

OFFICE INVESTMENT FOR SALE

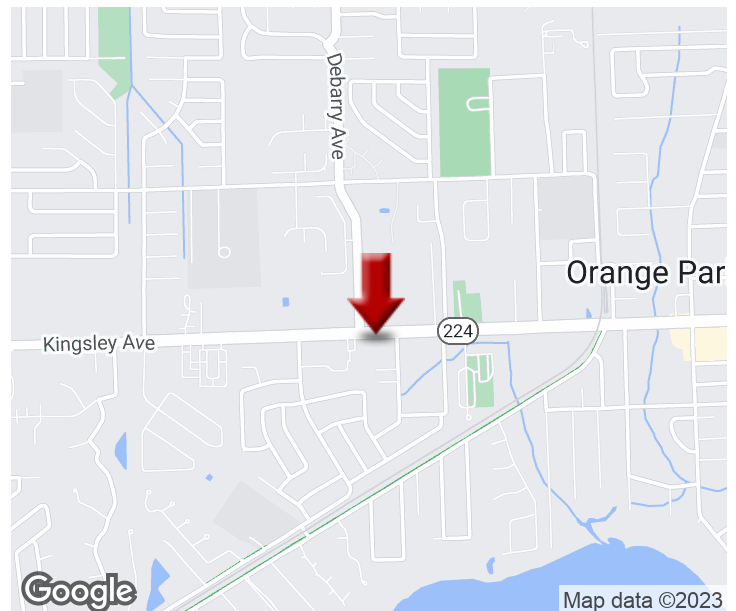
KINGSLEY CENTER - 1279 KINGSLEY AVE

1279 Kingsley Avenue, Orange Park, FL 32073



PROPERTY FEATURES

- Office Investment in the Heart of Orange Park
- Access from Kingsley and DeBarry
- Close to OP Medical Center
- Lighted Intersection
- 2 Acre Parcel
- \$1,650,000



KELLER WILLIAMS FIRST COAST REALTY
151 College Dr,
#14
Orange Park, FL 32065

SANDRA KAHLE, CCIM
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Demographic and Income Comparison Profile

1279 Kingsley Ave, Orange Park, Florida, 32073
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.16541
Longitude: -81.72026

| | 1 mile | 3 miles | 5 miles |
|--------------------------------------|----------|----------|----------|
| Census 2010 Summary | | | |
| Population | 7,558 | 43,215 | 109,144 |
| Households | 2,874 | 17,251 | 40,997 |
| Families | 2,027 | 11,836 | 29,756 |
| Average Household Size | 2.57 | 2.47 | 2.62 |
| Owner Occupied Housing Units | 2,101 | 10,699 | 28,428 |
| Renter Occupied Housing Units | 773 | 6,552 | 12,569 |
| Median Age | 44.6 | 38.3 | 37.4 |
| 2018 Summary | | | |
| Population | 7,795 | 44,949 | 115,683 |
| Households | 2,955 | 17,881 | 43,253 |
| Families | 2,062 | 12,152 | 31,130 |
| Average Household Size | 2.58 | 2.48 | 2.63 |
| Owner Occupied Housing Units | 2,173 | 10,981 | 29,191 |
| Renter Occupied Housing Units | 782 | 6,901 | 14,062 |
| Median Age | 46.8 | 39.3 | 38.4 |
| Median Household Income | \$58,991 | \$53,050 | \$60,305 |
| Average Household Income | \$79,139 | \$72,421 | \$81,155 |
| 2023 Summary | | | |
| Population | 8,168 | 47,335 | 122,259 |
| Households | 3,095 | 18,819 | 45,633 |
| Families | 2,150 | 12,740 | 32,751 |
| Average Household Size | 2.58 | 2.48 | 2.64 |
| Owner Occupied Housing Units | 2,320 | 11,958 | 31,546 |
| Renter Occupied Housing Units | 774 | 6,860 | 14,087 |
| Median Age | 47.1 | 39.7 | 38.8 |
| Median Household Income | \$66,485 | \$58,648 | \$67,476 |
| Average Household Income | \$92,254 | \$84,136 | \$93,047 |
| Trends: 2018-2023 Annual Rate | | | |
| Population | 0.94% | 1.04% | 1.11% |
| Households | 0.93% | 1.03% | 1.08% |
| Families | 0.84% | 0.95% | 1.02% |
| Owner Households | 1.32% | 1.72% | 1.56% |
| Median Household Income | 2.42% | 2.03% | 2.27% |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

February 13, 2019



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| 2018 Households by Income | 1 mile | | 3 miles | | 5 miles | |
|---------------------------|----------|---------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| <\$15,000 | 168 | 5.7% | 1,416 | 7.9% | 3,253 | 7.5% |
| \$15,000 - \$24,999 | 220 | 7.4% | 1,624 | 9.1% | 3,402 | 7.9% |
| \$25,000 - \$34,999 | 263 | 8.9% | 2,118 | 11.8% | 4,231 | 9.8% |
| \$35,000 - \$49,999 | 529 | 17.9% | 3,110 | 17.4% | 6,462 | 14.9% |
| \$50,000 - \$74,999 | 643 | 21.8% | 3,763 | 21.0% | 8,377 | 19.4% |
| \$75,000 - \$99,999 | 429 | 14.5% | 2,287 | 12.8% | 6,401 | 14.8% |
| \$100,000 - \$149,999 | 413 | 14.0% | 2,212 | 12.4% | 6,781 | 15.7% |
| \$150,000 - \$199,999 | 166 | 5.6% | 672 | 3.8% | 2,238 | 5.2% |
| \$200,000+ | 124 | 4.2% | 679 | 3.8% | 2,109 | 4.9% |
| Median Household Income | \$58,991 | | \$53,050 | | \$60,305 | |
| Average Household Income | \$79,139 | | \$72,421 | | \$81,155 | |
| Per Capita Income | \$31,601 | | \$29,083 | | \$30,775 | |

| 2023 Households by Income | 1 mile | | 3 miles | | 5 miles | |
|---------------------------|----------|---------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| <\$15,000 | 131 | 4.2% | 1,175 | 6.2% | 2,711 | 5.9% |
| \$15,000 - \$24,999 | 178 | 5.8% | 1,375 | 7.3% | 2,902 | 6.4% |
| \$25,000 - \$34,999 | 232 | 7.5% | 1,932 | 10.3% | 3,872 | 8.5% |
| \$35,000 - \$49,999 | 504 | 16.3% | 3,110 | 16.5% | 6,442 | 14.1% |
| \$50,000 - \$74,999 | 676 | 21.8% | 4,062 | 21.6% | 8,917 | 19.5% |
| \$75,000 - \$99,999 | 486 | 15.7% | 2,658 | 14.1% | 7,235 | 15.9% |
| \$100,000 - \$149,999 | 512 | 16.5% | 2,752 | 14.6% | 8,132 | 17.8% |
| \$150,000 - \$199,999 | 198 | 6.4% | 823 | 4.4% | 2,662 | 5.8% |
| \$200,000+ | 178 | 5.8% | 934 | 5.0% | 2,760 | 6.0% |
| Median Household Income | \$66,485 | | \$58,648 | | \$67,476 | |
| Average Household Income | \$92,254 | | \$84,136 | | \$93,047 | |
| Per Capita Income | \$36,631 | | \$33,643 | | \$35,097 | |

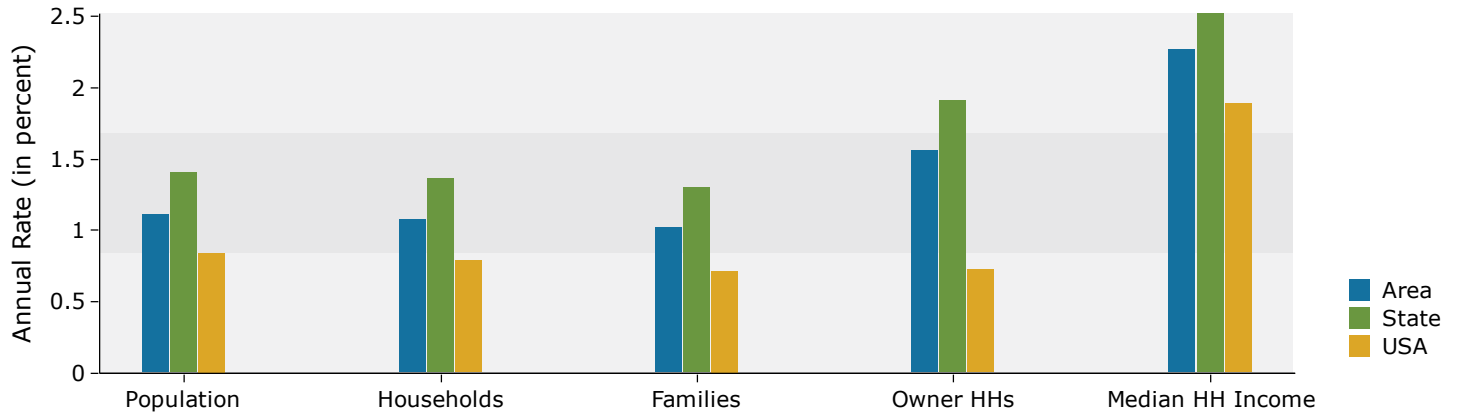
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

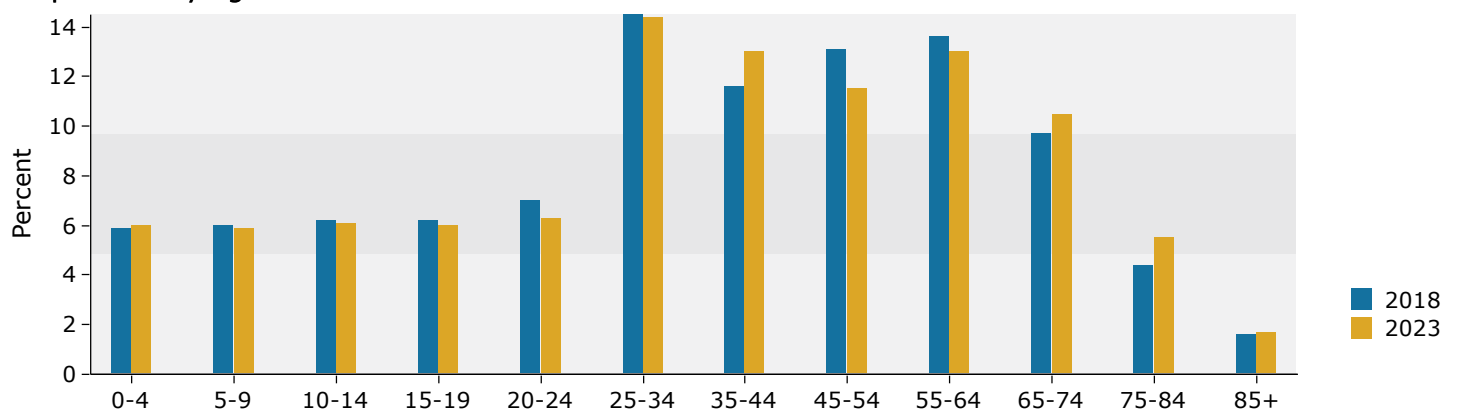
February 13, 2019

5 miles

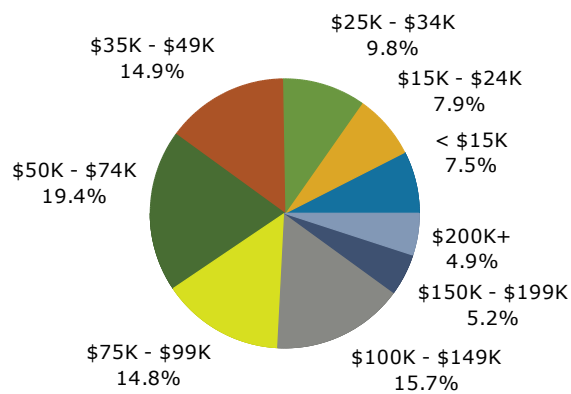
Trends 2018-2023



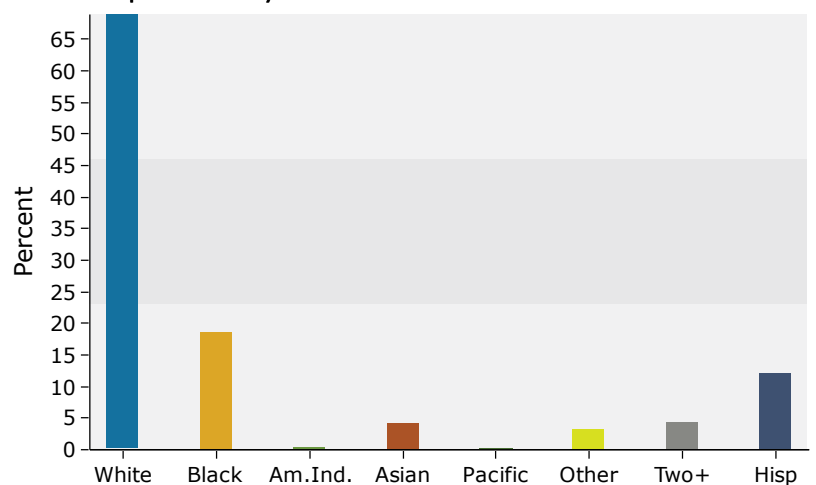
Population by Age



2018 Household Income

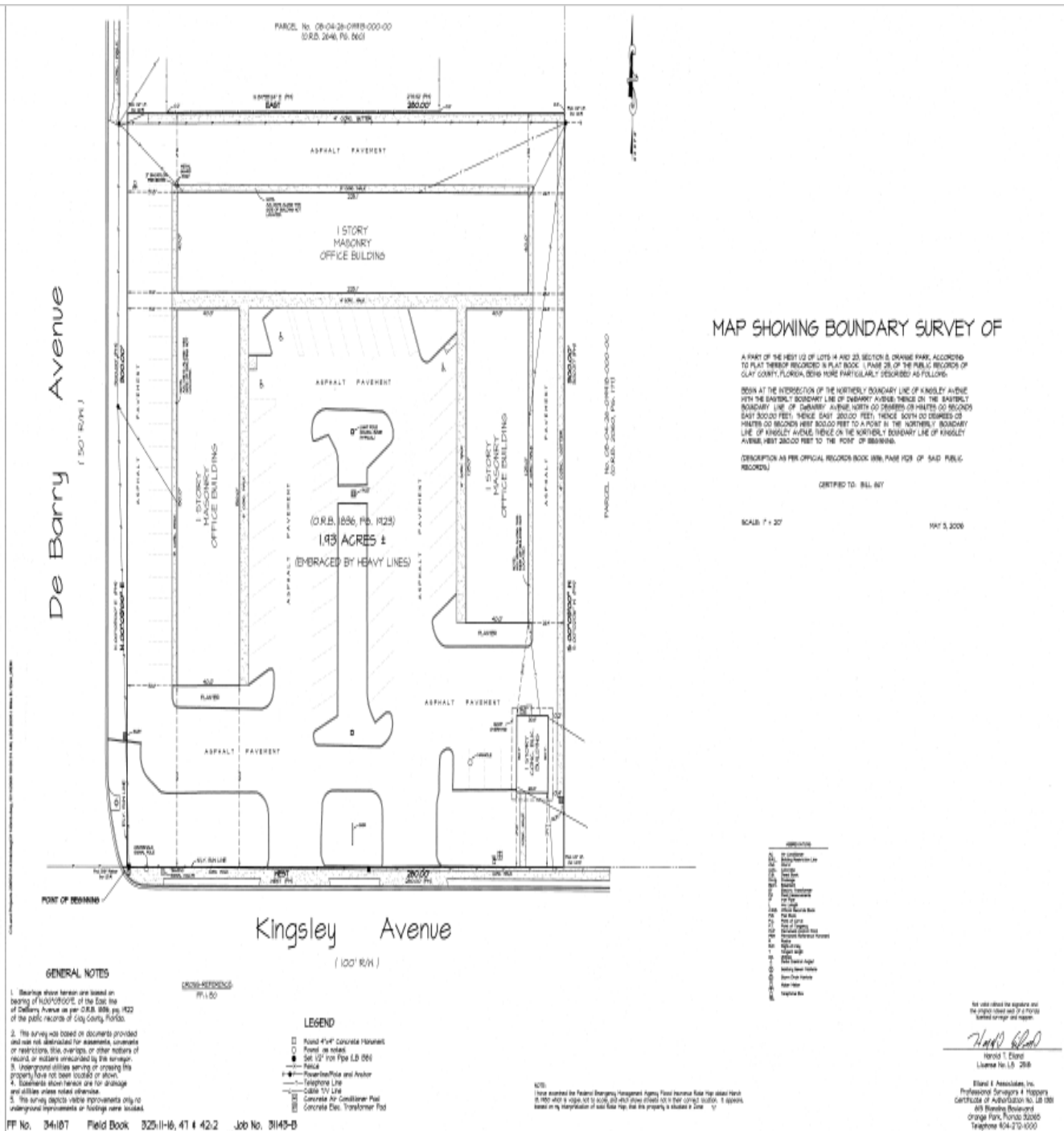


2018 Population by Race



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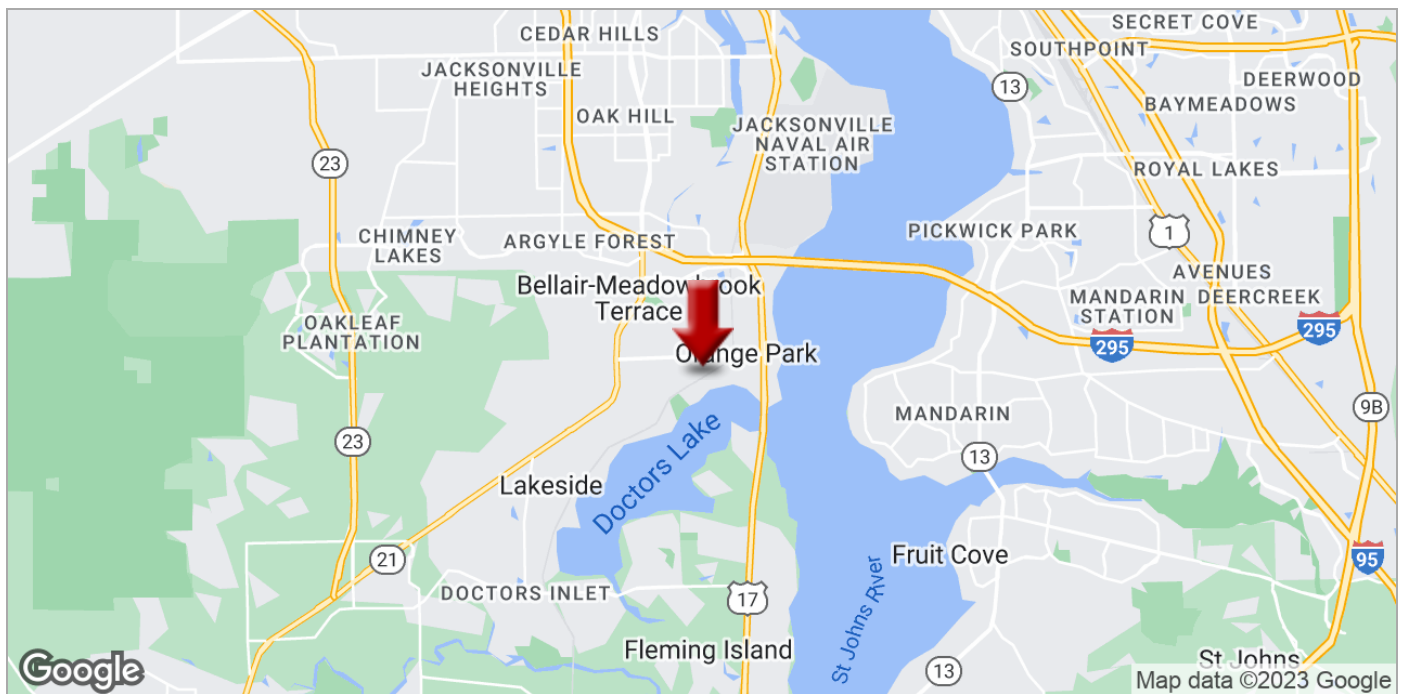
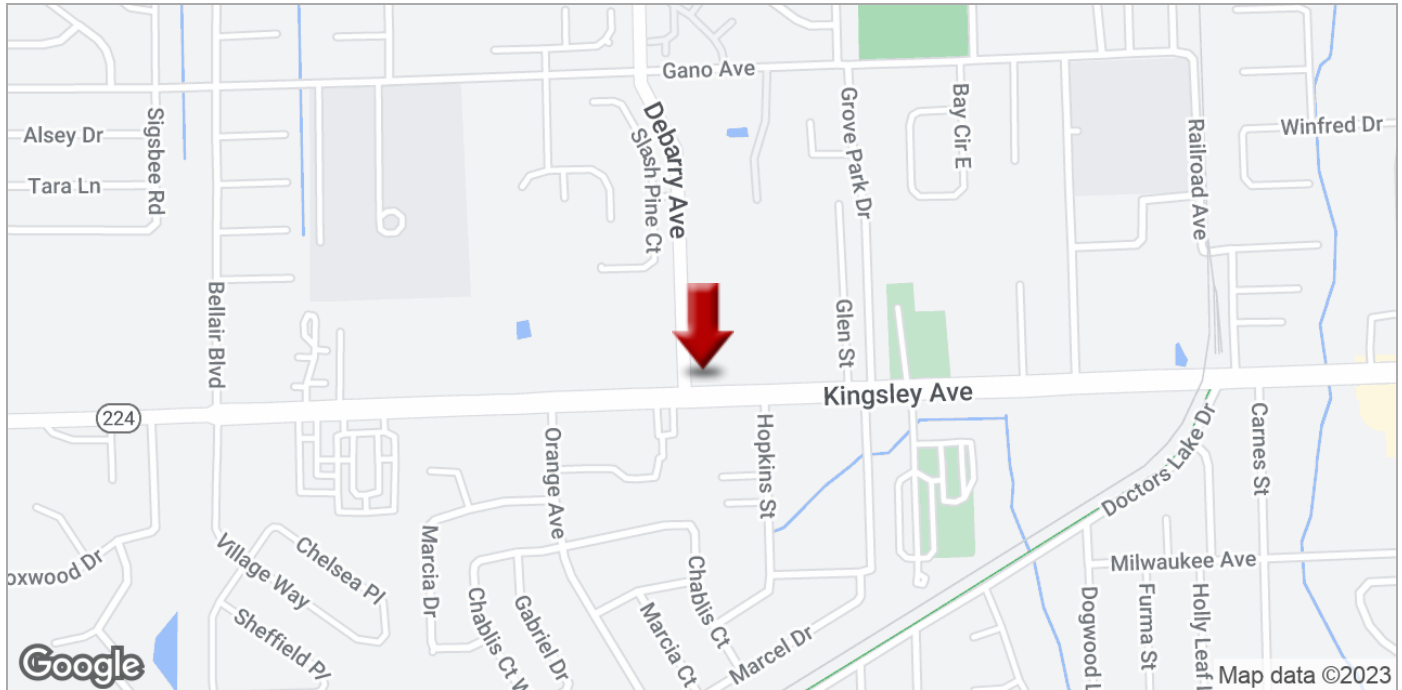
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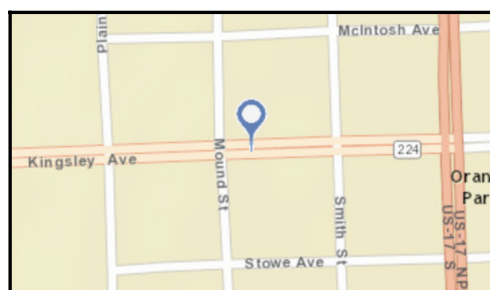
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Longitude: -81.70426



- ▲ **Up to 6,000 vehicles per day**
- ▲ **6,001 - 15,000**
- ▲ **15,001 - 30,000**
- ▲ **30,001 - 50,000**
- ▲ **50,001 - 100,000**
- ▲ **More than 100,000 per day**



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