

1555 KINGSLEY AVE, SUITE 504

Orange Park, FL 32073



PROPERTY HIGHLIGHTS

- Nicely appointed office space with:
- Tray ceilings
- Wood Laminate floors and carpet
- Coffee Bar
- Large Conference room
- 4 Large Offices
- Waiting/Reception area
- ADA Accessible
- Lease Rate \$14/sf NNN CAM \$7.46/sf

OFFERING SUMMARY

Sale Price:	\$262,200
Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,140 SF
Building Size:	1,140 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,418	49,496	187,820
Total Population	9,206	128,918	467,895
Average HH Income	\$69,850	\$80,057	\$80,328

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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KAHLE COMMERCIAL GROUP

151 College Dr
#14
Orange Park, FL 32065

OFFICE FOR SALE & LEASE

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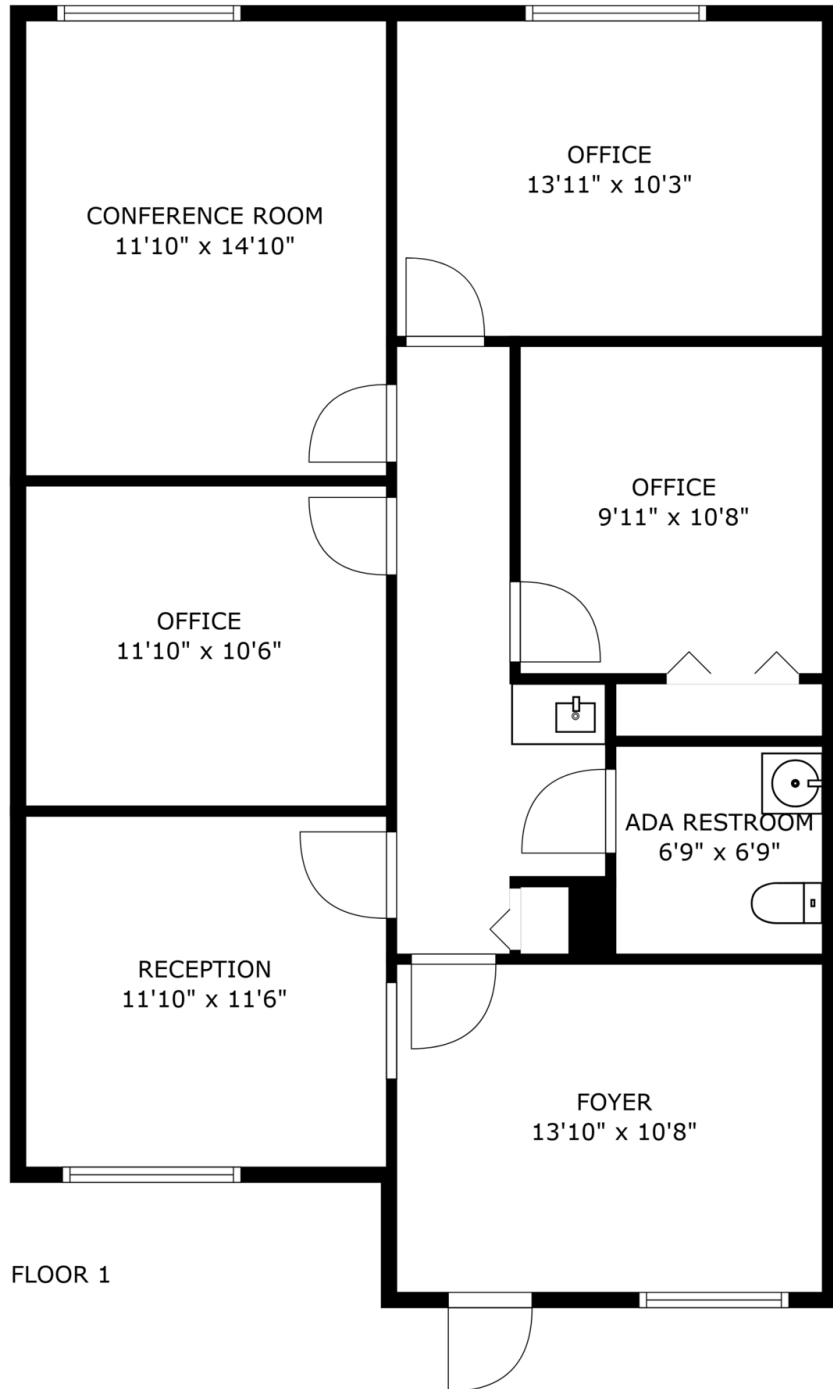
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Each Office Independently Owned and Operated kahlecommercialgroup.com

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is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Business Systems, Inc. All rights reserved.

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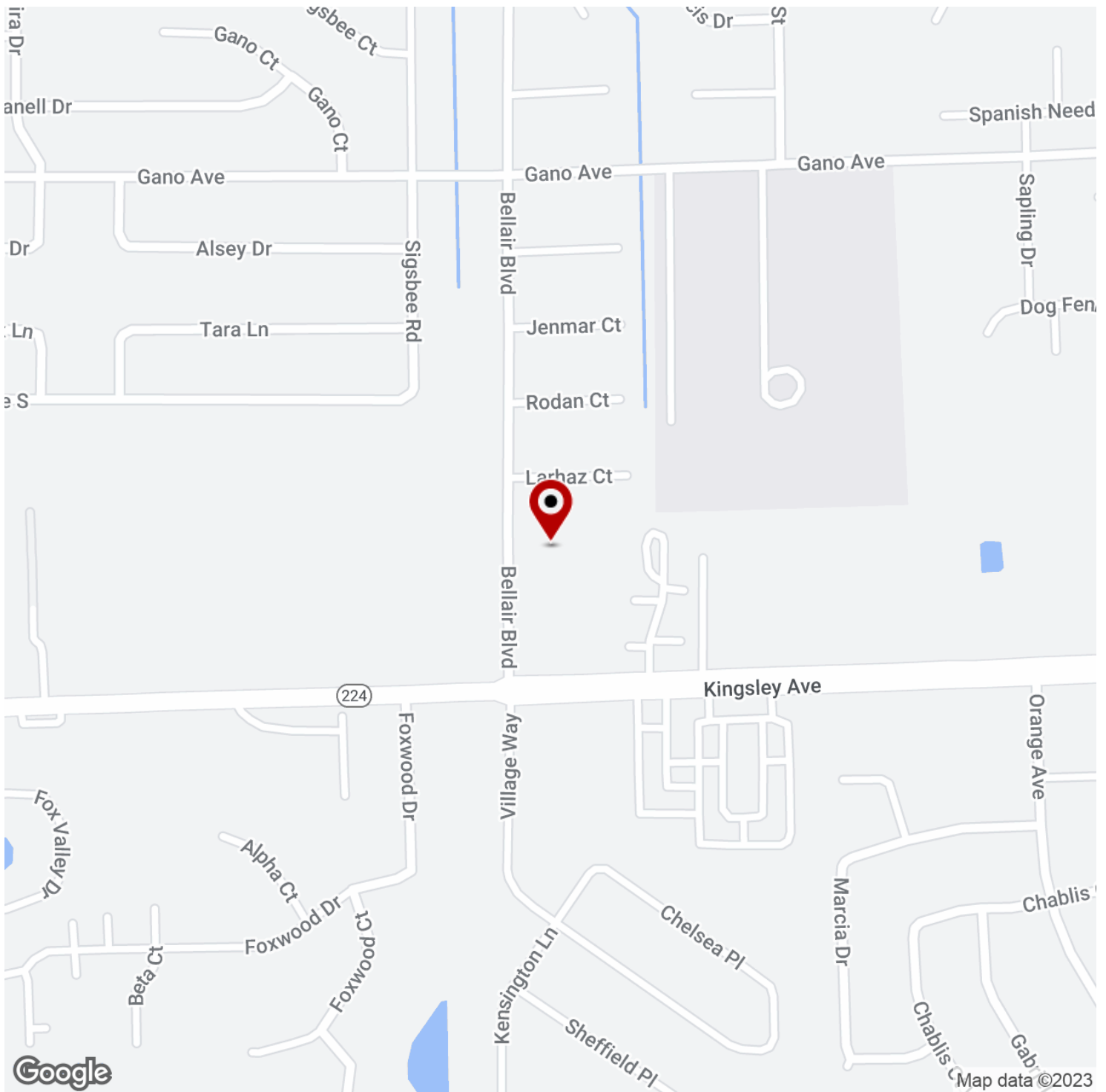
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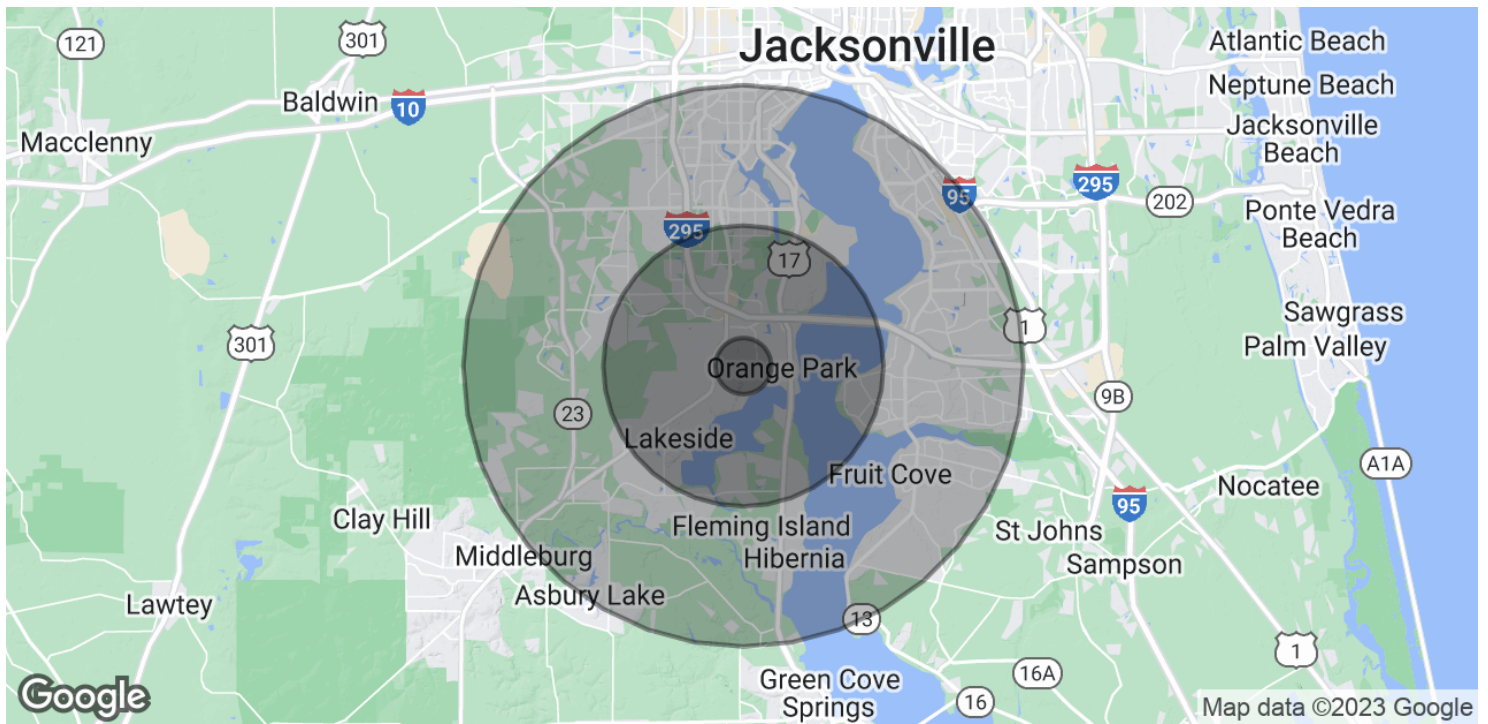
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,206	128,918	467,895
Average Age	39.8	38.9	38.9
Average Age (Male)	37.5	36.8	37.4
Average Age (Female)	40.9	40.9	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,418	49,496	187,820
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$69,850	\$80,057	\$80,328
Average House Value	\$161,644	\$193,767	\$210,987

* Demographic data derived from 2020 ACS - US Census

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