

1734 Kingsley Ave, Orange Park, FL 32073

New Listing



\$1,365,000

PROPERTY OVERVIEW:

SQFT: 6,741

Price per Ft: \$202

ACRES: 0.54

Large Cap X Projects Completed



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Property Highlights

Prime Location in Orange Park's Medical Corridor

Ideally positioned directly across from HCA Florida Orange Park Hospital, this property benefits from exceptional visibility and consistent traffic – with approximately 30,000 vehicles per day along Kingsley Avenue.

Partially Leased with Immediate Cash Flow

Multiple tenants in place provide steady income, while vacant suites offer the ability for an owner-user to occupy or for an investor to increase returns through additional leasing.

Ideal Owner-User / Investment Hybrid

Perfect opportunity for a medical or professional practice to operate on-site while generating passive income from existing tenants.

New Metal Roof Installed

Recent capital improvements include a new metal roof and updated HVAC units minimizing future maintenance costs and improving long-term asset value.

Flexible Suite Configurations

Suites are adaptable for a variety of medical or professional office uses, ranging from small office setups to larger treatment or administrative spaces.

Surrounded by Complementary Tenants

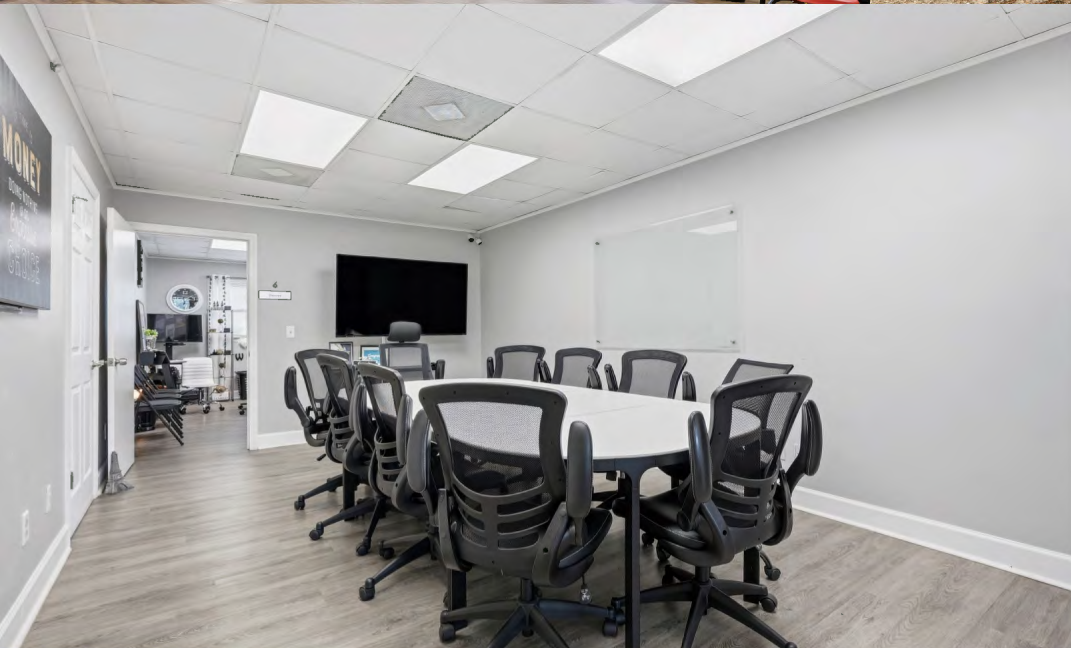
Neighbors include Baptist Primary Care, UF Health, and numerous specialty medical providers, creating strong referral synergies and long-term tenant stability.

High Visibility & Convenient Access

Prominent signage and ample parking make this an ideal location for patient-driven businesses and service-oriented tenants.

Value-Add Potential

Opportunity to lease remaining vacancies, restructure rent schedules, or enhance tenant mix in one of Clay County's most active healthcare corridors.



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Orange Park Medical



DEMOGRAPHIC OVERVIEW OF JACKSONVILLE MSA

	Jacksonville MSA	Duval Co	St. Johns Co	Clay Co	Nassau Co	Baker Co
Population						
2029 Projection	1,855,859	1,085,812	386,922	243,818	110,664	28,643
2024 Estimate	1,737,832	1,047,009	329,159	232,021	101,846	27,797
2010 Census	1,345,596	864,263	190,039	190,865	73,314	27,115
Annual Growth 2024-2029	1.32%	0.73%	3.29%	1.00%	1.67%	0.60%
Households						
2029 Projection	740,874	450,367	144,496	90,597	45,405	10,009
2024 Estimate	685,635	425,663	124,564	84,838	41,010	9,560
2010 Census	524,146	342,450	75,338	68,792	28,794	8,772
Annual Growth 2024-2029	1.56%	1.13%	3.01%	1.32%	2.06%	0.92%
2024 Owner Occupied Housing Units	452,591	244,086	103,116	64,459	33,405	7,525
2024 Renter Occupied Housing Units	233,044	181,577	21,448	20,379	7,605	2,035
2024 Avg Household Income	\$108,888	\$98,591	\$142,105	\$107,449	\$121,164	\$94,693
2024 Med Household Income	\$82,603	\$72,782	\$107,525	\$90,779	\$93,673	\$75,051
2024 Households by Household Inc:						
2024 Household Income less than \$15,000	45,614	34,210	4,897	3,821	1,981	705
2024 Household Income \$15,000-\$24,999	44,527	34,589	4,219	3,324	1,877	518
2024 Household Income \$25,000-\$34,999	42,763	33,392	3,535	4,053	1,228	555
2024 Household Income \$35,000-\$49,999	65,412	50,753	6,395	4,999	2,412	853
2024 Household Income \$50,000-\$74,999	108,258	64,066	19,819	15,149	7,080	2,144
2024 Household Income \$75,000-\$99,999	98,084	56,212	16,990	15,776	7,402	1,704
2024 Household Income \$100,000-\$149,999	139,575	76,699	29,022	22,877	9,388	1,589
2024 Household Income \$150,000-\$199,999	71,873	39,376	17,751	8,557	5,282	907
2024 Household Income \$200,000 or greater	69,529	36,366	21,936	6,282	4,360	585
Source: Esri						

JACKSONVILLE MARKET RANKINGS

#2 HOTTEST JOB
MARKET IN
AMERICA

(Wall Street Journal April 2024)

#1 OF 5
SUPERNOVA CITIES

(Urban Land Institute November 2023)

#1 CITY FOR U.S. JOB
SEEKERS IN 2023

(MoneyGeek October 2023)

JACKSONVILLE'S
FORTUNE
500
COMPANIES

TOP 25
BEST PLACES FOR YOUNG
PROFESSIONALS

(Forbes July 2023)

#8 MOVING
DESTINATION
IN 2023

(PODS Moving & Storage June 2023)

#9
HIGHEST PROJECTED
5-YEAR POPULATION
GROWTH IN U.S.

(Site Selection Group June 2023)

#7 BEST CITY FOR
REAL ESTATE
DEVELOPMENT

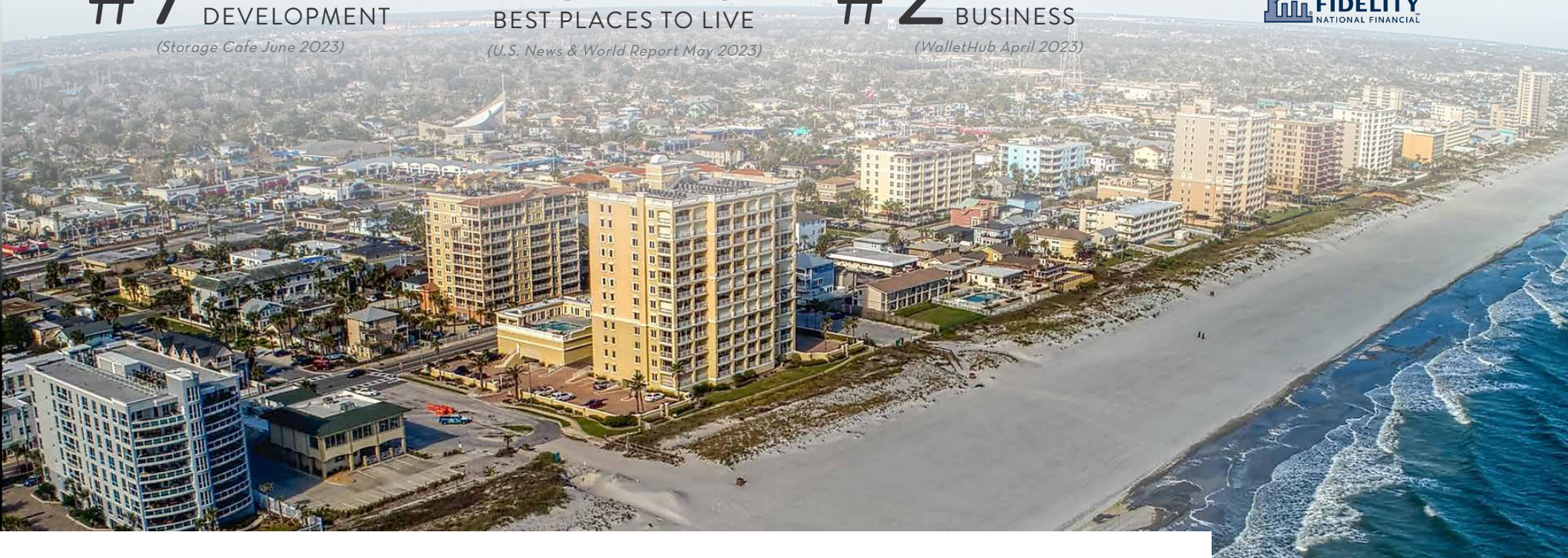
(Storage Cafe June 2023)

TOP 20
BEST PLACES TO LIVE

(U.S. News & World Report May 2023)

#2 BEST CITY
TO START A
BUSINESS

(WalletHub April 2023)



EMPLOYMENT

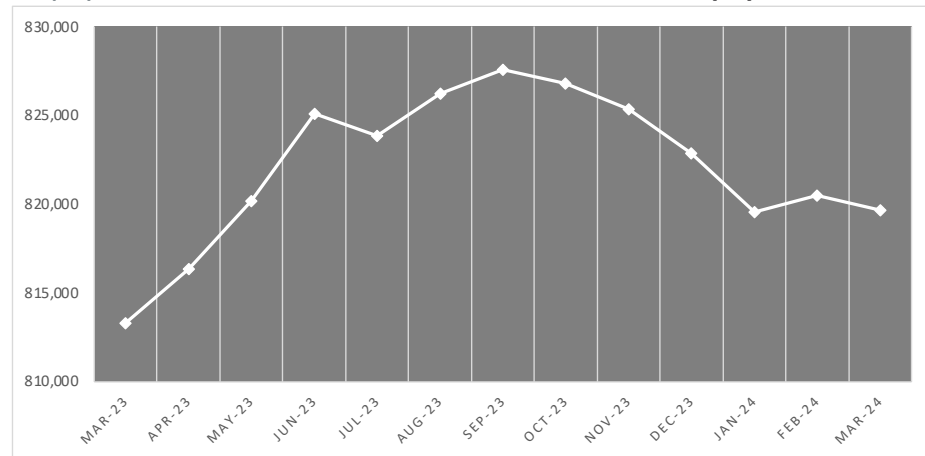
JACKSONVILLE ADDED NEARLY 15,000 JOBS DURING 2023 (1.8%), AND AN OVERALL TOTAL 36,731 JOBS IN THE LAST TWO YEARS (4.8%)



1.8%
2023 ANNUAL
GROWTH
(2% average 2015-2022)

Employment

Current Employment: 819,649



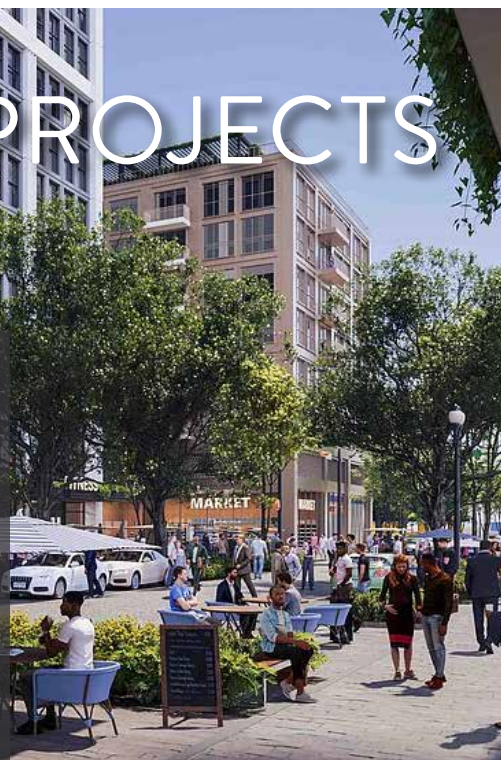
EMPLOYMENT BY SECTOR

	Jacksonville	Tampa	Orlando	South Florida	Florida	US
Trade, Transportation, and Utilities	21.2%	18.0%	18.4%	22.1%	20.3%	18.3%
Education and Health Services	16.2%	18.8%	19.2%	17.5%	15.3%	16.5%
Professional and Business Services	15.0%	16.1%	12.9%	15.7%	16.4%	14.5%
Leisure and Hospitality	11.8%	11.1%	19.5%	12.1%	13.4%	10.7%
Government	10.3%	9.2%	6.0%	7.2%	11.6%	14.7%
Financial Activities	9.2%	10.3%	8.9%	10.8%	6.8%	5.8%
Construction	6.4%	6.0%	6.1%	5.3%	6.5%	5.2%
Manufacturing	4.5%	5.0%	3.6%	3.3%	4.3%	8.2%
Other Services	3.5%	3.6%	3.6%	4.0%	3.8%	3.7%
Information	1.8%	1.9%	1.8%	1.9%	1.6%	1.9%
Mining and Logging	0.0%	0.0%	0.0%	0.0%	0.1%	0.4%

CAPITAL PROJECTS

THE PEARL STREET DISTRICT

- \$500M mixed-use development in the North Core area of Downtown (Phase 1)
- Phase 1 consists of 5 blocks
- Full development could include 20 blocks with a \$2B+ total investment
- 1,121 residential units, 106.5K SF of retail, 690-space parking garages
- Construction to begin October 2024
- Slated to be fully complete October 2027



JACKSONVILLE JAGUARS STADIUM

- Construction to begin in 2025
- The seating bowl expansion capabilities can accommodate up to 71,500
- The new stadium design includes a 185-percent increase in main concourse surface area, a 260-percent increase in upper concourse surface area
- Construction will generate thousands of jobs



THE FOUR SEASONS AT THE SHIPYARDS

- Jacksonville Jaguar owner Shad Khan's Iguana Investments announced in May 2021 the revised plans to redevelop the area south of EverBank Stadium & Daily's Place (the Jacksonville Shipyards and Metropolitan Park)
- \$484M Phase I includes a Four Seasons Hotel (176 rooms and 25 residential condos) and 6-story 157K SF Class A office building opening late 2025
- Phase II includes a 42K SF orthopedic sports medicine campus by Baptist Health, 15K SF of street-level retail, parking structure, and possibly a residential component



UF GRADUATE CAMPUS

- The City of Jacksonville has negotiated to provide 23 buildable acres to the University of Florida
- 60,000 square foot building and \$80 million capital investment
- 20,000 square foot building and \$20 million capital investment
- First Degree Program Expected to Begin in August 2025, Main Launch in 2026



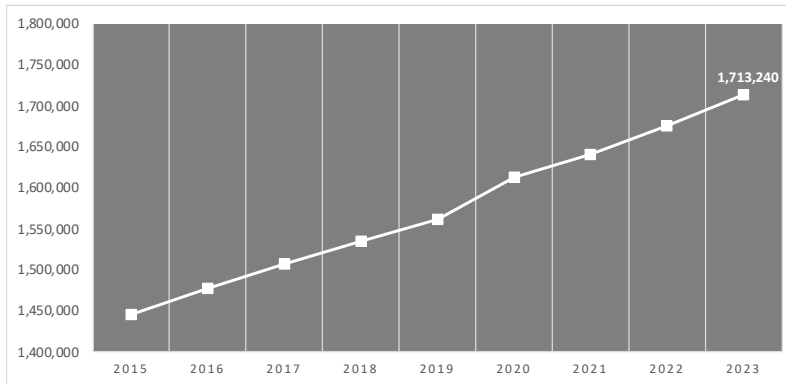
POPULATION



#3
LARGEST EAST
COAST CITY

Jacksonville Region Population

Current Population: 1,713,240



EDUCATION

1 LOCAL
UNIVERSITIES



23K+ STUDENTS



17K+ STUDENTS



#9 FL

STANTON COLLEGE
PREPARATORY
SCHOOL

#17 FL

DARNELL COOKMAN
SCHOOL OF THE
MEDICAL ARTS

#20 FL

PAXON SCHOOL
FOR ADVANCED

#32 FL

DOUGLAS
ANDERSON SCHOOL

JACKSONVILLE TOP EMPLOYERS

Jacksonville	
Naval Air Station Jacksonville	16,199
Duval County Public Schools	13,110
Baptist Health	12,000
Naval Station Mayport	10,948
Mayo Clinic	8,450
Bank of America	8,000
Amazon	8,000
City of Jacksonville	7,260
UF Health	6,600
Florida Blue	5,700
Southeastern Grocers	5,700
Fleet Readiness Center	5,350
Ascension St. Vincent's	5,050
United Parcel Service	4,500
Citi	4,000
J P Morgan Chase	3,900
Johnson & Johnson	3,500
Jacksonville Sheriff's Office	3,500
Gate Petroleum	3,000
AT&T	2,600
CSX	2,530
U.S. Postal Service	2,570
Deutsche Bank	2,400
Intercontinental Exchange	2,400
Florida State College at Jacksonville	2,379
HCA Florida Memorial Hospital	2,370
University of North Florida	2,244
JEA	2,200
Brooks Rehabilitation	2,170
Fidelity Investments	2,000
One Call	1,970
Parallon	1,790
Aetna	1,700
VyStar Credit Union	1,690
Fidelity National Financial	1,660
HCA Florida Orange Park Hospital	1,520
FIS	1,520
Fanatics	1,500

Source: Department of Labor; coj.net