

35,000± vehicles per day

High Visibility Office



## OFFICE BUILDING FOR LEASE

1409 Kingsley Avenue  
Orange Park, Florida  
32073

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### Property Features

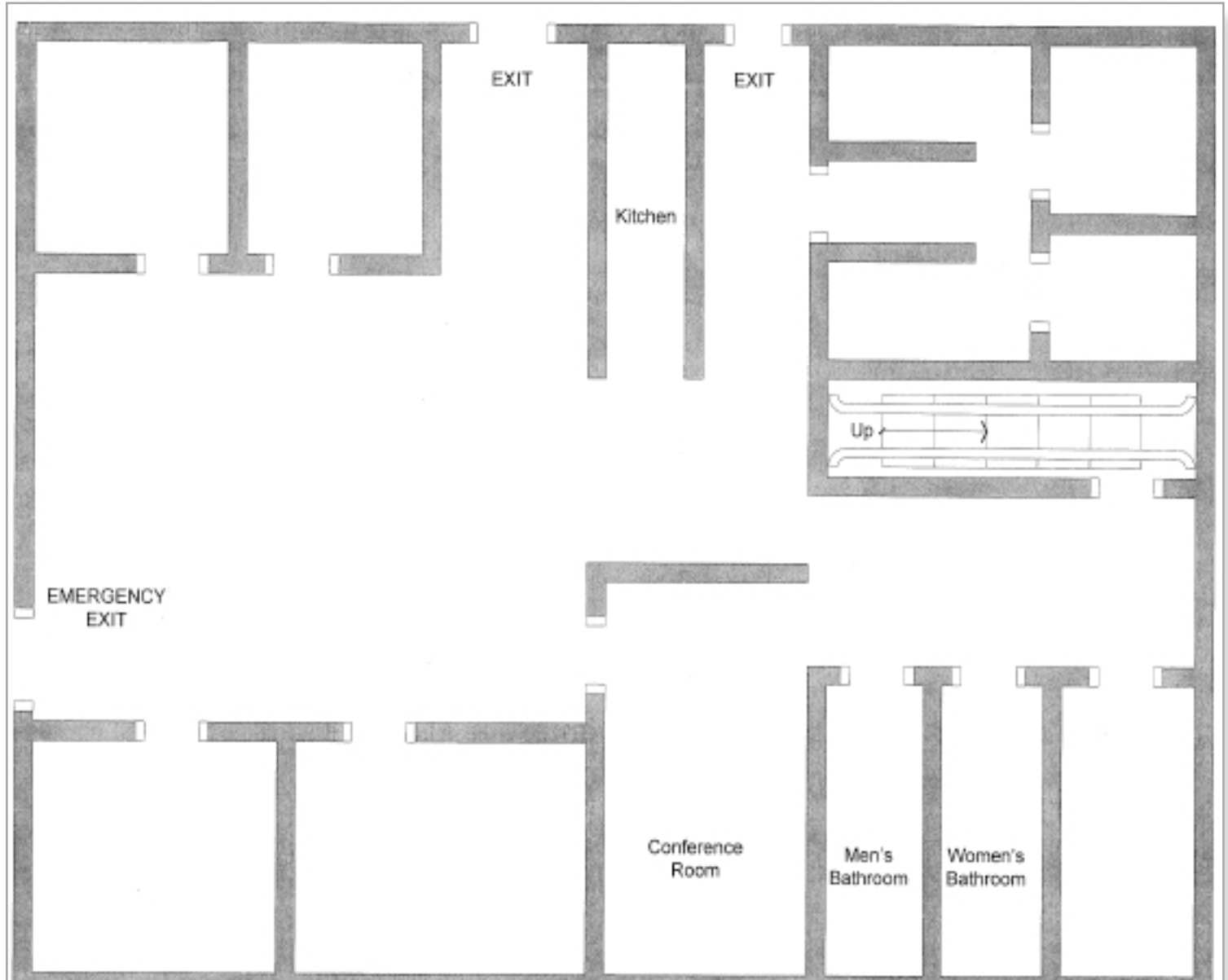
- › Two-story high visibility Office building in Orange Park, Florida
- › 3,949± SF first story with a 182± SF loft and 31± parking spaces
- › Located on Kingsley Avenue, minutes away from US 17 and Blanding Boulevard
- › Orange Park Medical Center 4 minutes away
- › 33,500± vehicles per day on Kingsley Avenue, Orange Park, Florida
- › Zoned: CPO
- › Lease Rate: \$14.50 PSF Base Rent NNN \$2.46 PSF

Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2017	8,360	47,909	116,822
Pop. Est. 2022	8,732	50,361	123,041
2017 Est. Avg. HH Income	\$76,063	\$71,517	\$80,002

Source: Esri Business Analyst Online

# Floor Plan

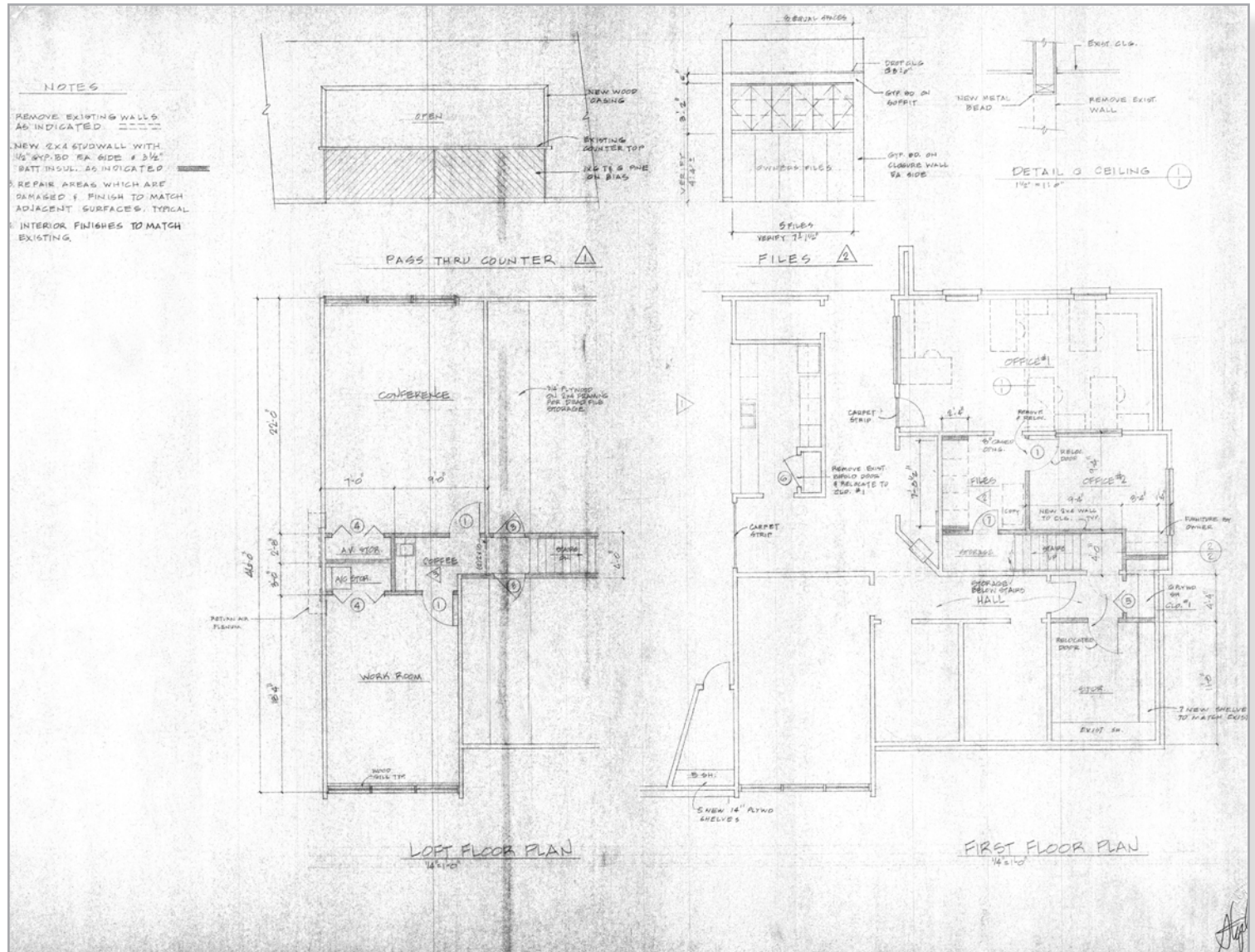
1409 KINGSLEY AVENUE SUITE 2, ORANGE PARK, FLORIDA 32073





# Survey

1409 KINGSLEY AVENUE SUITE 2, ORANGE PARK, FLORIDA 32073



# FOR LEASE > Office Space in Orange Park



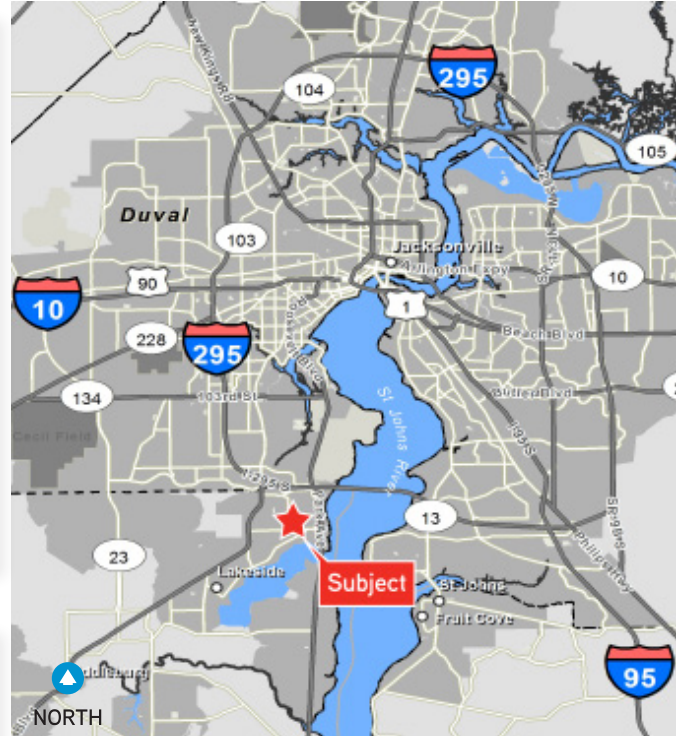
Parking Lot



Conference room



Kitchen



Traffic Count	Daily	Trucks
Kingsley Avenue	33,500	570
Park Avenue	64,000	3,458

Source: Florida Department of Transportation (FDOT)

## Contact Us

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