

FOR LEASE > RETAIL

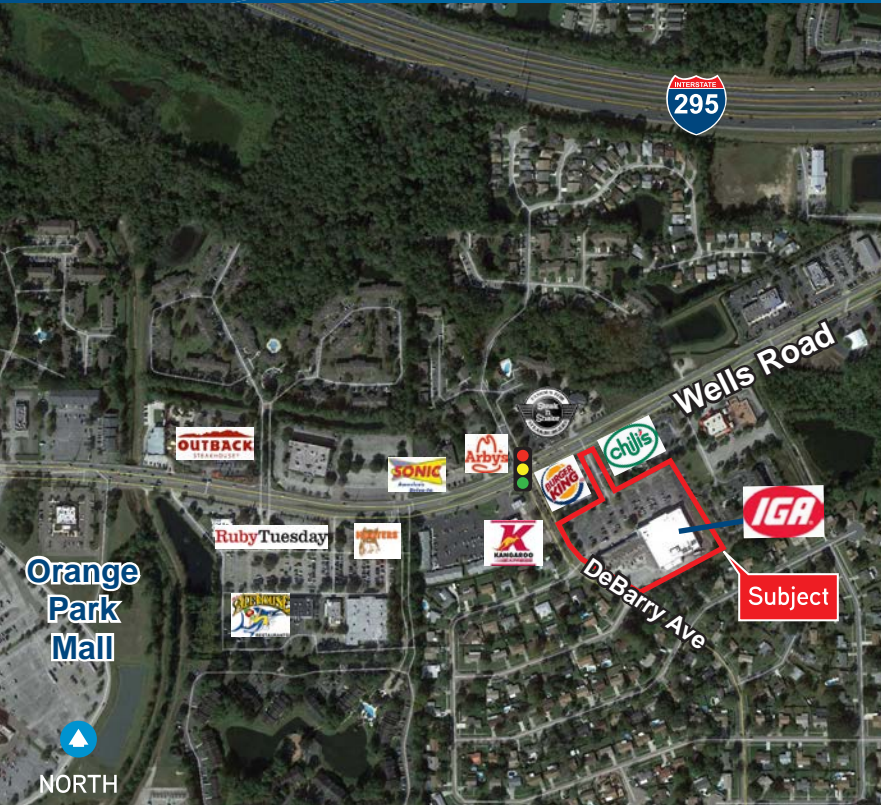


Northeast Florida

# DeBarry Place Shopping Center

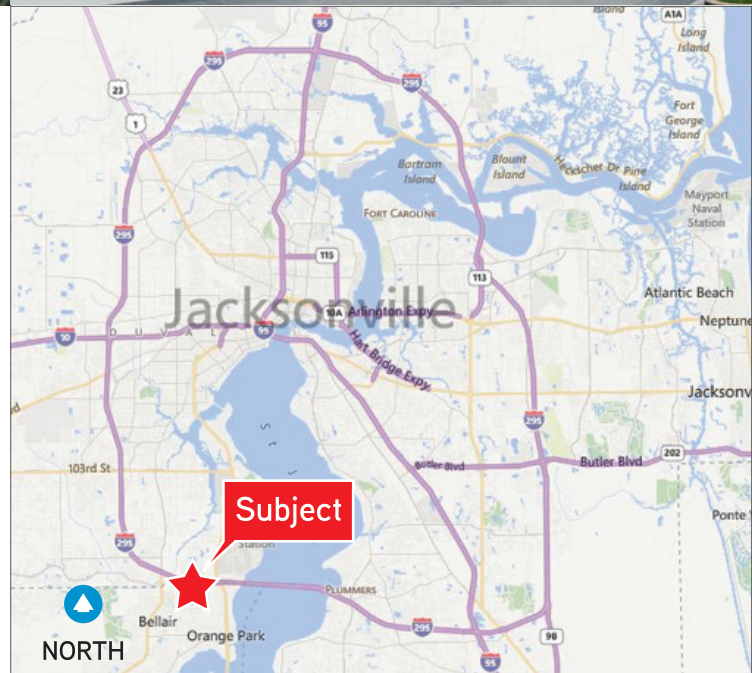
1670 WELLS ROAD, ORANGE PARK, FL 32073

48,815± SF SHOPPING CENTER



## Property Features

- > **Available:** Unit 104 - 1,515± SF
- > Located on high traffic Wells Road in Orange Park
- > 1/4 Mile from Orange Park Regional Mall, a growing retail and restaurant trade area consisting of over a million SF
- > Anchored by Rowe's IGA Supermarket
- > Signage available on building and pylon
- > Traffic Count: 26,500± vehicles/day on Wells Rd.
- > Ample parking
- > Operating Expenses/NNN: \$3.29 per SF
- > Lease Rate: \$13.00 per SF (NNN)



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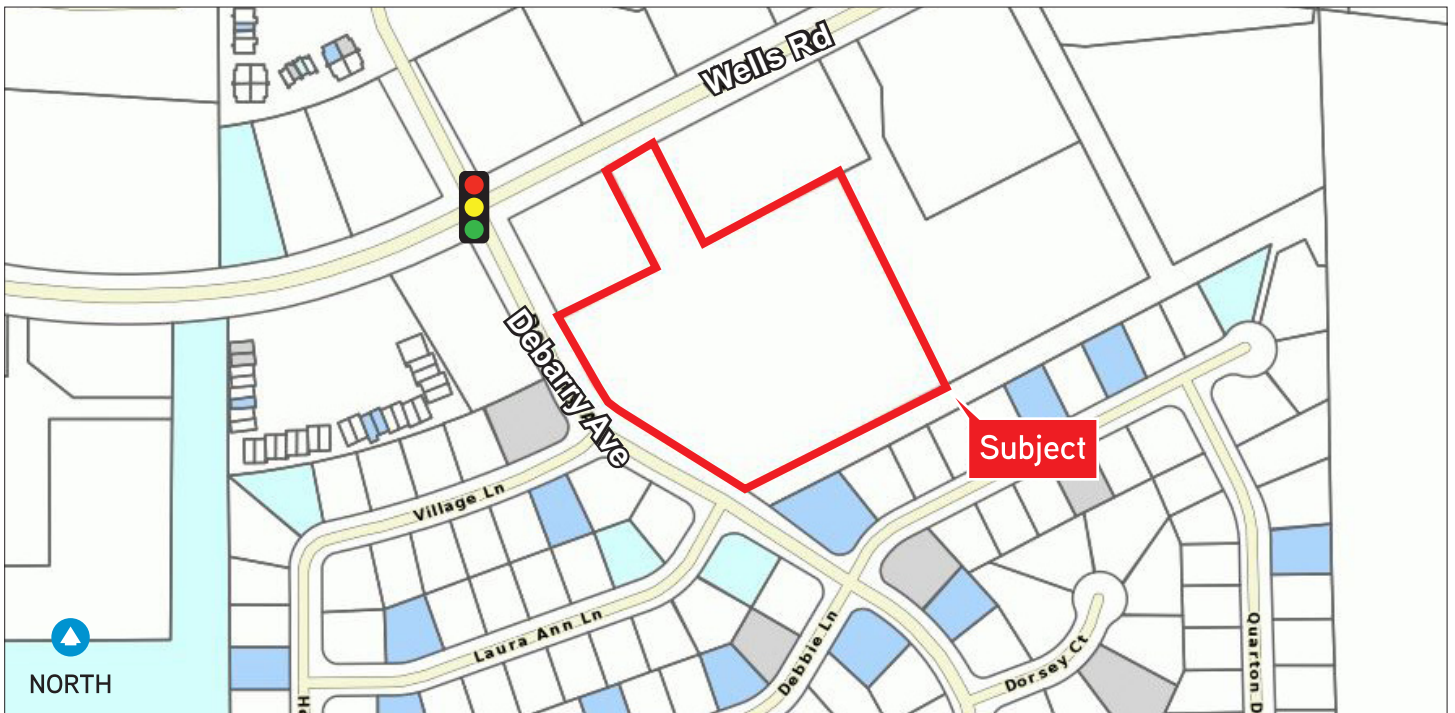
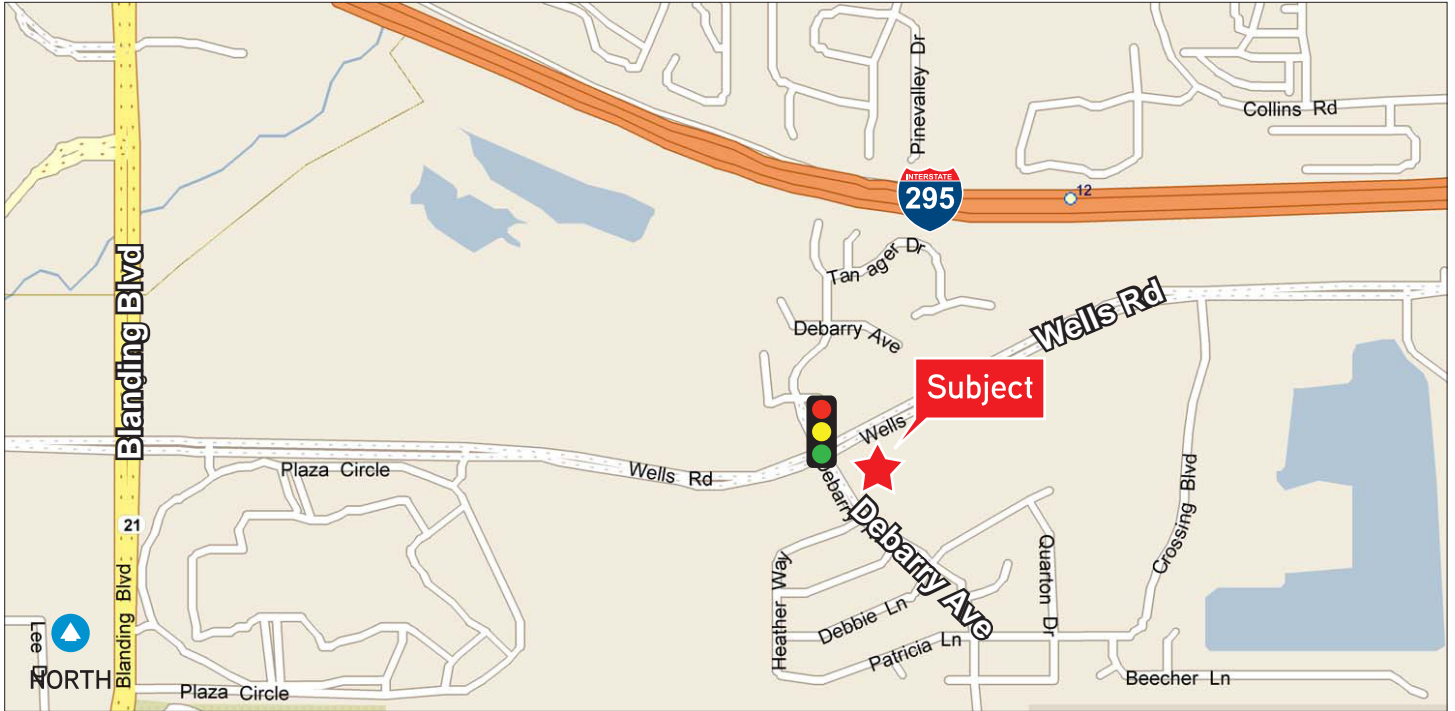
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# Street & Plat Map

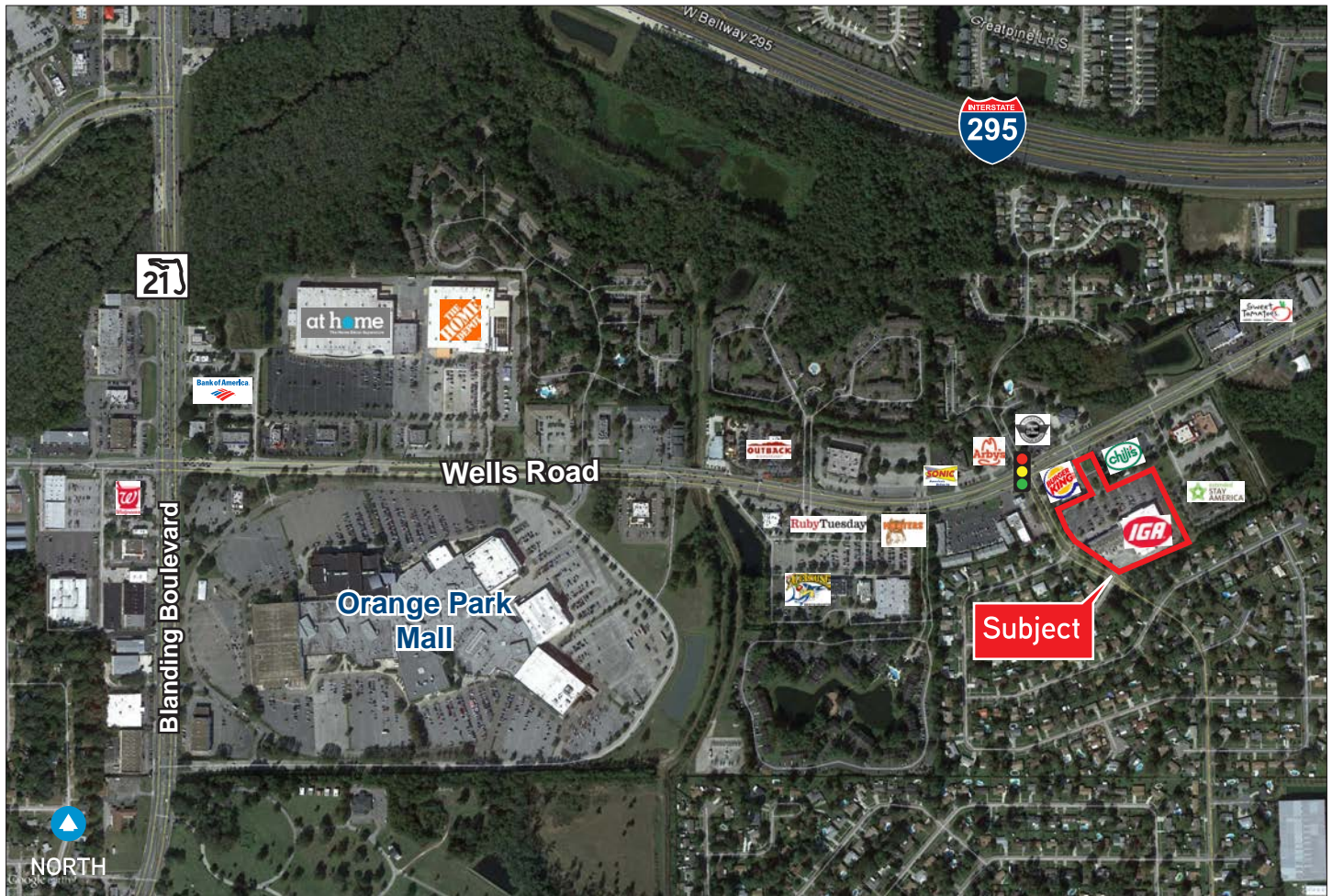
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# Aerial

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	10,008	53,838	121,949
Pop. Est. 2021	10,297	56,005	127,221
2016 Est. Avg. HH Income	\$54,315	\$63,325	\$71,135

Source: Esri Business Analyst Online

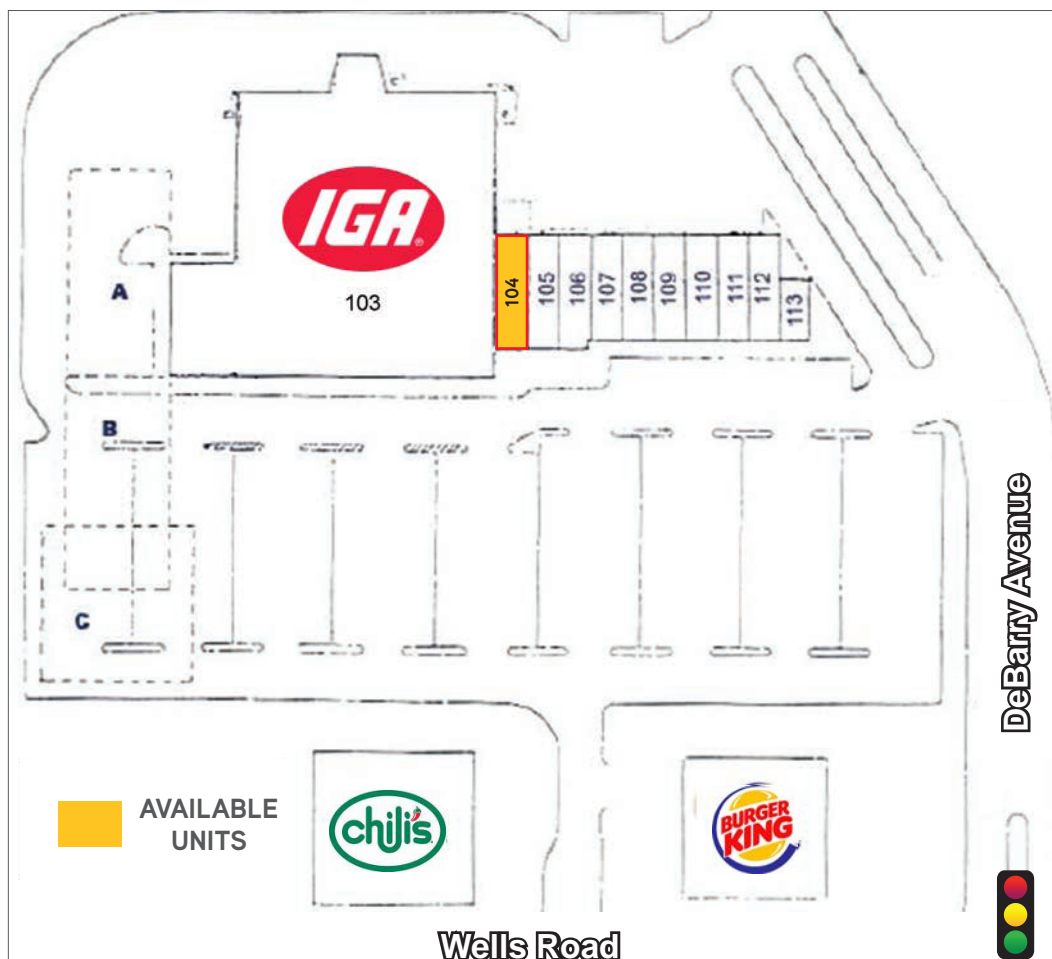
Traffic Count	Daily	Trucks
Wells Rd	24,000	432
Debarry Ave	10,100	141

Source: Florida Department of Transportation (FDOT)



# Site Plan

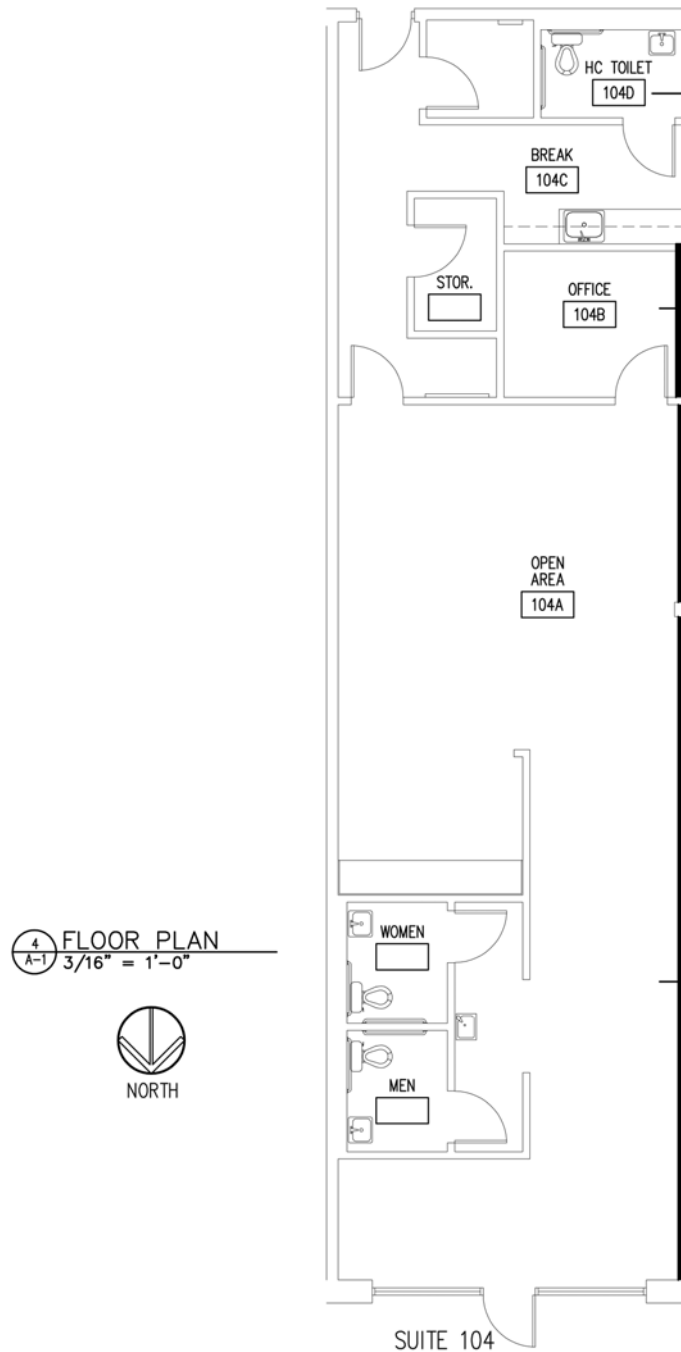
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Suite	Square Feet	Tenant
103	36,600	Rowe's IGA Supermarket
104	1,515	AVAILABLE
105	1,515	Smoke Shop
106	500	Happy Nails
107	1,400	Hair Braiding Salon
108	1,400	Wok N' Roll
109-110	2,800	Wells Rd Liquors
111	1,400	Barber Shop
112	500	Wellness Center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

## Suites 104 Floor Plan (1,515± SF)

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# Property Photos

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## Contact Us

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