DeBarry Place Shopping Center

1670 WELLS ROAD, ORANGE PARK, FL 32073

48,815± SF SHOPPING CENTER

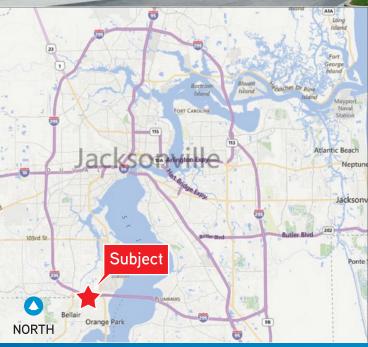


Property Features

- > 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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SALON

WOM-N-ROLL

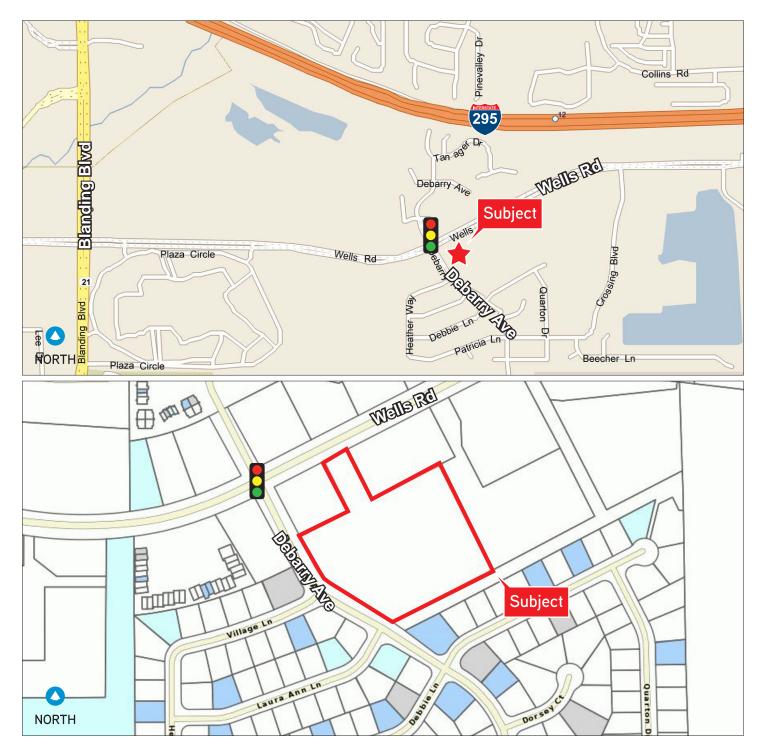
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Northeast Florida

Street & Plat Map

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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

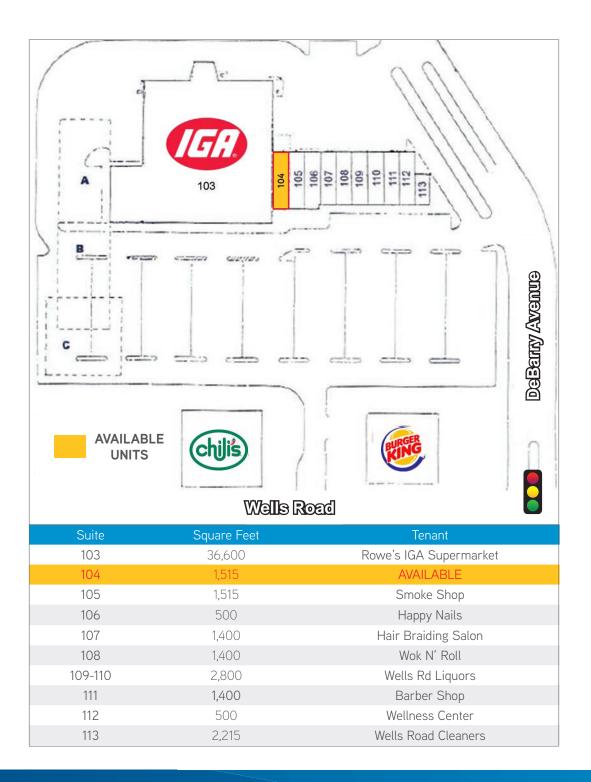
Traffic Count	Daily	Trucks
Wells Rd	24,000	432
Debarry Ave	10,100	141

Source: Florida Department of Transportation (FDOT)



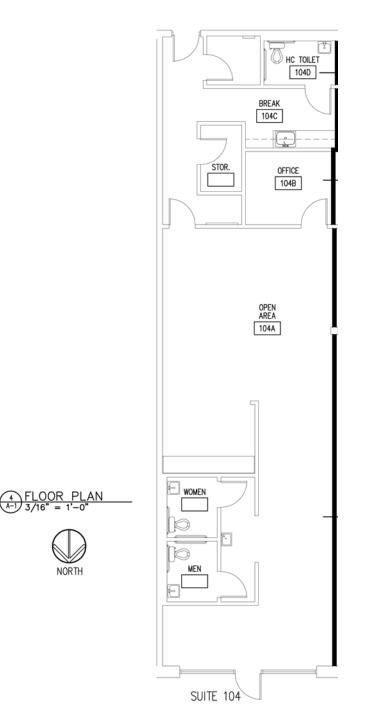


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Suites 104 Floor Plan (1,515± SF)

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Property Photos

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