


O F F E R I N G M E M O R A N D U M

8,584 SF COMMERCIAL PROPERTY FOR SALE

IN THE HEART OF ORANGE
PARK'S GROWING
COMMERCIAL HUB

 1956 Kingsley Ave
Orange Park, FL 32073

PRESENTED BY:

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Founding Principal
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ASKING PRICE AND TERMS:

As directed by Market. Property to be delivered free and clear of all liens. Contact Compass for pricing targets.

PROPERTY TOURS:

Tours available by appointment only with 48 hours prior notice with confirmation of scheduled tour by a representative of Compass.

DATA SOURCES:

The information contained in this document has been obtained from sources believed reliable. While Compass does not doubt its accuracy, Compass has not verified it and makes no guarantee, warranty, or representation about it. It is any buyer's to confirm its accuracy and completeness independently. Any projections, opinions, assumptions, or estimates used are, for example, only and do not represent the current or future performance of the Property. The value of this transaction to any buyer depends on tax and other factors that the Buyer's tax, financial, and legal advisors should evaluate. Buyer and Buyer's advisors should conduct a careful, independent investigation of the Property to determine to Buyer's satisfaction the suitability of the Property for Buyer's needs.

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This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreements for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, the recipient agrees that this Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest confidence, and that recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. The recipient also agrees not to use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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EXECUTIVE SUMMARY

Compass Commercial is proud to present **1956 Kingsley Avenue**, an exceptional **8,584-square-foot** commercial property located in a thriving business corridor of Orange Park, FL. This versatile single-story building offers a unique mix of showroom and warehouse space, making it suitable for a variety of commercial uses. Located directly across from **HCA Florida Orange Park Hospital**, offering unrivaled proximity to a major medical center. This 8,584-square-foot versatile commercial building sits on a **0.49-acre** parcel, making it a prime location for businesses seeking high visibility and access to a steady flow of medical professionals, staff, patients, and visitors.

The property features **6,584 square feet** of adaptable showroom space and an additional **2,000 square feet** of warehouse area, allowing for a range of uses from retail to medical offices or professional services. Its **BA (Business Professional) zoning** provides significant flexibility, making it suitable for a wide variety of businesses looking to capitalize on the booming commercial area.

With its **central location on Kingsley Avenue**, you'll have easy access to the area's main roadways and a strong consumer base, ensuring high visibility and convenient transportation links. Don't miss out on this rare opportunity to acquire a highly adaptable property in one of Orange Park's most sought-after commercial zones.

Take advantage of this rare opportunity to secure a property in the heart of Orange Park's growing commercial hub. Visit the links for a virtual tour or schedule a private tour of **1956 Kingsley Avenue** today and envision your business thriving in this prime location.



[CLICK HERE FOR
VIRTUAL TOUR](#)

[CLICK HERE FOR
PROPERTY VIDEO](#)

 **HCA Florida**
Orange Park Hospital



KINGSLEY AVE | 24,500 VPD

AMERICAN HEARING CARE

**SONNY'S
BBQ**
LOCAL
RESTAURANTS
SINCE 1968

Badcock
HOME FURNITURE
& more

PROPERTY AT A GLANCE

LISTING PRICE:

\$2.495M. Brokers Protected.

PROPERTY TYPE:

Commercial Building

SQUARE FOOTAGE:

8,584 Total (6,584 square feet of adaptable showroom space and an additional 2,000 square feet of warehouse area).

LOT SIZE:

0.49-acres

LOCATION:

- Centrally located on Kingsley Avenue in the commercial heart of Orange Park
- Located directly across from HCA Florida Orange Park Hospital

TRAFFIC COUNTS:

24,500 VPD on Kingsley Ave

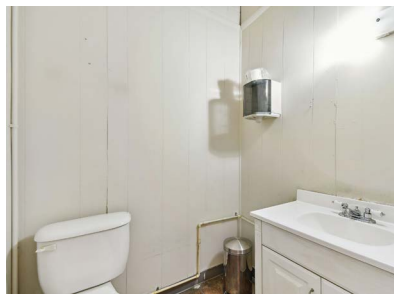
NEARBY RETAIL:

Ideal location among many prominent retailers, restaurants, and other points of interest.

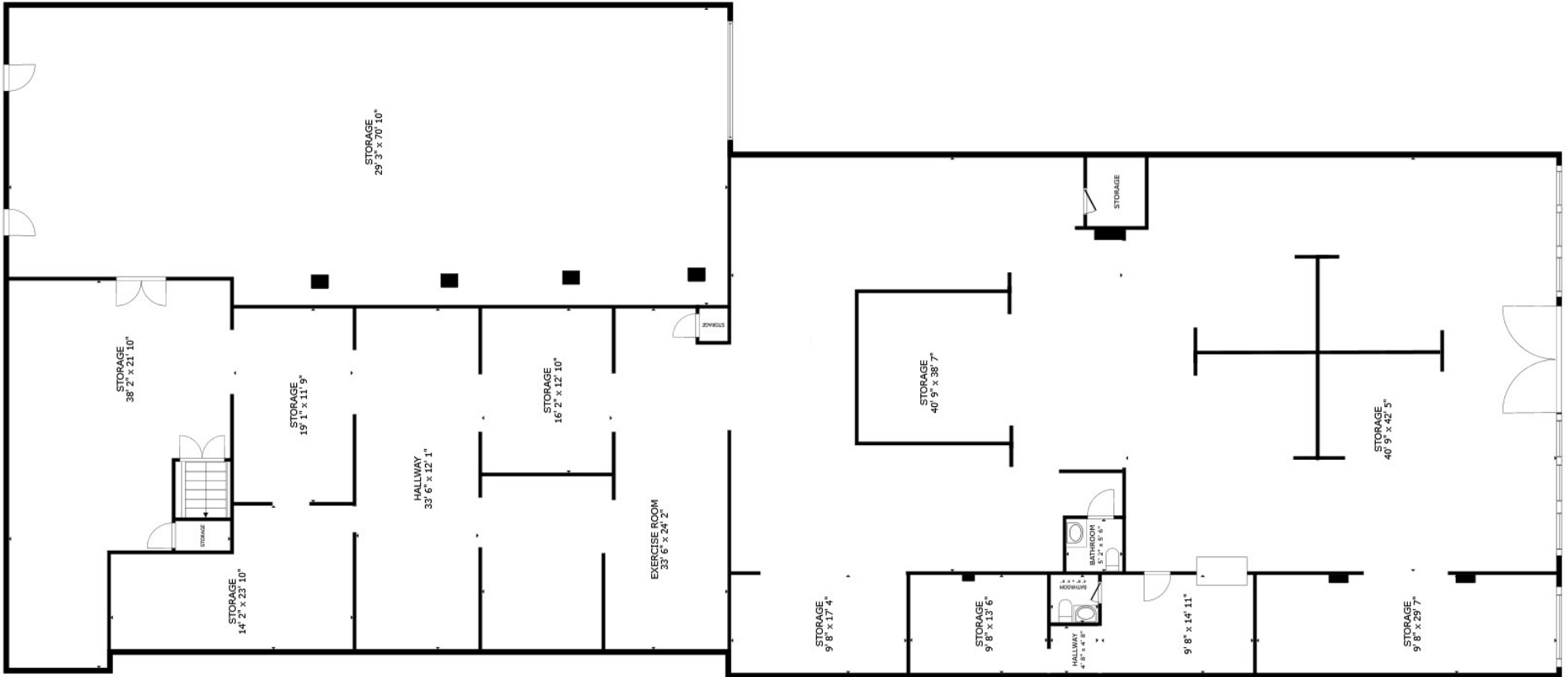
ZONING:

BA (Business Professional)






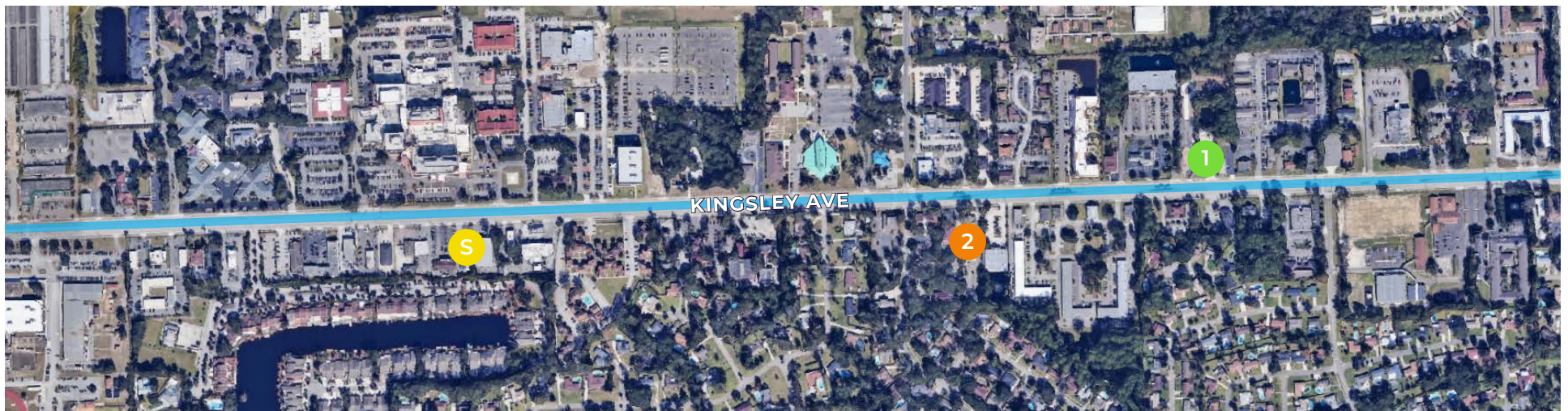


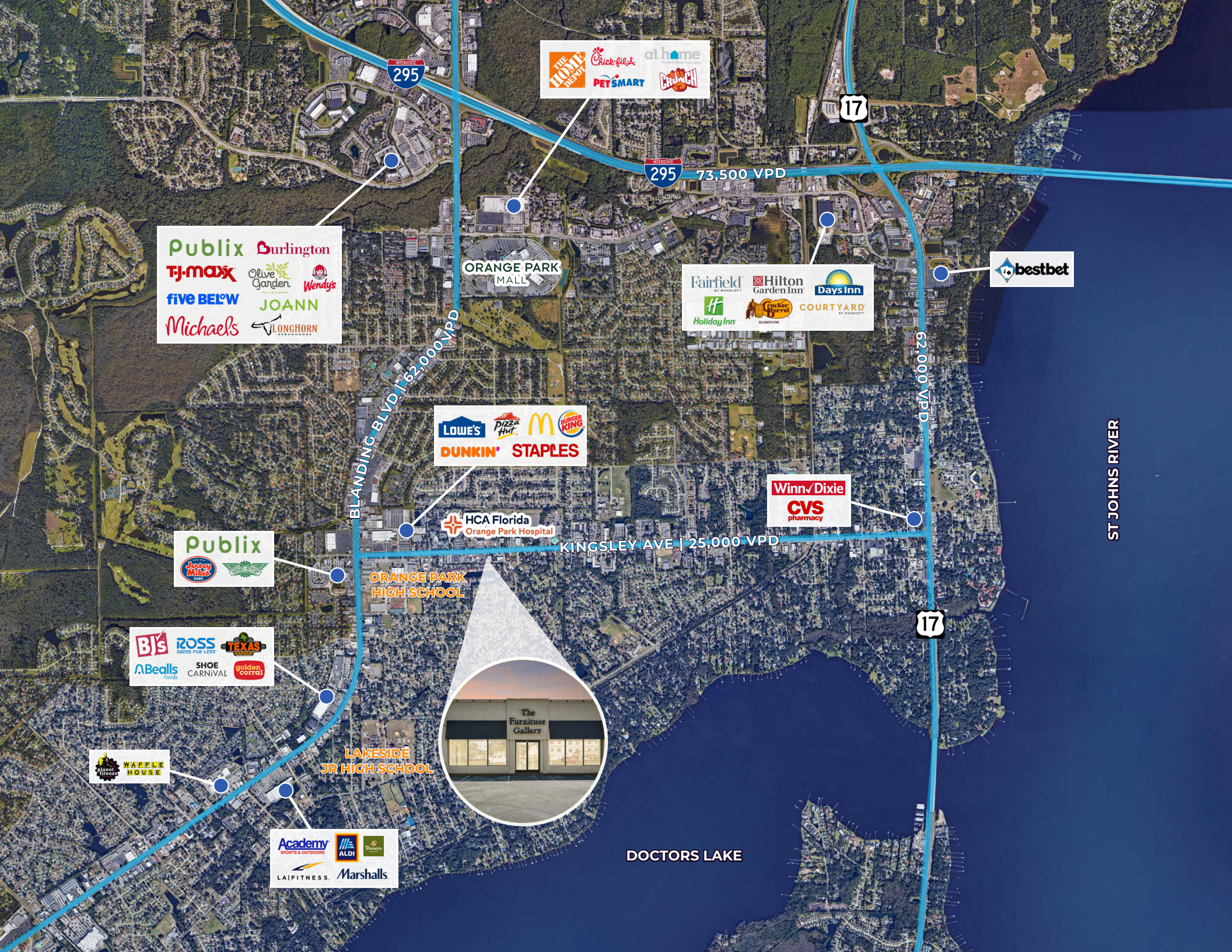
FLOOR PLAN



SALE COMPARABLES

#	PROPERTY PHOTO	ADDRESS	YEAR BUILT/ RENOVATED	SQ FT	ACRES	DATE SOLD	SOLD PRICE
S		1956 Kingsley Ave Orange Park, FL 32073	1980	8,584	0.49	-	-
1		1415 Kingsley Ave Orange Park, FL 32073	2004	4,000	0.87	Jan 2024	\$1,650,000 (\$412.50/SF)
2		1564 Kingsley Ave Orange Park, FL 32073	1974	10,000	4.14	Oct 2022	\$4.72M (\$472.14/SF)





INTERSTATE 295

INTERSTATE 295 73,500 VPD

17

62,000 VPD

BLANDING BLVD | 62,000 VPD

KINGSLEY AVE | 25,000 VPD

17

ST JOHNS RIVER

DOCTORS LAKE

Publix Burlington
 TJ-maxx Olive Garden Wendy's
 five BELOW JOANN
 Michaels LUNCHHORN

THE HOME DEPOT Chick-fil-A at home
 PET SMART CRACKCH

ORANGE PARK MALL

Fairfield Hilton Garden Inn Days Inn
 Holiday Inn Cracker Barrel COURTYARD

bestbet

LOWE'S Pizza Hut MCDONALD'S BURGER KING
 DUNKIN' STAPLES

HCA Florida Orange Park Hospital

Winn-Dixie CVS pharmacy

Publix Jersey Mike's

ORANGE PARK HIGH SCHOOL

BJ'S ROSS TEXAS
 ABealls SHOE CARNIVAL golden corral

Waffle House

LAKESIDE JR HIGH SCHOOL



Academy SPORTS & OUTDOORS ALDI
 LAIFITNESS Marshalls

ORANGE PARK, FL

ORANGE PARK IS A VIBRANT SUBURBAN COMMUNITY JUST SOUTHWEST OF JACKSONVILLE. KNOWN FOR ITS FAMILY-FRIENDLY ENVIRONMENT AND GROWING COMMERCIAL LANDSCAPE, ORANGE PARK HAS BECOME AN INCREASINGLY DESIRABLE AREA FOR BOTH RESIDENTIAL AND BUSINESS DEVELOPMENT.

The town benefits from proximity to Jacksonville, a major metropolitan area, which enhances its appeal for businesses seeking access to a large workforce while enjoying a smaller, more navigable community. With convenient access to key transportation routes, including U.S. Route 17, Interstate 295, and State Road 21, Orange Park provides efficient connectivity to downtown Jacksonville, St. Augustine, and the greater North Florida region, making it an attractive option for businesses focused on logistics, retail, and service sectors.

In recent years, Orange Park has seen steady population growth, with an influx of residents drawn by affordable housing,



quality schools, and the scenic St. Johns River waterfront. The local economy is diverse, with a mix of healthcare, retail, and military sectors supported by the nearby Naval Air Station Jacksonville. This steady growth has spurred increased demand for commercial real estate developments, including shopping centers, office spaces, and hospitality projects.

With ongoing infrastructure improvements and its strategic location near Jacksonville, Orange Park offers long-term growth potential, making it an appealing market for commercial real estate investments.



1956 KINGSLEY AVE 

TALLAHASSEE
2 HOUR 40 MIN DRIVE TIME

GAINESVILLE
1 HOUR 18 MIN DRIVE TIME

ORLANDO
2 HOUR 6 MIN DRIVE TIME

TAMPA
3 HOUR 12 MIN DRIVE TIME

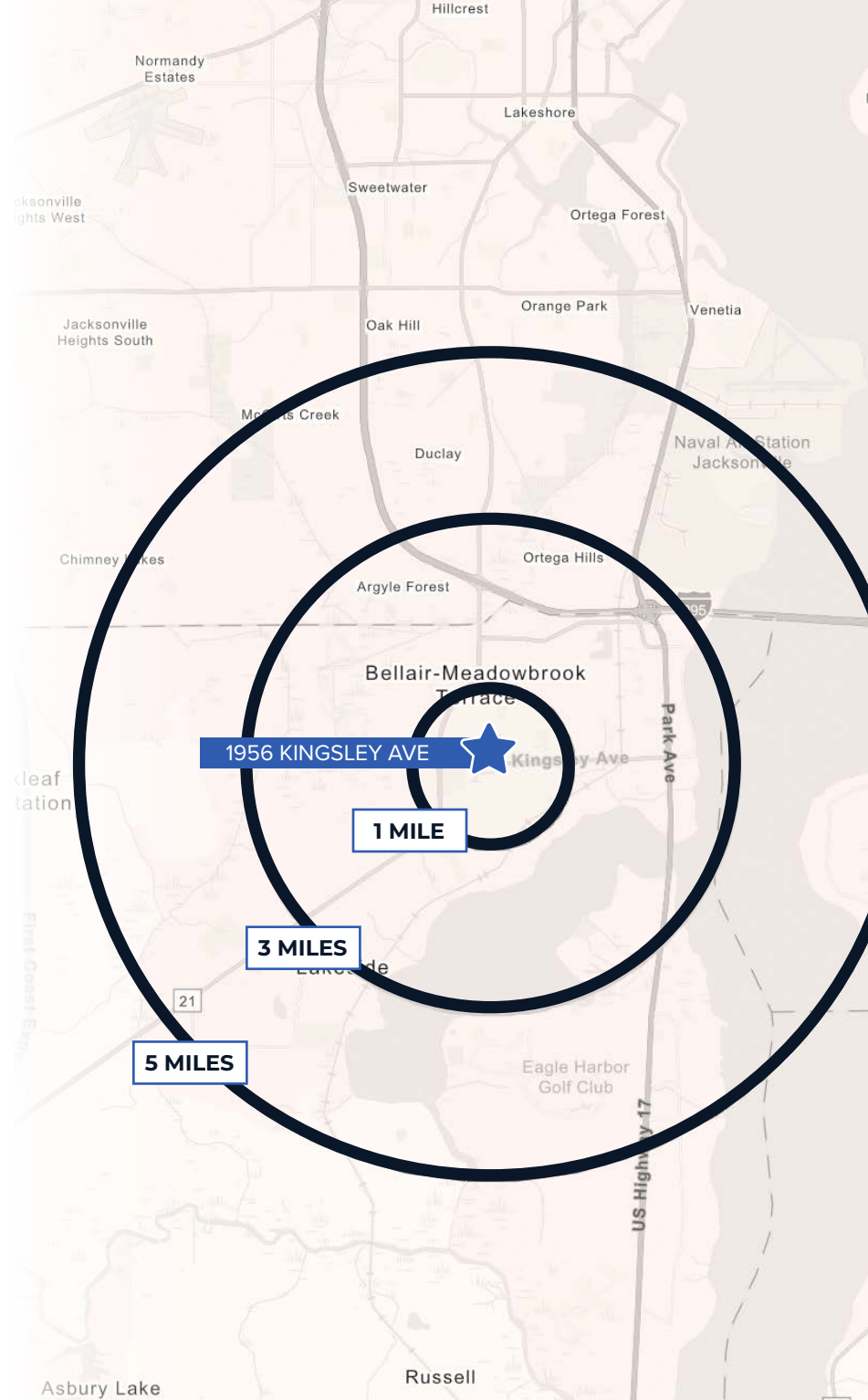
DRIVE TIMES

2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	9,612	57,644	131,998
Households	3,595	23,134	50,649
Families	2,452	15,147	35,401
Average Household Size	2.56	2.44	2.57
Owner Occupied Housing Units	2,581	13,715	33,261
Renter Occupied Housing Units	1,014	9,419	17,388
Median Age	43.3	40.5	39.8
Median Household Income	\$79,993	\$77,155	\$83,251
Average Household Income	\$87,808	\$90,679	\$99,838

2029 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	9,588	58,874	134,128
Households	3,664	24,095	52,503
Families	2,481	15,635	36,462
Average Household Size	2.50	2.40	2.52
Owner Occupied Housing Units	2,730	14,637	35,534
Renter Occupied Housing Units	934	9,458	16,969
Median Age	44.5	41.6	40.7
Median Household Income	\$89,427	\$83,506	\$92,544
Average Household Income	\$99,513	\$101,472	\$112,722



1956 KINGSLEY AVE | ORANGE PARK, FL

The
Furniture
Gallery

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www.GoCommercial.com