

# Office Building for Sale - Wells Rd.

575 WELLS ROAD, ORANGE PARK, FLORIDA 32073

6,612± SF AVAILABLE



FOR SALE > OFFICE

## Property Features

- Free Standing - 6,612 SF Office Building
- Acres: 1.076 – Zoned CI (Commercial Intensive - Office Building)
- Easy access to I-295 (1/2 mile) and US 17
- Two-story with mezzanine for additional offices or storage
- Year Built 1988 – Concrete block with brick exterior
- Outside deck overlooking scenic woodland area
- Ample parking
- Great signage facing Wells Rd.
- **Asking Price: \$579,000 Reduced from \$775,000**
- **Priced to sell**

## Contact Us

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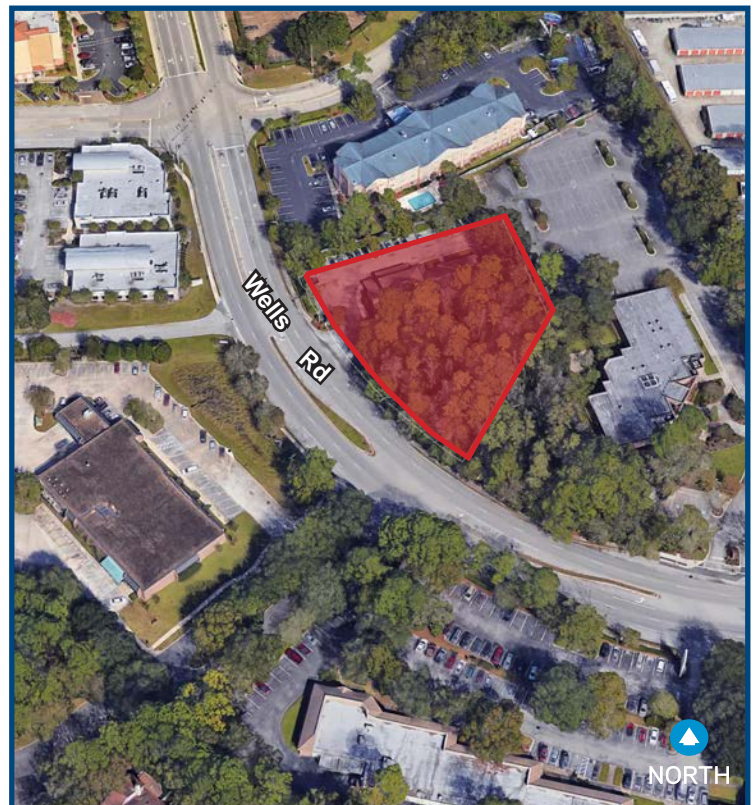
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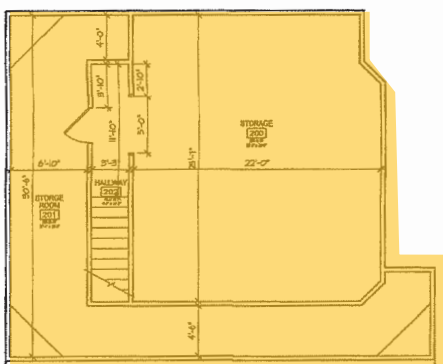
# Street & Plat Map

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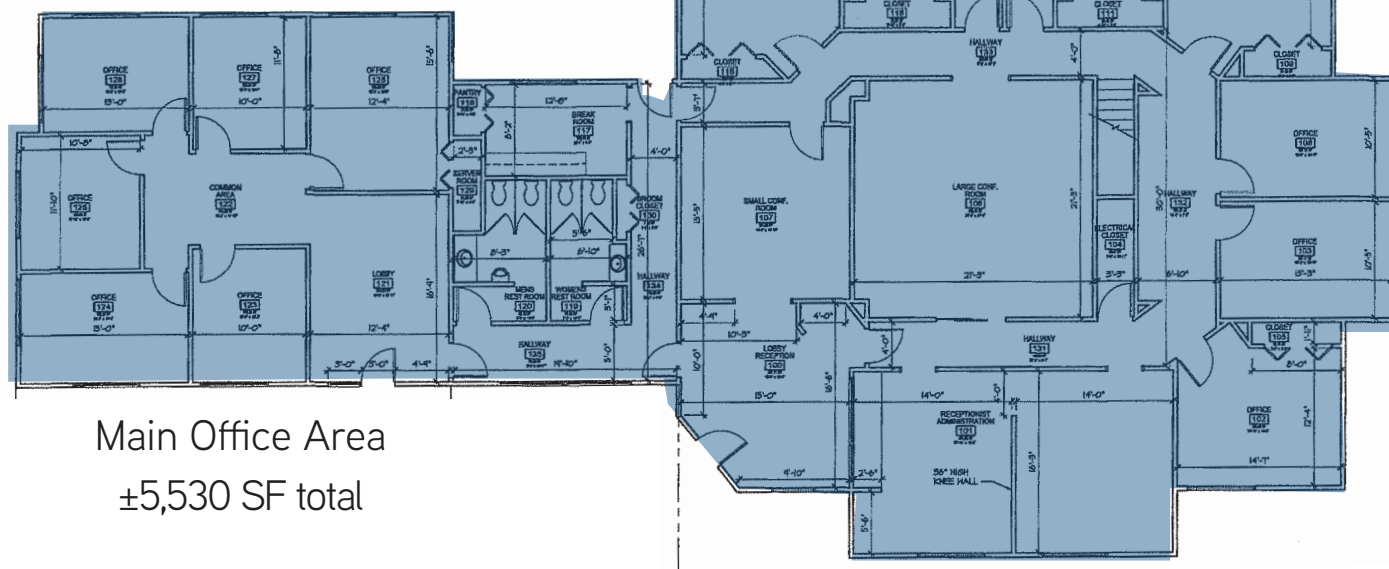


## BUILDING AMENITIES

- 13 Offices with window views
- Two large conference/training rooms
- Scenic outside deck
- Roof replaced in 2008



Mezzanine  
±1,082 SF total



Main Office Area  
±5,530 SF total



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# Property Photos

575 WELLS ROAD, ORANGE PARK, FLORIDA 32073



Conference Room



Interior



Kitchen Area



Reception Area



# Aerial Map & Demographics

575 WELLS ROAD, ORANGE PARK, FLORIDA 32073



Demographics	1 Mile	3 Mile	5 Mile
2017 Total Population	5,464	5,281	112,747
2017 Total Households	2,305	17,669	43,337
2017 Avg. HH Income	\$60,294	\$63,082	\$79,360

Source: Esri Business Analyst Online



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## Additional Information

[Office Market Report](#)

[Other Office Listings](#)

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