

RETAIL/SALON  
SPACE  
FOR LEASE

# The Shoppes at Wells Road

1560 Wells Rd., Orange Park, FL 32073



- **Space Available: Suite #12 +/-1,512 SF**
- Lease Rate: \$18.00/SF NNN CAM: \$6.55/SF
- Available Immediately
- Ample parking on shared surface lot
- Active retail/service center located in Orange Park's major retail corridor along Wells Road between Blanding Blvd. and Park Ave.
- Easy access to I295, Blanding Blvd., and SR 17
- Building and Monument Signage available
- Traffic Counts:
  - Wells Road: 41,700 AADT
  - Blanding Blvd: 165,100 AADT
  - Park Ave: 138,600 AADT

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	12,688	54,177	124,372
Average HH Income	\$67,405	\$87,306	\$103,433
Daytime Total Employees	5,388	24,408	43,035

For Additional  
Information Contact:

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**STRATEGIC SITES**  
Clifford Commercial

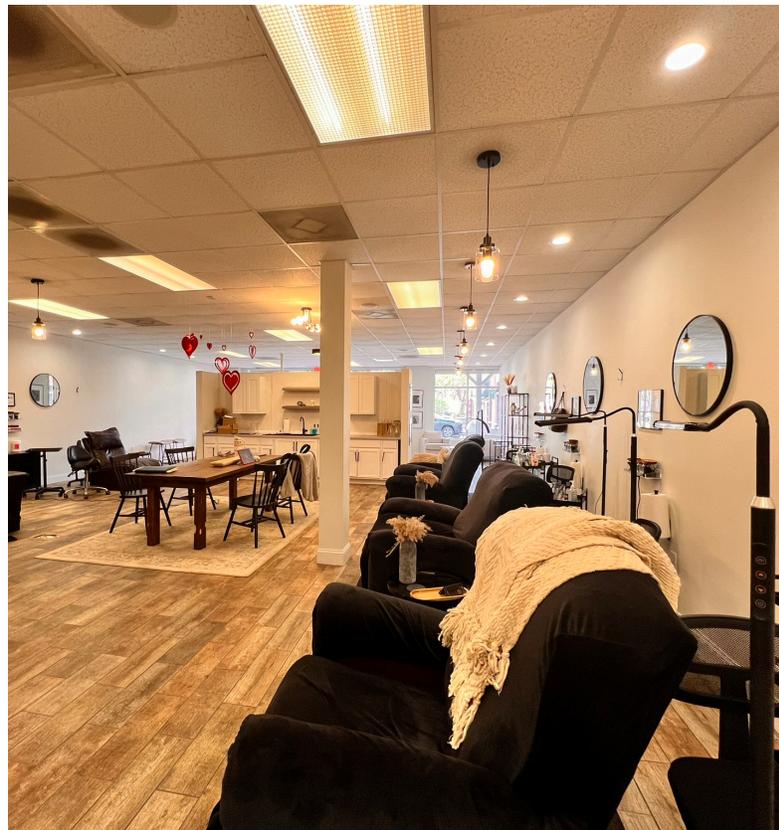
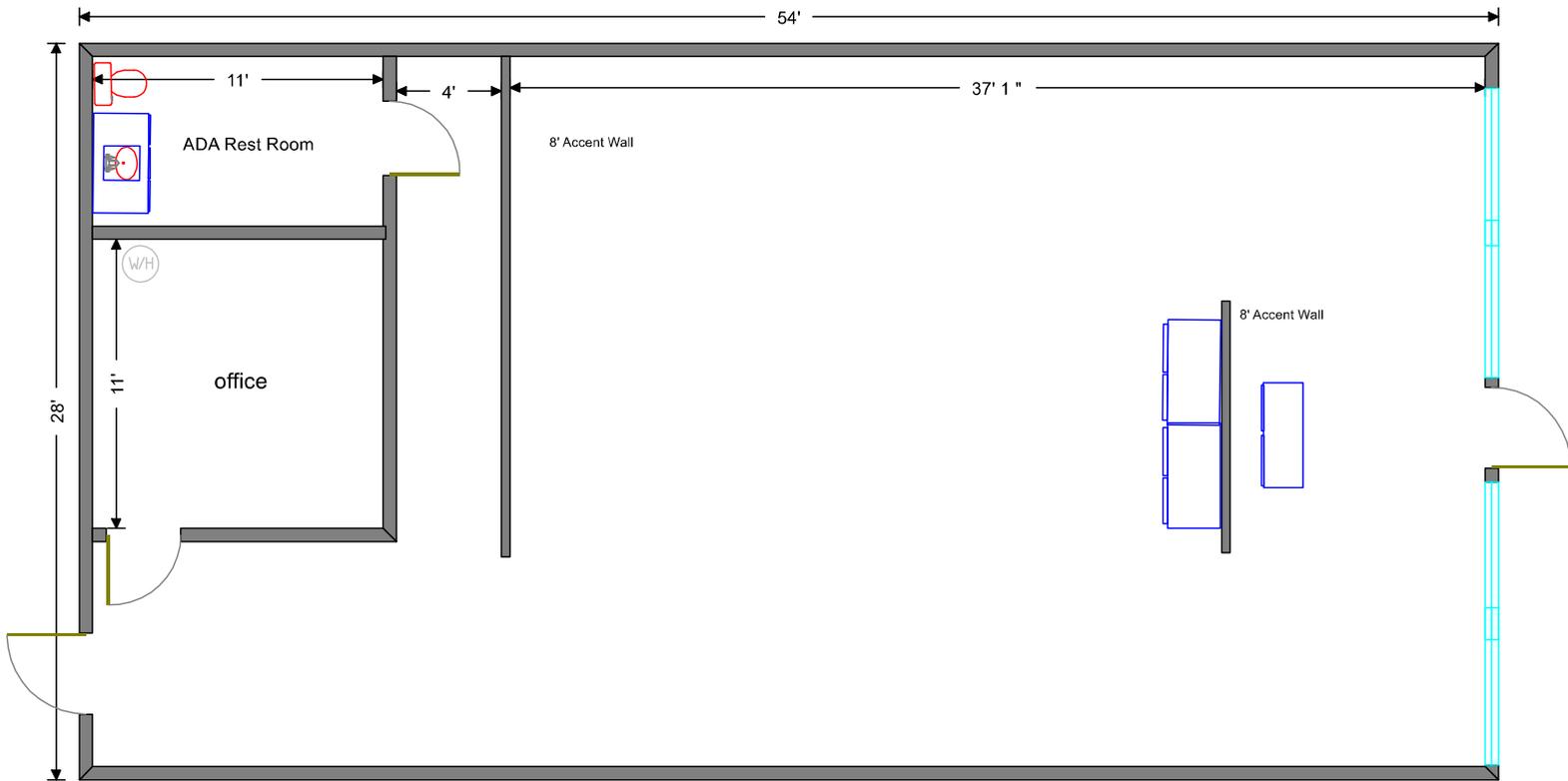
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# Floor Plan & Interior Photos

## Suite 12: +/- 1,512 SF



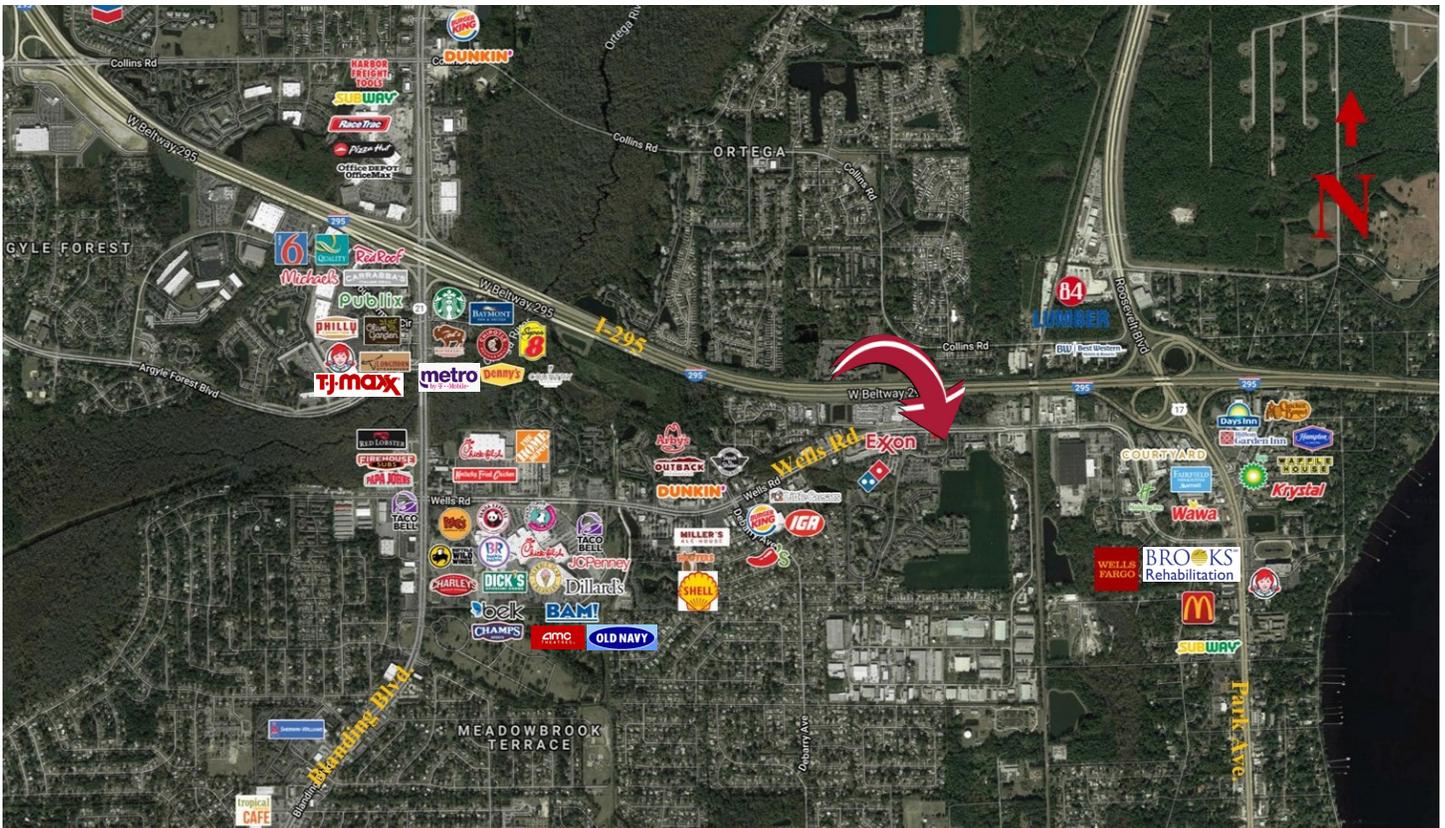
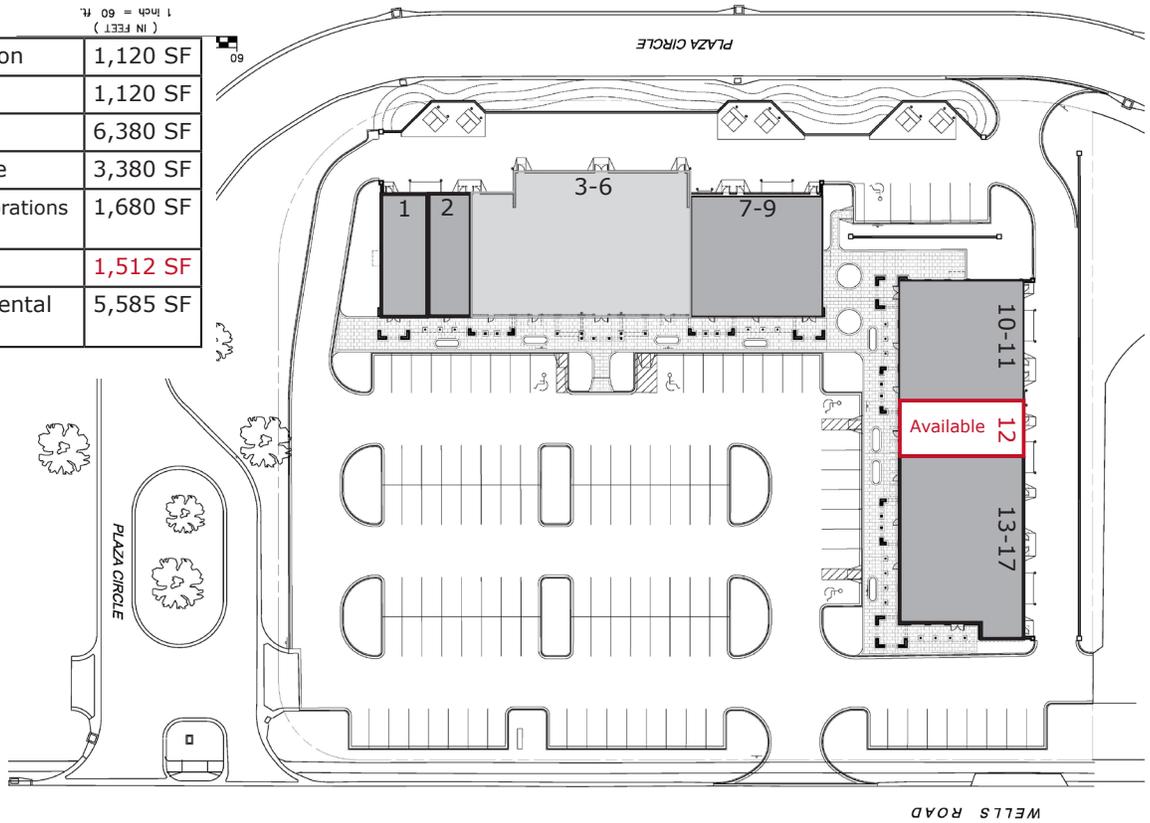
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# Site Plan and Aerial

		( IN FEET ) 1 inch = 60 ft.
1.	Oshi Nail Salon	1,120 SF
2.	EmployU	1,120 SF
3.-6.	DaVita	6,380 SF
7.-9.	Bleach Please	3,380 SF
10.-11.	Creative Restorations	1,680 SF
12.	Available	1,512 SF
13-15	Greenberg Dental	5,585 SF



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