

1409 KINGSLEY AVE  
ORANGE PARK, FL 32073



FOR SALE



Discover an exceptional opportunity to elevate your professional or medical practice in this classic & practical office on Kingsley Avenue.



## MEDICAL OFFICE SPACE



Excellent visibility with 26,500± AADT on Kingsley Avenue, offering high traffic.



Total building 4,579± square feet medical or professional office space.

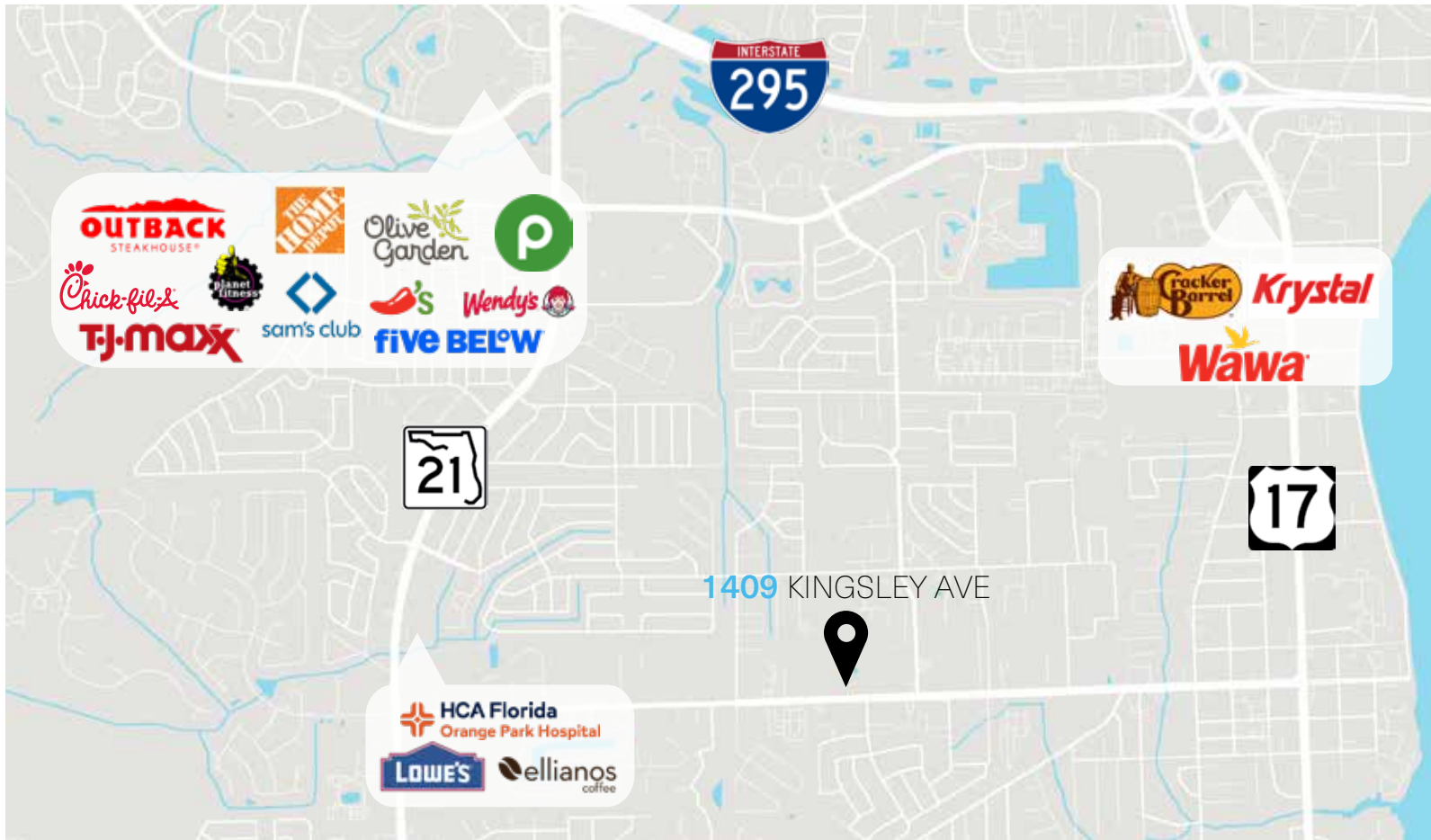


Located in a densely populated corridor with established neighborhoods surrounding it.



Growing demand for medical and professional services.





## DEMOGRAPHICS

### HOUSEHOLDS

	3 MILE	5 MILE	10 MILE
2020 Households	20,307	46,002	185,460
2024 Households	20,893	46,630	189,512
2029 Projection	22,584	50,023	204,625

### INCOME \$

	3 MILE	5 MILE	10 MILE
Average Household Income	\$78,740	\$88,418	\$92,882
Median Household Income	\$63,845	\$71,320	\$72,741



## WHO WE ARE


Cross Regions Group, based in Jacksonville, Florida, stands out as a premier development firm and brokerage, specializing in a diverse range of real estate services. With a strong commitment to excellence, the firm integrates innovative development strategies with expert brokerage services.

## LISTING CONTACTS



Bryce Arndt

Investment Property Specialist

 (904) 440-9824

 [Bryce.Arndt@crossregions.com](mailto:Bryce.Arndt@crossregions.com)