

KINGSLEY SQUARE

2285 Kingsley Ave | Orange Park, FL 32073



PROPERTY HIGHLIGHTS:

- High-traffic retail center with a combined AADT intersection of more 86,500 AADT at Blanding Blvd and Kingsley Ave
- Surrounding workplace population exceeds 25,000 within a 3-mile radius
- Located across from Orange Park High School, Orange Park Country Club and adjacent to Orange Park Medical Center
- Excellent and stable tenant mix
- Small shop space available
- Demographics include a population of over 137,000 with an average household income more than \$86,000 within a 5-mile radius
- Shopping center total GLA: 31,480 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	11,435	63,913	142,750
2023 Estimated Households	4,340	25,417	53,409
INCOME			
2023 Estimated Avg HH Income	\$91,125	\$94,732	\$106,827
AGE			
Median Age	43	41	38
DAYTIME DEMOS			
Number of Businesses	674	3,183	5,610
Number of Employees	6,178	25,825	40,519
Total Daytime Population	9,913	44,568	80,420
TRAFFIC COUNTS			
Blanding Blvd (N/S)	58,000 AADT		
Kingsley Ave (E/W)	28,500 AADT		



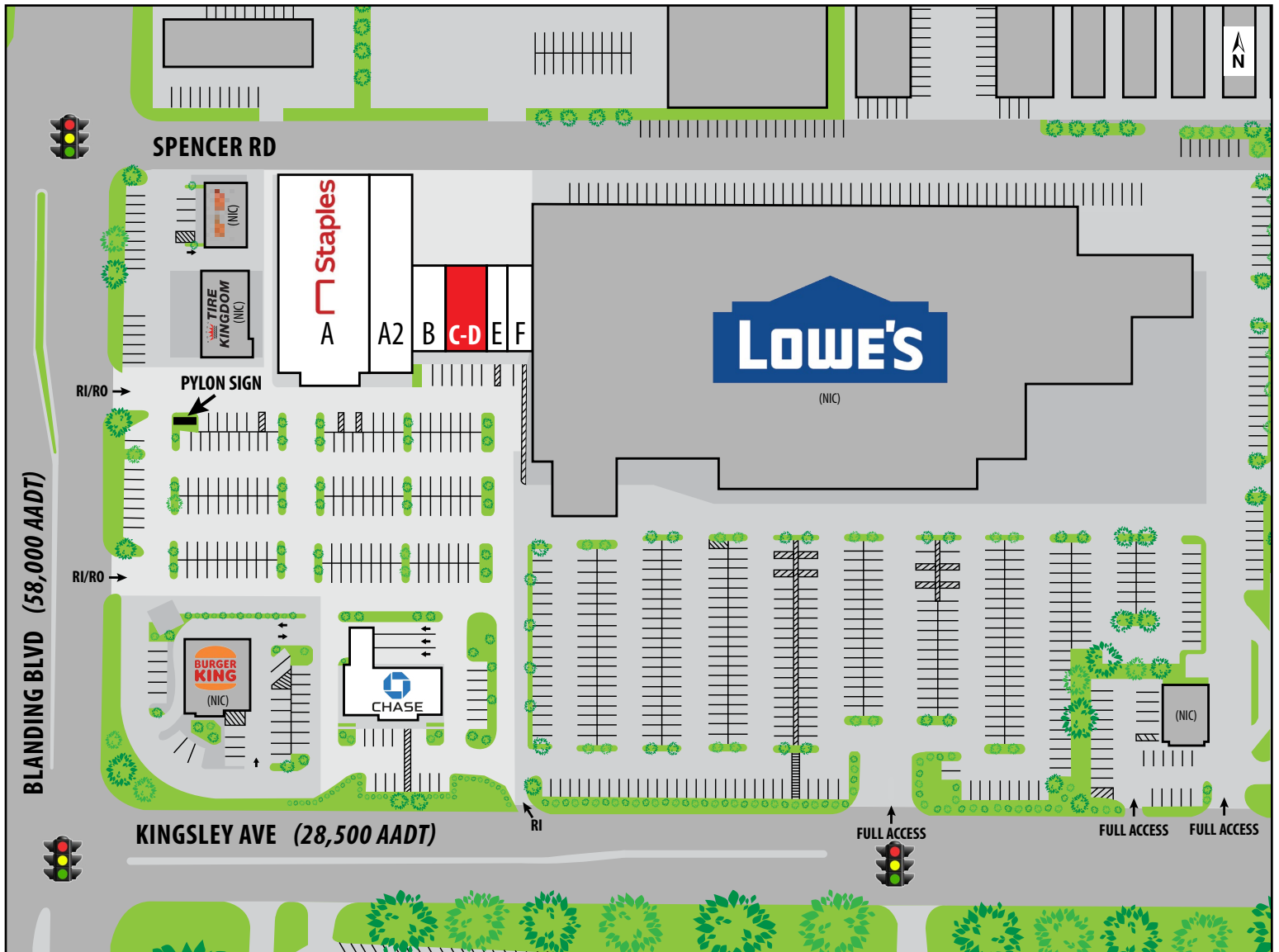
FOR LEASING INFORMATION:

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800.728.5379
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UNIT	TENANT	SF
A	Staples	17,109
A2	GT Distributors	6,391
B	Firehouse Subs	2,100
C-D	AVAILABLE	1,400 - 2,800

UNIT	TENANT	SF
E	VIPcare	1,400
F	Pizza Hut	1,680
OP	Chase	

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