

# KINGSLEY SQUARE

## 2285 Kingsley Ave | Orange Park, FL 32073



### PROPERTY HIGHLIGHTS:

- High-traffic retail center with a combined AADT intersection of more 97,000 AADT at Blanding Blvd and Kingsley Ave
- Second generation restaurant space available
- Located across from Orange Park High School, Orange Park Country Club and adjacent to Orange Park Medical Center
- Excellent and stable tenant mix
- Small shop space available
- Demographics include a population of over 143,000 with an average household income more than \$107,000 within a 5-mile radius
- Shopping center total GLA: 31,480 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Estimated Population	11,290	65,117	143,937
2024 Estimated Households	4,282	26,074	54,541
<b>INCOME</b>			
2024 Estimated Avg HH Income	\$108,464	\$96,423	\$107,950
<b>AGE</b>			
Median Age	43	41	38
<b>DAYTIME DEMOS</b>			
Number of Businesses	701	3,604	8,553
Number of Employees	5,556	24,919	65,299
Total Daytime Population	9,356	44,776	109,019
<b>TRAFFIC COUNTS</b>			
Blanding Blvd (N/S)	59,000 AADT		
Kingsley Ave (E/W)	24,000 AADT		



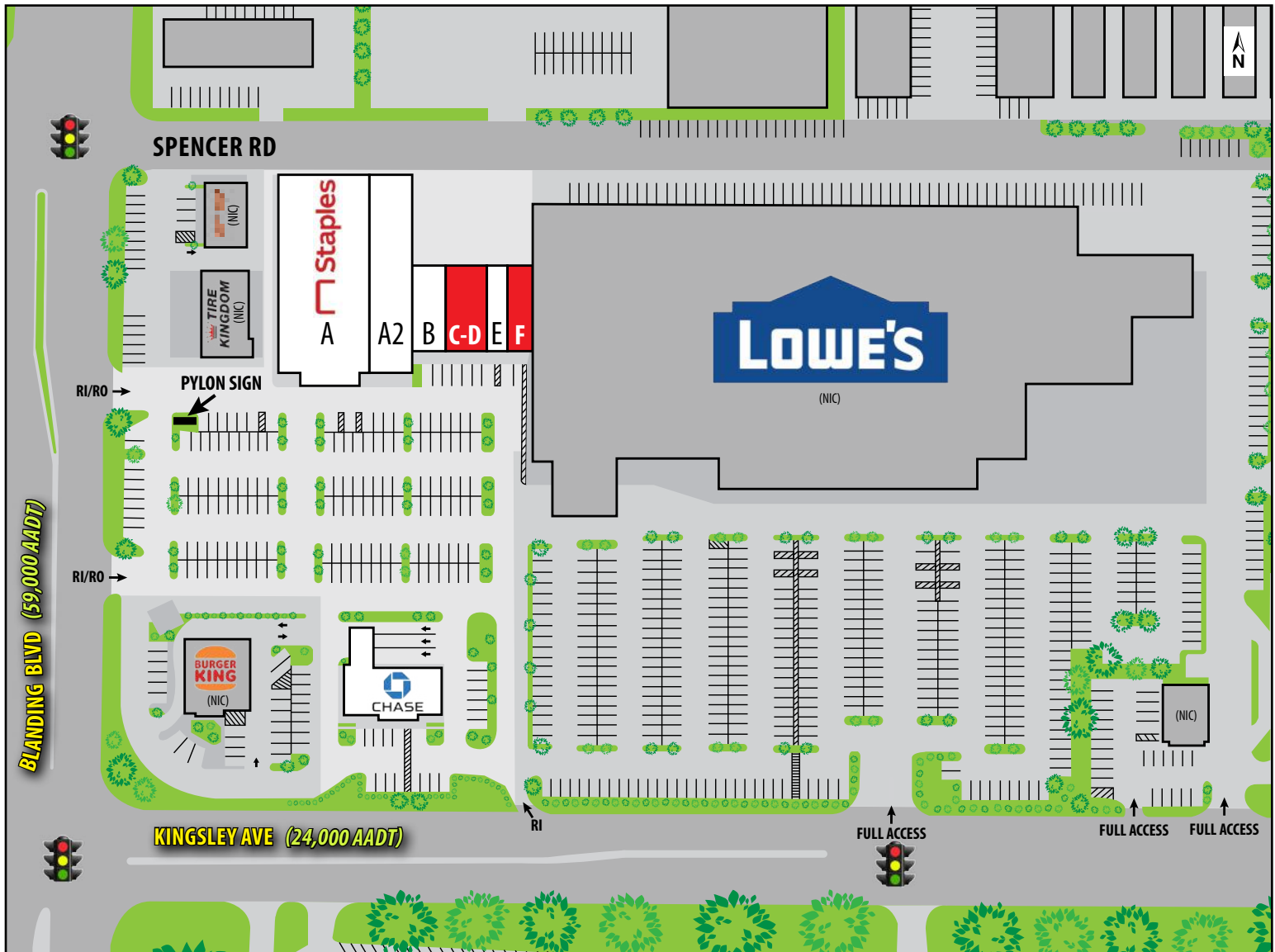
### FOR LEASING INFORMATION:

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2285 Kingsley Ave | Orange Park, FL 32073



UNIT	TENANT	SF
A	Staples	17,109
A2	GT Distributors	6,391
B	Firehouse Subs	2,100
<b>C-D</b>	<b>AVAILABLE</b>	<b>1,400 - 2,800</b>

UNIT	TENANT	SF
E	VIPcare	1,400
<b>F</b>	<b>AVAILABLE SOON</b>	<b>1,680</b>
OP	Chase	

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