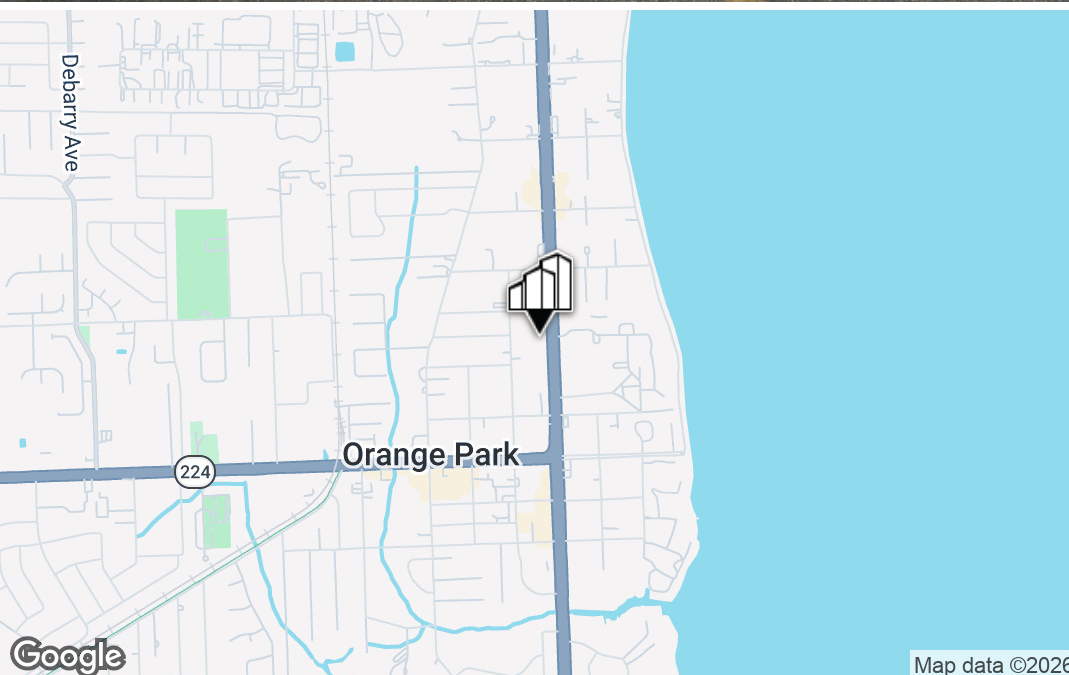


MEDICAL OFFICE/RETAIL FOR LEASE

ORANGE PARK, FL 32073



PRIMEREALTY



For More Information:

Nick Carcieri

Associate Director

904.467.3992

ncarcieri@primerealtyinc.com

Alex Minoofar

Director

904.930.4015

aminoofar@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

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

Orange Park, FL 32073



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	12,075 SF
Available SF:	2,450 SF
Lot Size:	68,203 SF
Number of Units:	14
Year Built:	1998
Zoning:	CG

PROPERTY OVERVIEW

Prime Realty is proud to present, For Lease, this 2,450 SF medical office/retail unit. Located on Park Avenue (51,000 VPD) in a prime location, The Property is located between Kingsley Ave (28,000 VPD) and Wells Rd (22,000 VPD), two of the major arteries connecting Park Ave and Blanding. Just minutes from I-295, this location easily easily accessible from all over Jacksonville. Surrounded by national, regional, and local retail and office, major brands include Winn Dixie, Ace Hardware, Quest Diagnostics, HCA Hospital, and Ascension St. Vincents.

PROPERTY HIGHLIGHTS

- **Medical Office Buildout.** Fully built out with 5 plumbed exam rooms, two bathrooms, a break room, and reception area.
- **High Traffic Corridor.** Located minutes from I-295, Park Avenue receives 51,000 VPD and Kingsley Ave just south receives 28,000 VPD.
- **Densely Populated Submarket.** 3-mile population of approx. 40,000
- **New HVAC.** HVAC and air handler have recently been replaced.

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Medical Office/Retail For Lease | 1600 Park Ave



Orange Park, FL 32073



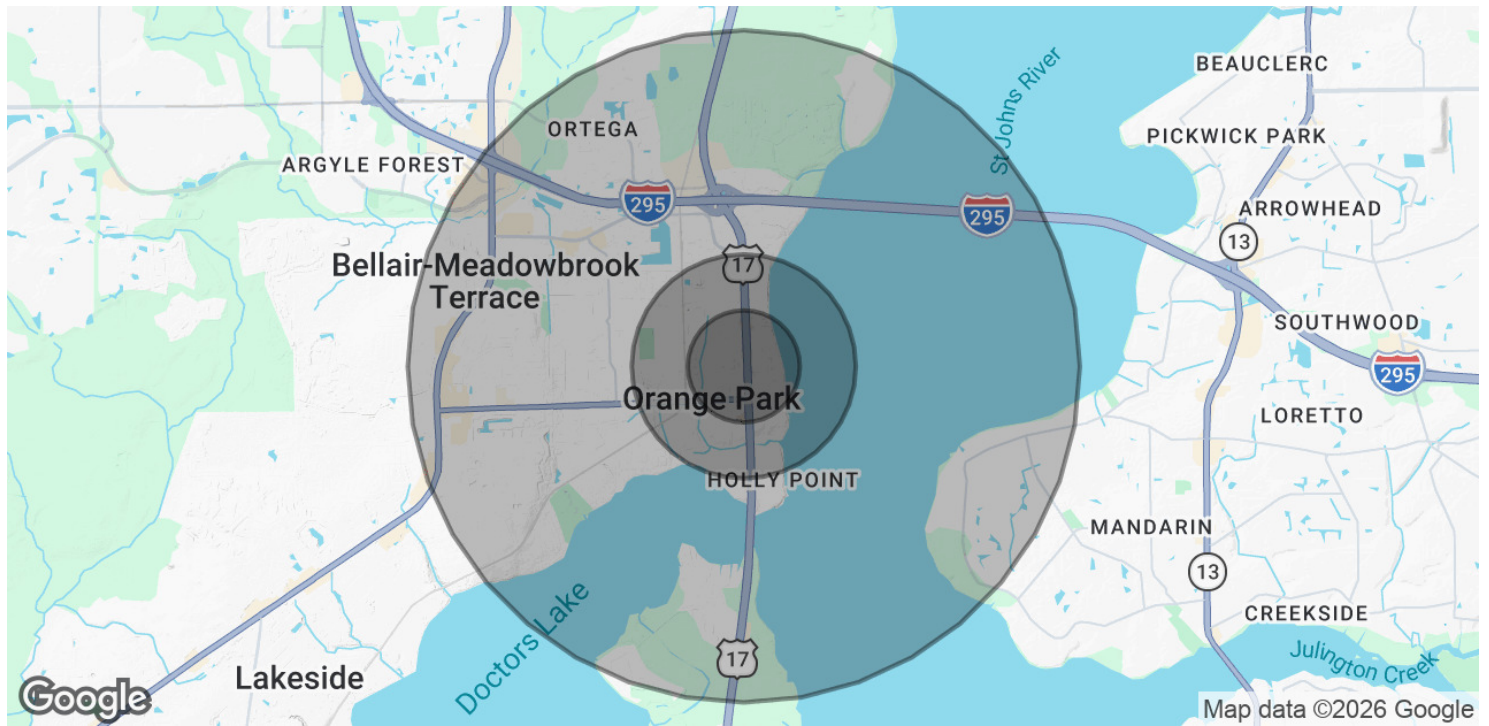
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Retail Property For Lease | 1600 Park Ave



Orange Park, FL 32073



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	1,105	4,114	39,630
Average Age	44.2	46.9	42.6
Average Age (Male)	39.7	42.8	40.6
Average Age (Female)	45.5	48.8	44.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	434	1,629	16,320
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$78,636	\$96,909	\$96,697
Average House Value	\$362,636	\$396,929	\$324,269

2023 American Community Survey (ACS)

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