

Colliers

Walgreens

Plainfield Ave

Site

Winn-Dixie



CVS
pharmacy

Kingsley Ave | 29,500 AADT

Orange Park
Public Library

The Park
Shopping Center

Park Ave | 61,500 AADT

Orange Park Corner Retail Parcel

565 Kingsley Ave | Orange Park, FL 32073

[View Online](#)

Property Highlights:

- 1.0± AC parcel at signalized intersection
- ¼ mile west of Park Avenue (US-17) in Orange Park
- Surrounding retailers includes Walgreens, CVS, Dairy Queen, Winn-Dixie and the public library
- Zoned CG / Commercial General
- Located in close proximity to Fleming Island residential
- Traffic counts:
 - > Kingsley: 29,500 AADT
 - > Park Ave (US-17): 61,500 AADT

• Sale Price: \$1,000,000

Jason Ryals
Senior Vice President
+1 904 861 1136
jason.ryals@colliers.com

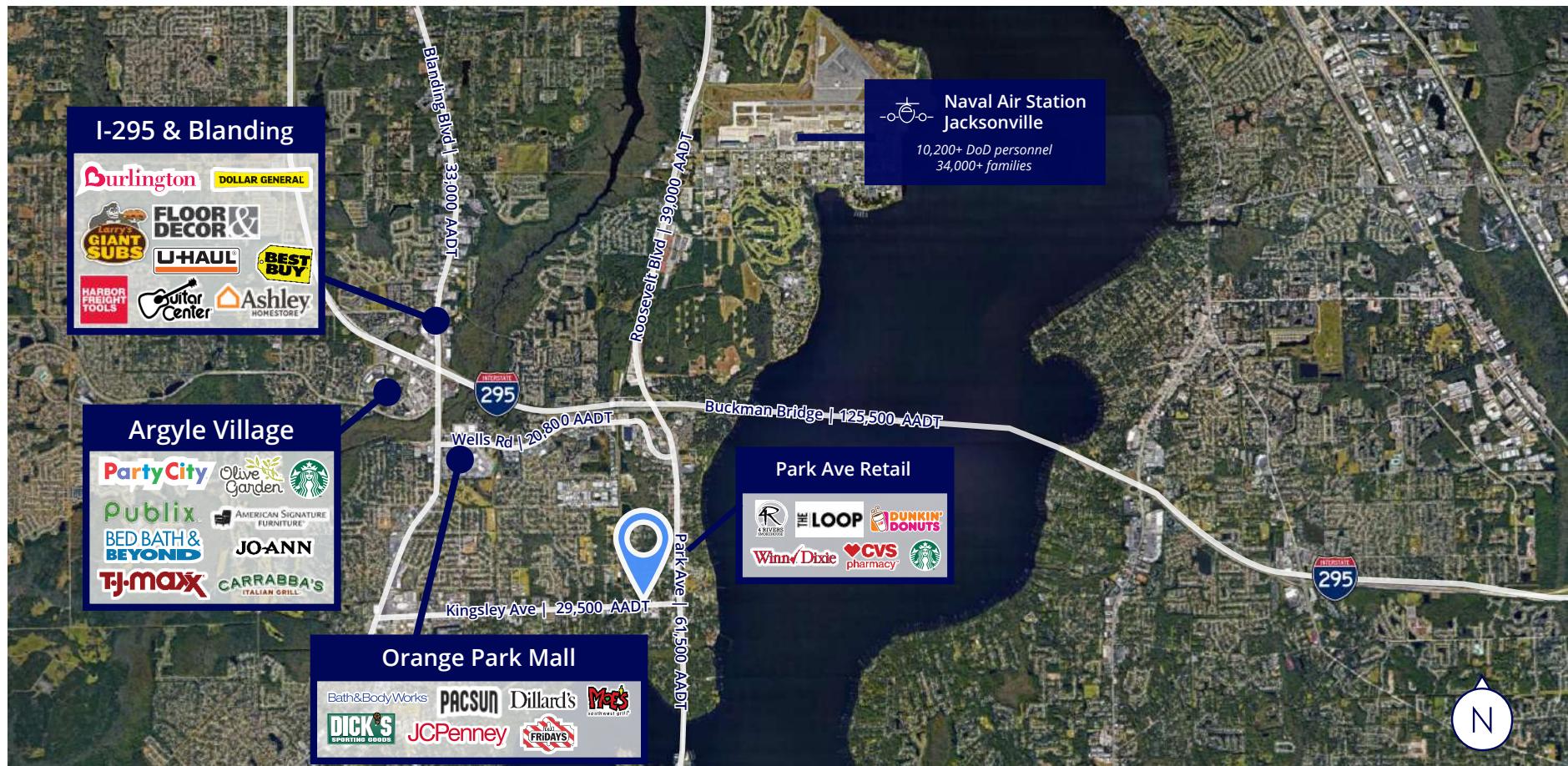
Mike Phillips
Associate Vice President
+1 904 861 1113
mike.phillips@colliers.com

Gina Kline
Senior Associate
+1 904 861 1104
gina.kline@colliers.com

76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville
colliers.com/en/p-USA1107285

1107285

Trade Area



Demographics

Source: ESRI Business Analyst, 2025



Population



Daytime Population



Median Household Income



Average Household Income

3 Mile	37,879	39,778	\$62,383	\$82,852
5 Mile	109,658	113,865	\$70,229	\$91,023
7 Mile	254,122	231,933	\$69,650	\$90,686



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Senior Vice President
+1 904 861 1136
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Associate Vice President
+1 904 861 1113
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Senior Associate
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gina.kline@colliers.com

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