

EXECUTIVE SUMMARY

• 206 Park Avenue Orange Park, FL 32073



OFFERING SUMMARY

Available SF: 2,950 SF

Lease Rate: Negotiable

Lot Size: 0.85 Acres

Year Built: 1973

Building Size: 2,950 SF

Zoning: OPMUNI

PROPERTY OVERVIEW

Prime commercial property for Ground Lease or BTS in Orange Park, FL. Convenient access and ample parking, this property is perfectly situated for attracting clientele and accommodating staff. Property leased with a fuel restriction.

LOCATION OVERVIEW

Corner property in Orange Park, FL, the area surrounding the property buzzes with commercial vitality and community appeal. The area boasts a strong consumer base and enjoys a steady stream of traffic, making it an attractive prospect for tenants and investors alike.

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LOCATION MAP

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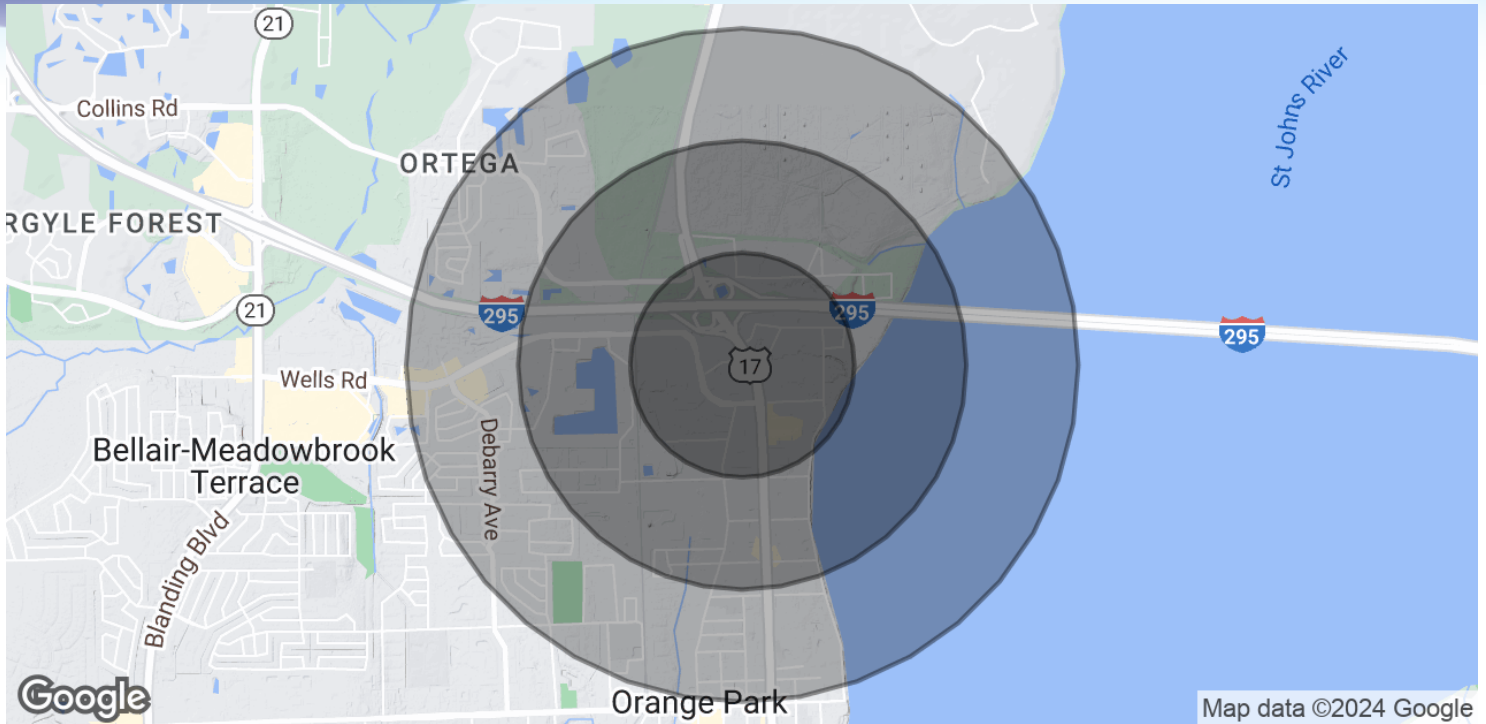
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	989	5,059	11,757
Average Age	36.3	34.8	36.5
Average Age (Male)	35.1	34.6	35.4
Average Age (Female)	38.2	35.2	38.1

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	427	2,219	4,934
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$57,050	\$53,909	\$55,893
Average House Value	\$171,865	\$144,320	\$137,577

2020 American Community Survey (ACS)

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