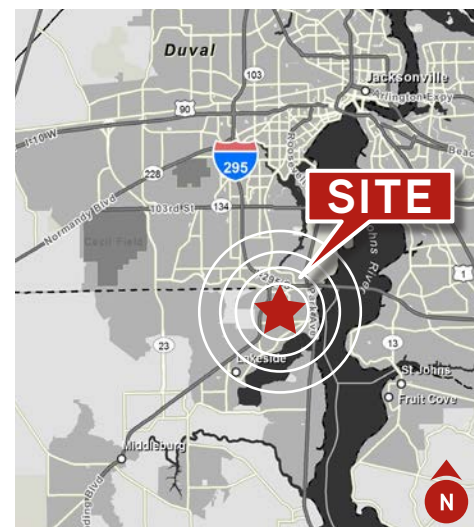




## RETAIL FOR LEASE | 1670 WELLS RD., ORANGE PARK, FL 32073

# DeBarry Place Shopping Center

- 48,815± SF Retail Shopping Center
- Anchored by Rowe's IGA Supermarket
- Located on high traffic Wells Road in Orange Park
- 2 units available:
  - #104 (1,515± SF)
  - #112 (400± SF)
- Ample parking onsite
- 1/4 Mile from Orange Park Mall (Belk, AMC, Dillards, Dicks, JC Penney)
- Signage available on building and on Wells Rd.
- Easy access to DeBarry Road by traffic light
- Operating Expenses/NNN: \$6.65/SF
- Lease Rate: \$13.00 per SF (NNN)



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Northeast Florida



RETAIL FOR LEASE | 1670 WELLS RD., ORANGE PARK, FL 32073

48,815± SF Retail Shopping Center



Demographic Summary



**Current Population**  
(2017)  
9,952 (1 mi.)  
55,870 (3 mi.)  
125,925 (5 mi.)



**Average Household Income** (2017)  
\$56,324 (1 mi.)  
\$66,449 (3 mi.)  
\$73,825 (5 mi.)

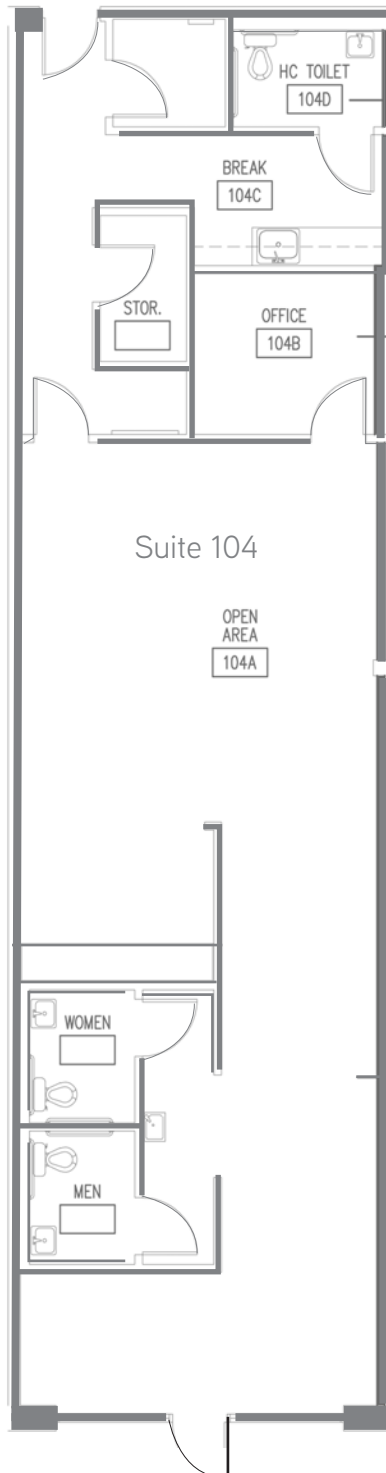


**Projected Population**  
(2022)  
10,404 (1 mi.)  
58,667 (3 mi.)  
132,169 (5 mi.)



**Projected Average Household Income** (2022)  
\$63,594 (1 mi.)  
\$75,142 (3 mi.)  
\$82,663 (5 mi.)

# 48,815± SF Retail Shopping Center



Suite	SF	Tenant
103	36,600±	Rowe's IGA Supermarket
<b>104</b>	<b>1,515±</b>	<b>AVAILABLE</b>
105	1,515±	Smoke Shop
106	500±	Happy Nails
107	1,400±	Hair Braiding Salon
108	1,400±	Wok N' Roll
109-110	2,800±	Wells Rd Liquors
111	1,400±	Barber Shop
<b>112</b>	<b>400±</b>	<b>AVAILABLE</b>
113	2,215±	Wells Road Cleaners

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