

# EXECUTIVE SUMMARY

• 206 Park Avenue Orange Park, FL 32073



## OFFERING SUMMARY

**Sale Price:** Subject To Offer

**Lot Size:** 0.85 Acres

**Year Built:** 1973

**Building Size:** 2,950 SF

**Zoning:** OPMUNI

**APN#:** 41-04-26-019241-000-00

## PROPERTY OVERVIEW

Redevelopment opportunity for retail and vehicle-related ventures. This 2,950 SF building, situated in Orange Park and zoned OPMUNI, provides an ideal canvas for a variety of business endeavors. With its prime location and versatile space, the property offers a strategic foothold in a thriving commercial hub. Property will be sold with 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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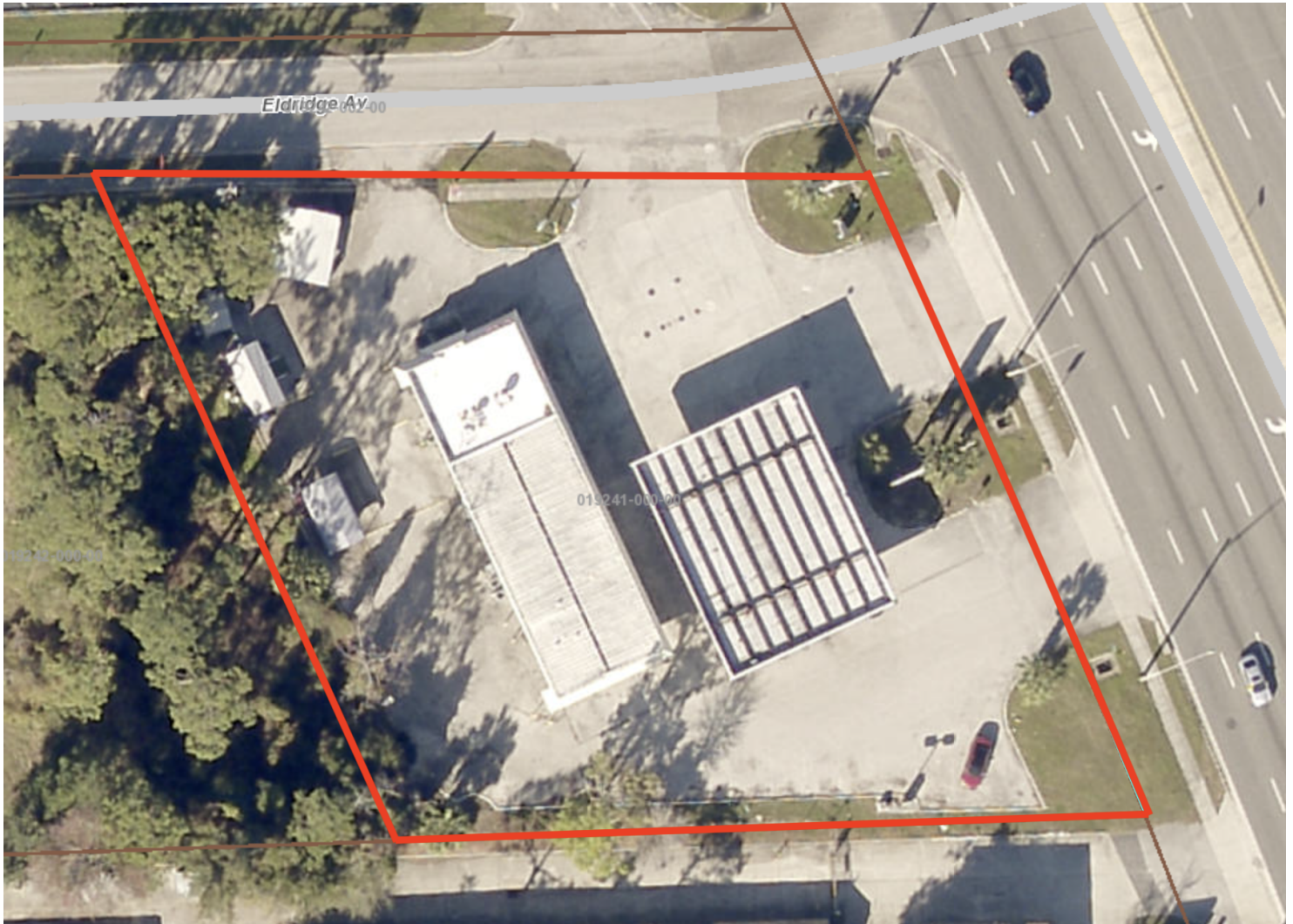
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# ADDITIONAL PHOTOS

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# LOCATION MAP

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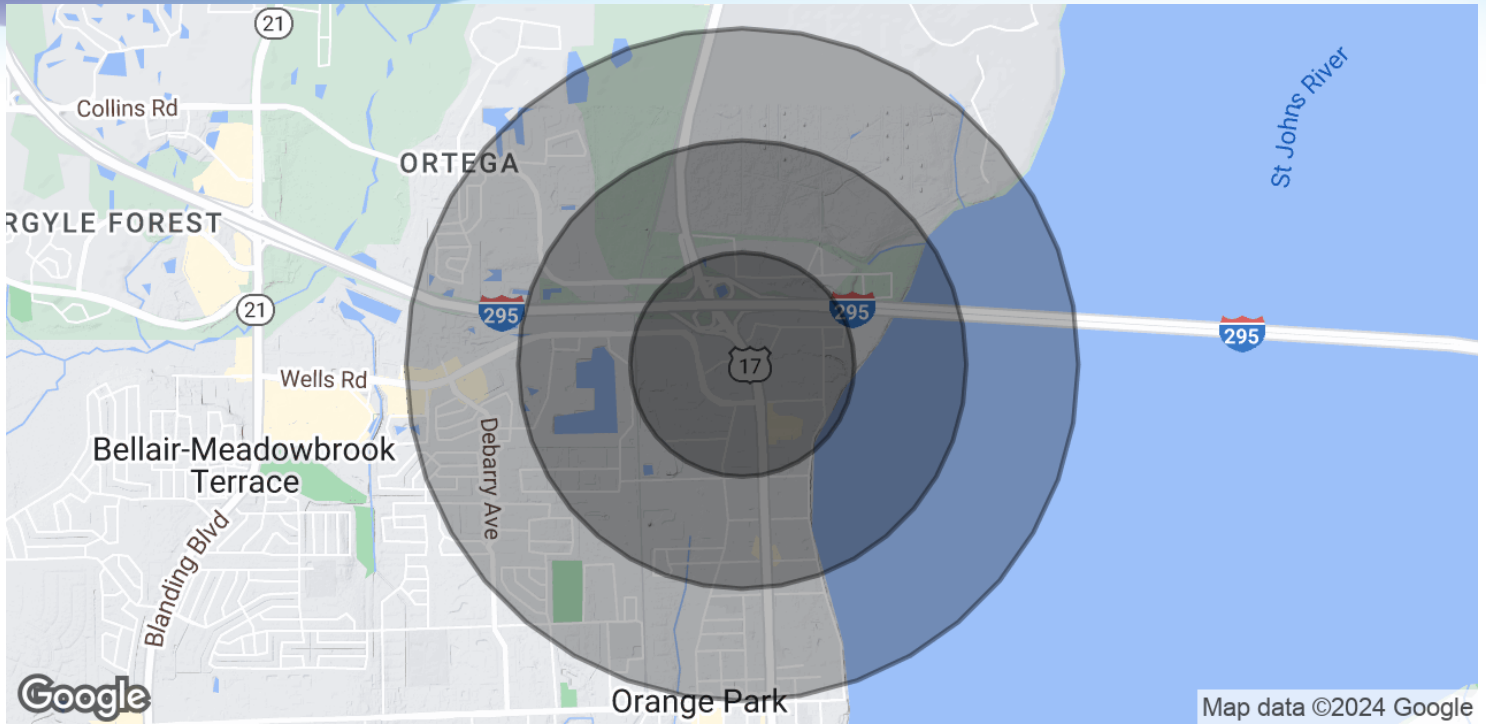
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# DEMOGRAPHICS MAP & REPORT

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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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