

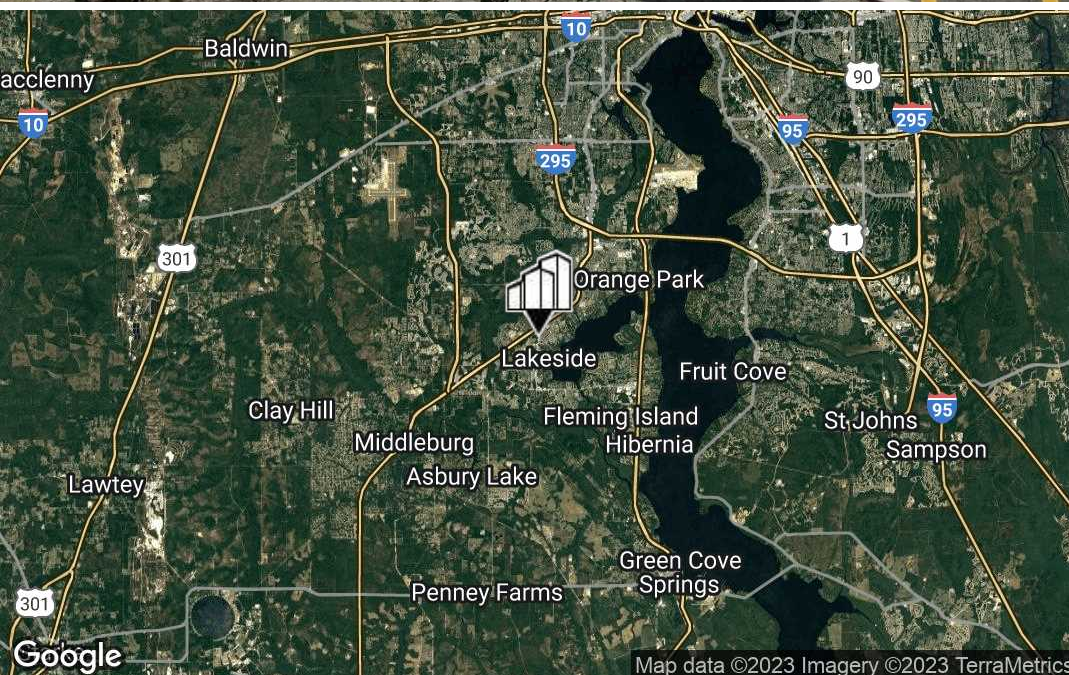
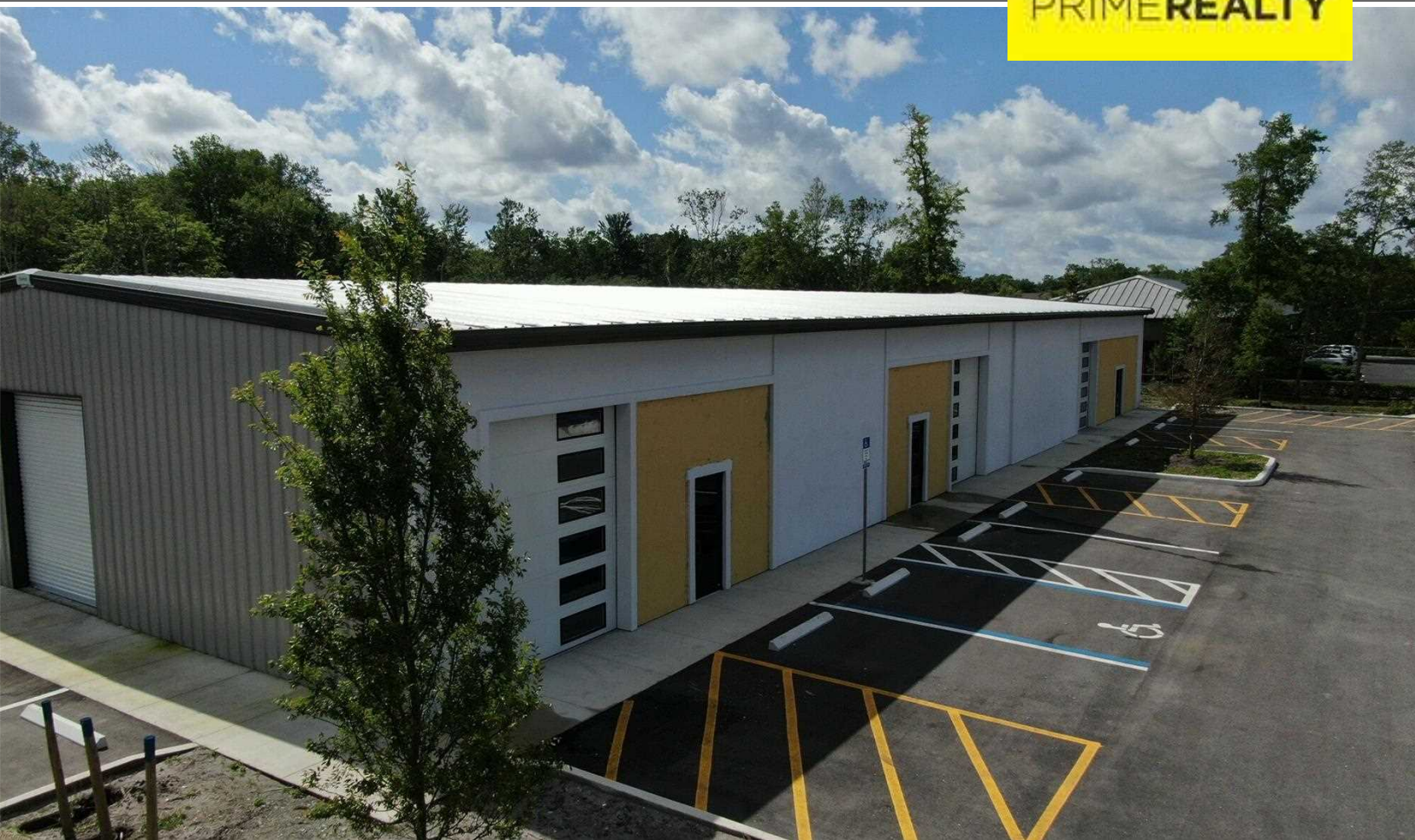
INDUSTRIAL PROPERTY FOR LEASE

169 COLLEGE DRIVE

ORANGE PARK, FL 32065



PRIMEREALTY



For More Information:

Conrad Boylan

Director

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Director

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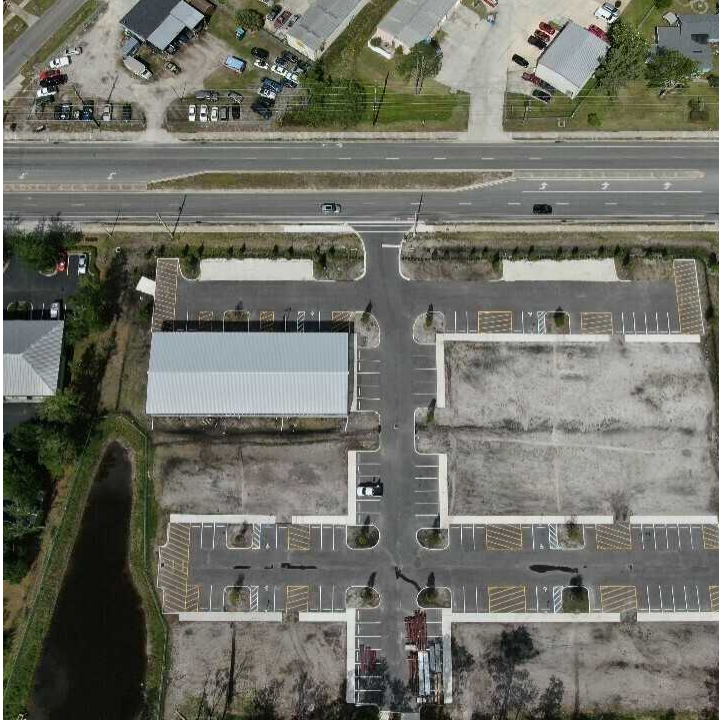
bdennis@primerealtyinc.com

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 32065



OFFERING SUMMARY

Lease Rate: \$12.00 SF/yr (NNN)

Proposed Building Sizes: 22,000 SF

Available SF: 22,000 SF

PROPERTY OVERVIEW

\$12/SF/YR NNN

NNN Estimated at \$3.00/SF/YR

Buildings currently being constructed

**ACCESSIBLE LOCATION IN LAKESIDE ARE OF ORANGE PARK
CUSTOMIZE SPACE TO MEET YOUR NEEDS!
SPACES CAN BE CREATED TO SUIT A WIDE VARIETY OF USES
BRAND NEW CONSTRUCTION, BE THE FIRST TO LEASE!**

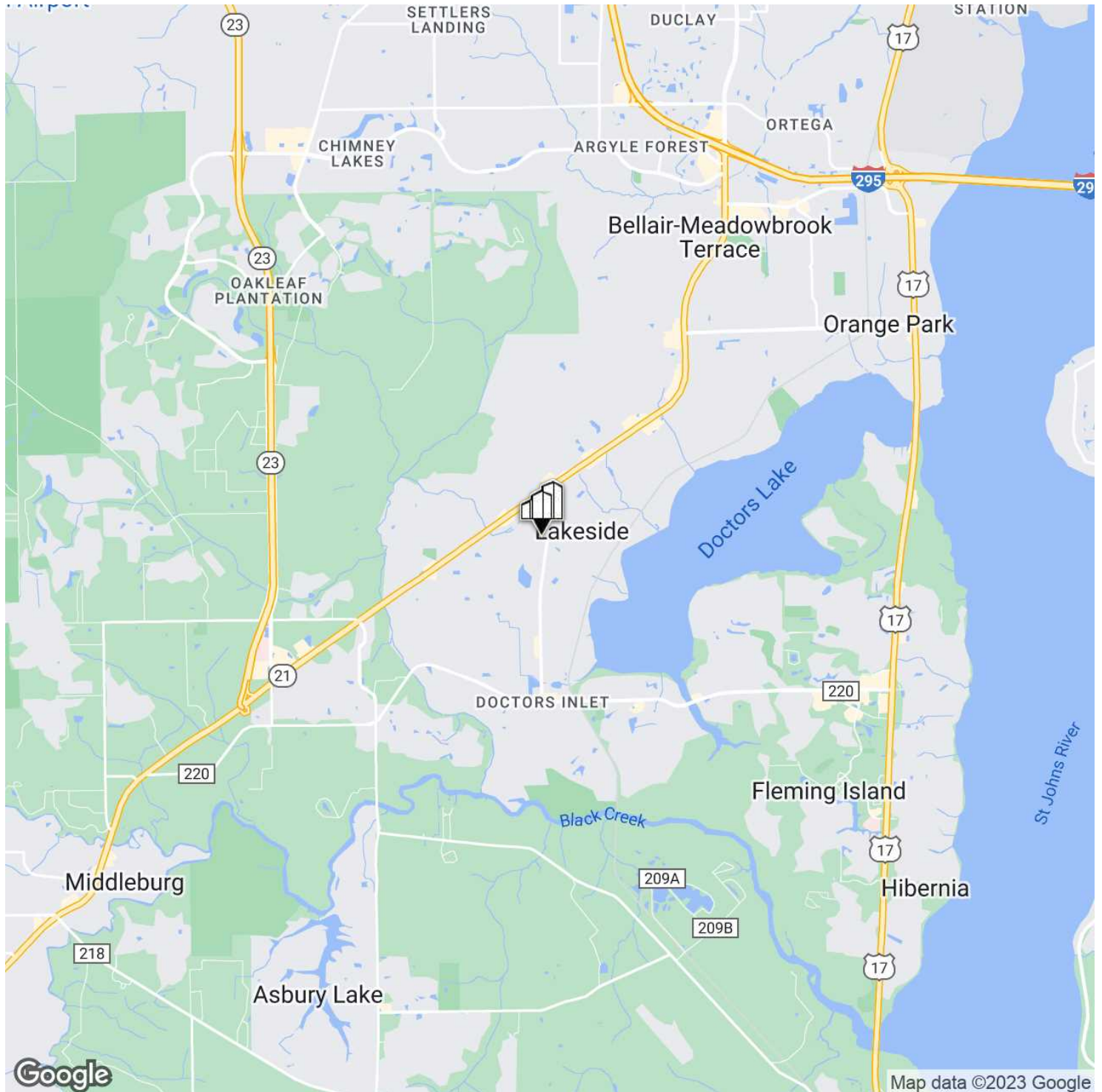
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Industrial Property For Lease | 169 College Drive



Orange Park, FL 32065

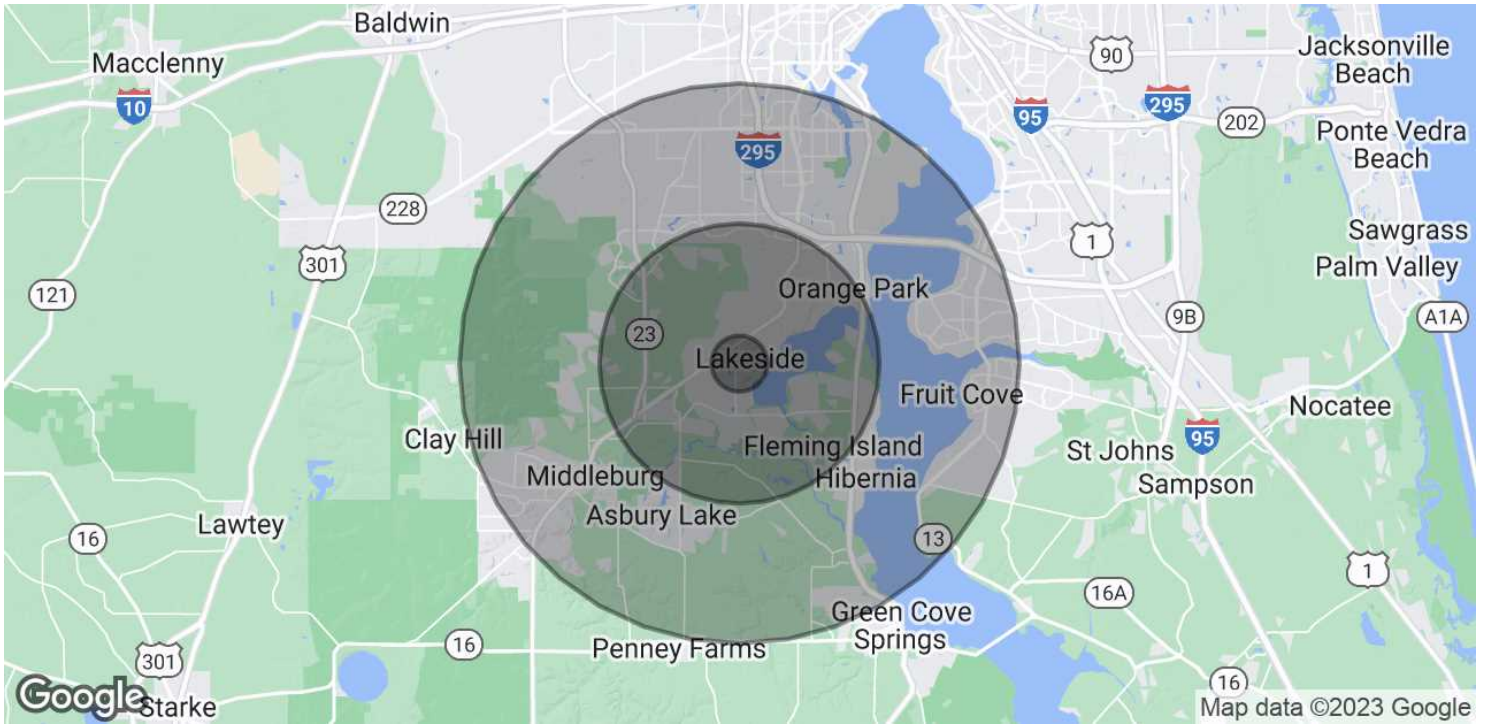


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,883	121,640	331,035
Average Age	39.4	39.2	38.9
Average Age (Male)	29.3	37.2	37.3
Average Age (Female)	45.1	40.8	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,776	43,834	126,421
# of Persons per HH	2.5	2.8	2.6
Average HH Income	\$76,644	\$88,353	\$79,237
Average House Value	\$165,114	\$203,434	\$200,805

* Demographic data derived from 2020 ACS - US Census

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