustments. Possibility for Tenant Improvement Allowance or abatement with acceptable financials and deal terms.

Property Highlights

- The Shoppes of Wells Landing is a well maintained center with strong occupancy consisting of retail and professional services. There is one suite available:
- 2,813 square foot second generation fast casual restaurant space with hood, gas connections, and walk-in freezer in place.
- New Electrical Panel
- Hood Vent System in Place
- Operable Walk-in Cooler

Second Generation Restaurant Space



Property Description

Prime Realty is proud to present this second generation leasing opportunity at 550 Wells Road. A former location of "The Loop," gas connections, hood, and walk-in freezer are in place.

With a dumpster pad located just behind suite, this is a great size and set up for fast casual concepts.

The center features ample parking and a visible location.

Property Highlights

- The Shoppes of Wells Landing is a well maintained center with strong occupancy consisting of retail and professional services.
- 2,813 SF
- Second generation restaurant with hood, gas connections, and walk-in freezer in place.
- Visible location with great parking

Offering Summary

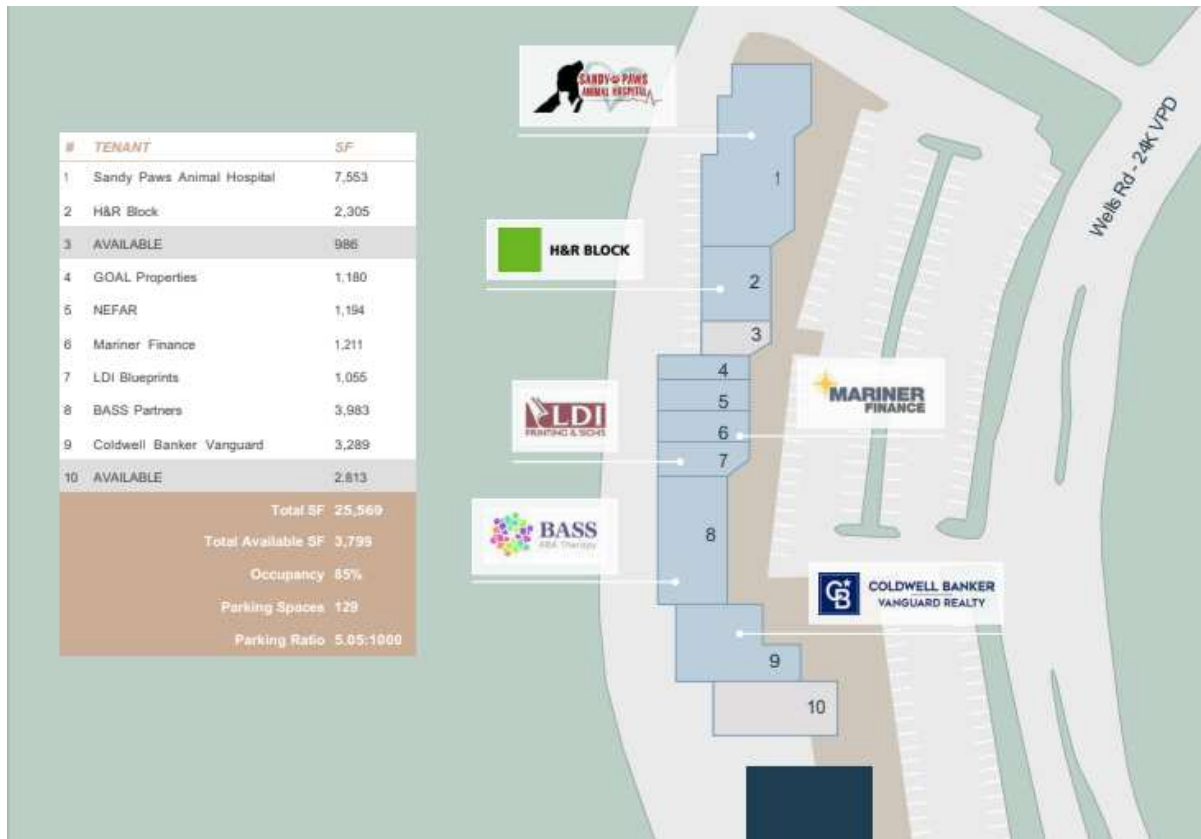
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Available SF:	2,813 SF
Building Size:	25,569 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	2,454	46,282	228,158
Total Population	5,607	116,243	544,632
Average HH Income	\$55,711	\$77,468	\$77,110

Second Generation Restaurant Space

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All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.





Center Photos

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About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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