

OFFERING MEMORANDUM

1715 Village Way Medical Office

**1715 Village Way,
Orange Park, FL 32073**

1715 Village Way offers stable medical office income through a lease to Florida Physician Specialists d/b/a McIver Clinic expiring December 2027, with a one-year extension.

The 3,698 SF leased clinic generates \$90,300 annually, while 1,679 SF of vacant basement space creates clear upside through expansion or extension within the existing building.



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INVESTMENT SUMMARY

APN 41-04-26-019509-000-00	NET OPERATING INCOME \$90,300.00	LOT SIZE 0.813 acres / 36,540 SF
YEAR BUILT 1992	ZONING CPO	CAP RATE 8%
OCCUPANCY 68.8%	ASKING PRICE \$1,200,000.00	LEASABLE SQUARE FOOTAGE 4,787
PRO FORMA CAP RATE 11.0%	NUMBER OF BUILDING 1	PRICE PER SQUARE FOOT \$250



INVESTMENT HIGHLIGHTS

Immediate cash flow is secured by an established medical tenant near HCA Florida Orange Park Hospital. Vacant basement space provides measurable lease-up upside, with full-building occupancy increasing annual rent to \$116,898.

A proposed expansion and extension could also convert short-term income into longer-duration cash flow with annual escalations.



PROPERTY DESCRIPTION & DETAILS

This hospital-adjacent medical office sits less than one mile from HCA Florida Orange Park Hospital, supporting durable referral-driven demand.

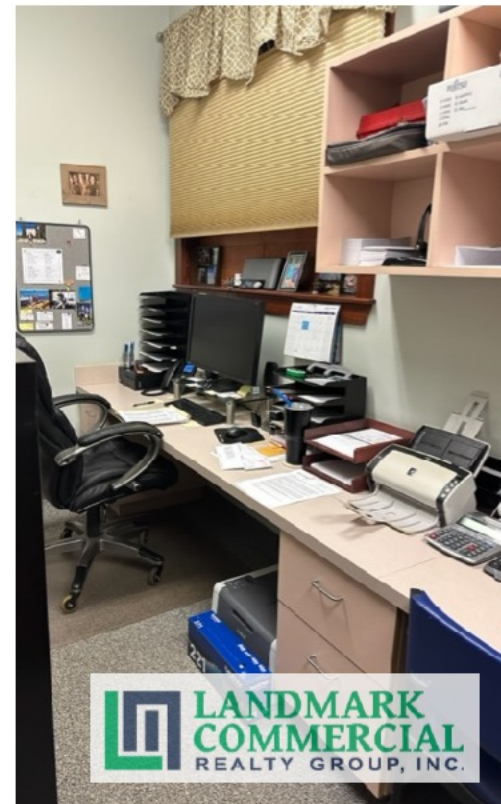
An established specialty practice anchors 3,698 square feet, at \$24.42 per square foot NNN, with full operating expense reimbursement, while 1,679 square feet of vacant lower-level space offers lease-up, expansion, or specialty build-out potential that can enhance future income and value.

Address	1715 Village Way, Orange Park, FL 32073
APN	41-04-26-019509-000-00
Building Size	5,377 SF
Land Size	0.838
Year Built	1992
Stories	3
Parking	Attached garage; 1,089 SF garage area
Construction Type	Wood
Exterior Finishes	Wood exterior walls
Roofing System	Flat roof



PROPERTY PHOTOS





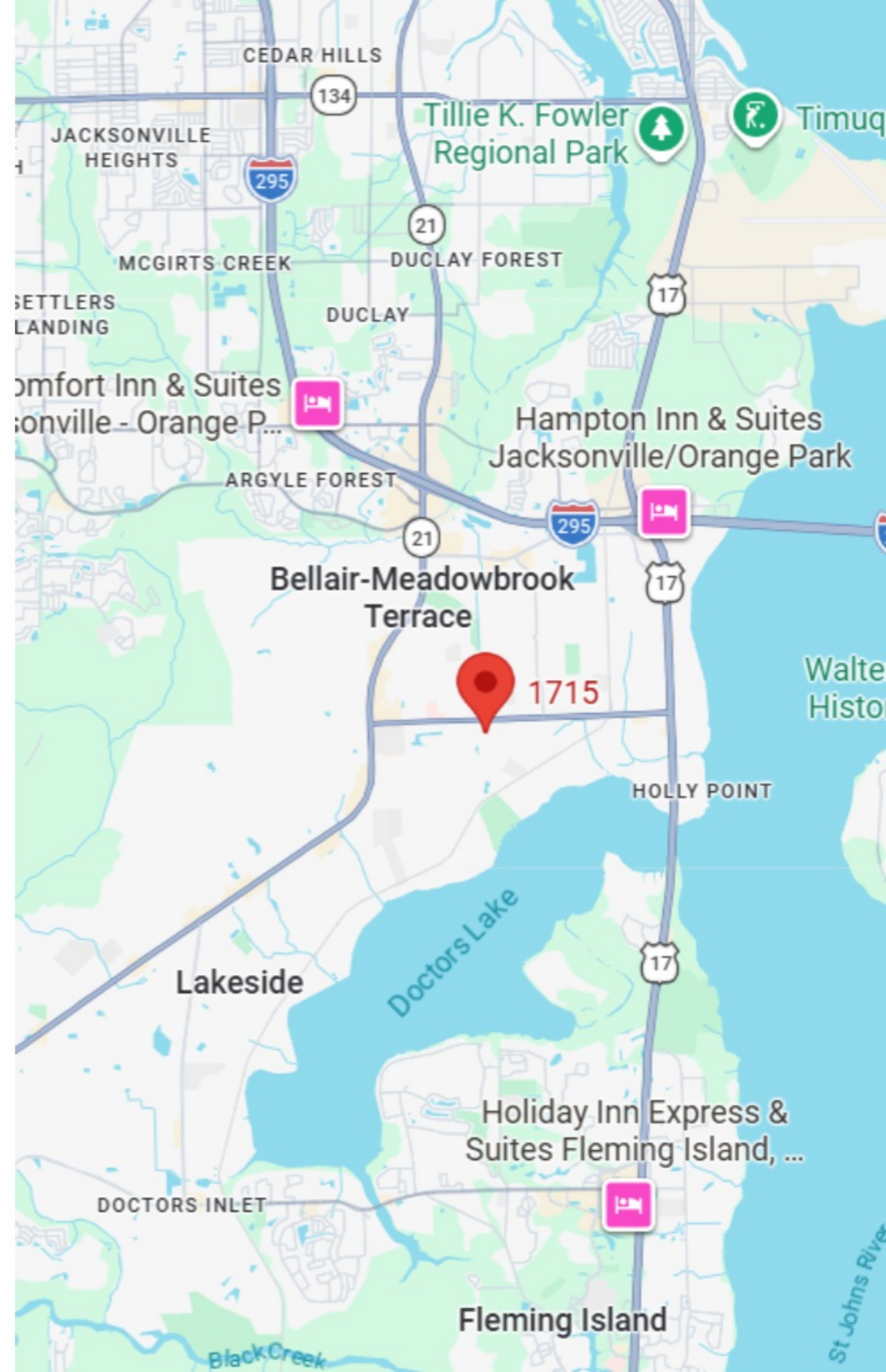


LOCATION OVERVIEW

Positioned in Orange Park's established Kingsley Avenue medical corridor, the property benefits from immediate proximity of 0.5 miles to HCA Florida Orange Park Hospital and a dense network of complementary providers, such as surgery, imaging, and diagnostic providers.

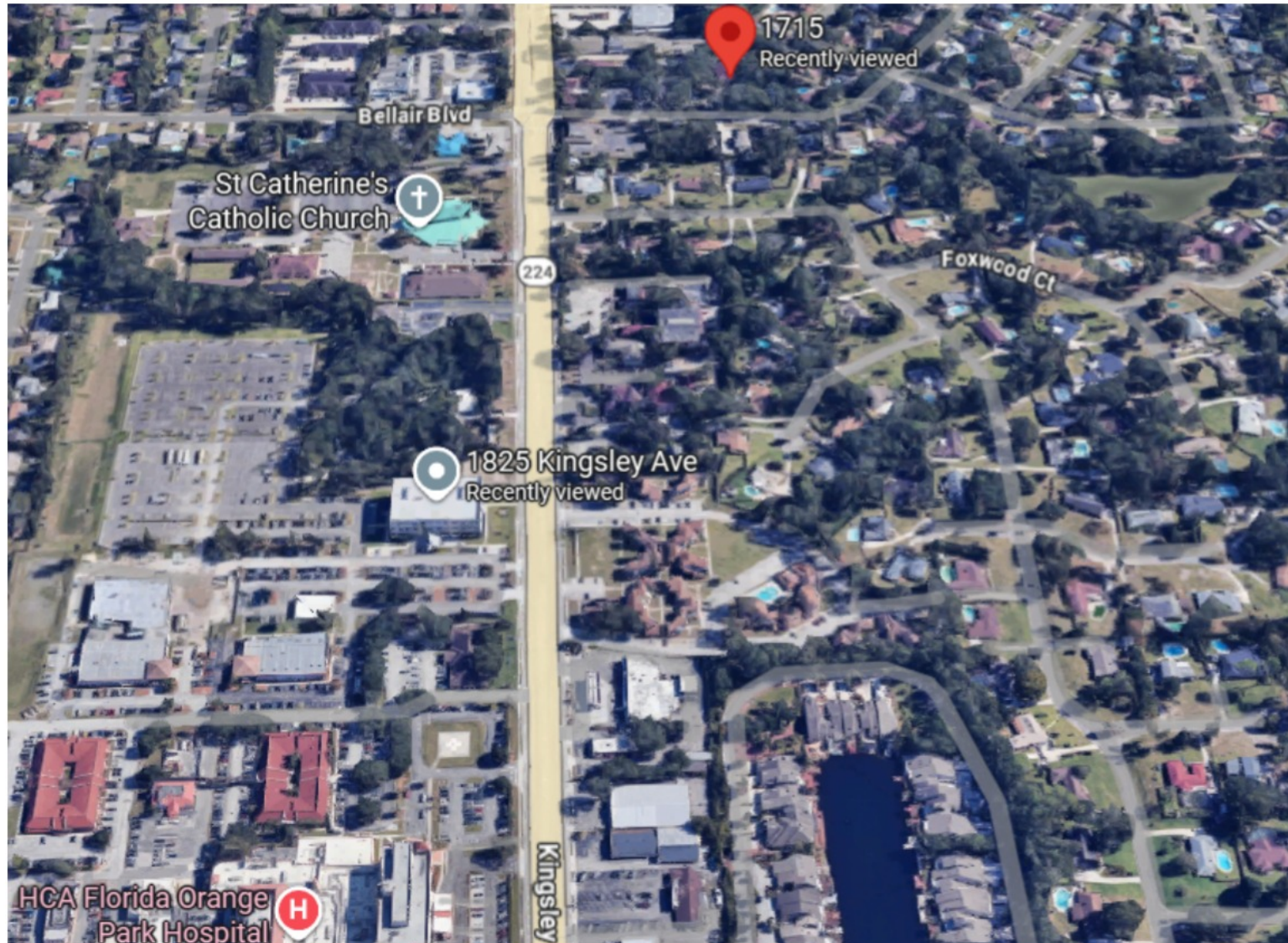
Strong demographics, nearby schools, and daily-service amenities enhance patient convenience, tenant retention, and long-term appeal within a mature residential trade area.

Nearby banking, dining, pharmacy, and regional retail further enhance daily convenience, reinforcing long-term appeal for medical and professional users seeking suburban access at competitive occupancy costs.



CITY, & STATE DETAILS

Positioned in Orange Park's established Kingsley Avenue medical corridor, the property benefits from immediate proximity to HCA Florida Orange Park Hospital and a dense network of complementary providers. Strong surrounding residential density, proven outpatient tenancy, and expansion potential enhance its appeal for referral-driven specialty medical users.





TRANSPORTATION

Kingsley Avenue corridor; Jacksonville MSA access ~8.2 miles; local bus stop at Kingsley Ave & Professional Center Dr.



EDUCATION

No colleges nearby; Orange Park Junior High, Montclair Elementary, Orange Park High School within 1 mile



ATTRACTIONS

HCA Florida Orange Park Hospital, Sonny's BBQ, Metro Diner, St. Johns River, Doctors Lake Park

SITE MAP

Situated just off Kingsley Avenue, the site is embedded within a recognized medical corridor anchored by HCA Florida Orange Park Hospital.

Nearby schools, dining, transit access, and surrounding residential density support daily convenience while regional connectivity to the Jacksonville MSA strengthens access for patients, employees, and providers.

DEMOGRAPHICS

The property serves a dense and stable trade area with 174,330 residents within five miles, supported by strong household incomes and high homeownership. A mature age profile and significant healthcare employment base reinforce durable demand for specialty medical services from both neighborhood residents and the broader Orange Park market.

TOTAL POPULATION 174,330	MEDIAN AGE 39.1	MEDIAN HOUSEHOLD INCOME \$83,144.00
HOMEOWNER RATE 61.4%	COLLEGE EDUCATED 39.0%	UNEMPLOYMENT RATE 4.8%
GDP \$135B (Jacksonville MSA)	LARGEST EMPLOYERS HCA Florida Orange Park Hospital, First Coast Medical Center, Quest Diagnostics, Coastal Health Surgery Center	

MARKET ANALYSIS



GDP:
\$135B
(Jacksonville MSA)



UNEMPLOYMENT RATE:
4.8%



LARGEST EMPLOYERS:
HCA Florida Orange Park Hospital, First Coast Medical Center, Quest Diagnostics, Coastal Health Surgery Center

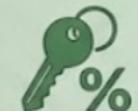
COMMUNITY WEALTH & EDUCATION



MEDIAN HOUSEHOLD INCOME:
\$83,144.00



COLLEGE EDUCATED:
39.0%



HOMEOWNER RATE:
61.4%

POPULATION SNAPSHOT

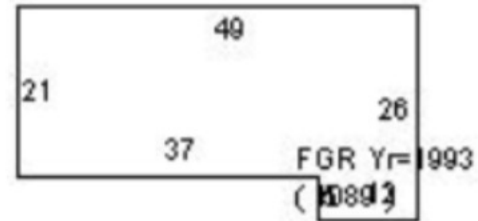
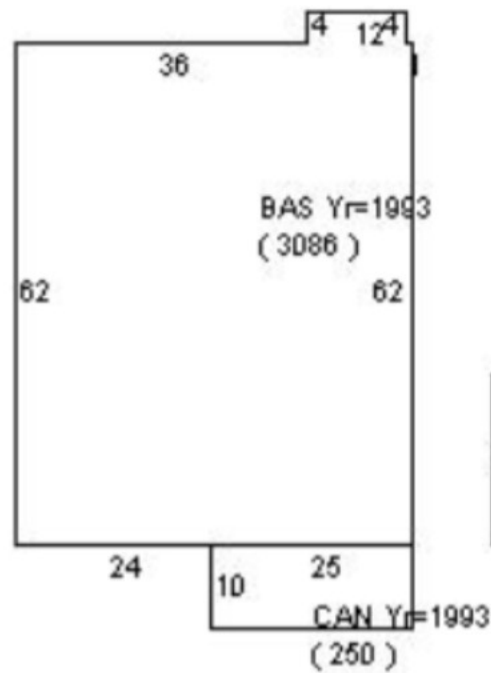


TOTAL POPULATION:
174,330
(within 5 miles)



MEDIAN AGE:
39.1

FLOOR PLANS



SALE COMPARIBLES

Address	Type	Size	Price
2140 Smith St, Orange Park, FL 32073	Office	6,215 SF	\$1.1M
6015 118th St, Jacksonville, FL 32244	Office	5,678 SF	\$1.75M
9401 Waypoint Pl, Jacksonville, FL 32257	Office	3,181 SF	\$1.1M
3973 Eagle Landing Pky, Orange Park, FL 32065	Office	5,065 SF	\$925K
3945 San Jose Park Dr, Jacksonville, FL 32217	Office	5,298 SF	\$1.57M
4343 Colonial Ave, Jacksonville, FL 32210	Office	6,642 SF	\$1.45M
8823 Goodbys Executive Dr, Jacksonville, FL 32217	Office	3,080 SF	\$900K
4479 Baymeadows Rd, Jacksonville, FL 32217	Office	4,656 SF	\$1.75M
98 COLLEGE DR ORANGE PARK FL 32065	Industrial, Office	4,326 SF	\$965K

PHYSICAL SPECIFICATIONS

Specification	Details
Building Type	Three-story medical office building
Year Built	1992
Total Building Area	4,787 square feet
Occupied Area	3,698 square feet
Vacant Area	1,679 square feet
Footprint	3,555 square feet
Adjusted Area	5,377 square feet
Site Area	36,540 square feet (0.813 acres)
Land-to-Building Ratio	7.63:1
Zoning	CPO
Flood Zone	FEMA Flood Zone X
Construction	Wood construction with wood exterior walls
Roof Type	Flat roof
HVAC	Central air conditioning and forced-air heat
Current Configuration	One leased suite and additional lower-level vacancy for future expansion or MRI use

KEY FINANCIAL METRICS & INVESTMENT SUMMARY DATA

Key Metric	Value
Asking Price	\$1,200,000
Leased SF	3,698 SF
Annual Base Rent	\$90,300
Monthly Base Rent	\$7,525
In-Place NOI	\$90,300
Cap Rate	8.00%
Price/SF	\$324.50
Rent/SF	\$24.42
2025 Real Estate Taxes	\$15,703
Going-In Cap Rate	8.00%
Annual NOI	\$90,300
Flat Rent Through Expiration	Yes
Lease Expiration	12/31/2027
Remaining Term Indicated in OM	±1.6 Years

Metric	Value
APN	41-04-26-019509-000-00
Asking Price	\$1,200,000
Cap Rate	8.00%
Lot Size	36,540 SF / 0.81 Acres
NOI	\$90,300
Number of Buildings	1
Occupancy	68.8%
Parking Details	Attached garage; 1,089 SF garage area
Price Per SF	\$324.50
Pro Forma Cap Rate	11%
Square Footage	5,377 SF
Year Built	1992
Zoning	CPO

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INVESTMENT CONTACT



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