

## INDUSTRIAL STORAGE SPACE FOR SALE

# 1722-2 KINGSLEY AVE.

Orange Park, FL 32073



### PROPERTY HIGHLIGHTS

- Second Floor fully secure, conditioned unit.
- Great location for storage of files, servers, or other personal property.
- Solid concrete floor, ceilings, and walls.
- Secure door at ground level.
- Eight additional condo units in basement and on first floor ranging in size from 1809 to 251 SF at \$75/SF, some generating lease income.
- The 1809 SF is in the core of the first floor and includes multiple small condo units.

### OFFERING SUMMARY

Sale Price:	\$131,662
Number of Units:	1
Building Size:	1,768 SF

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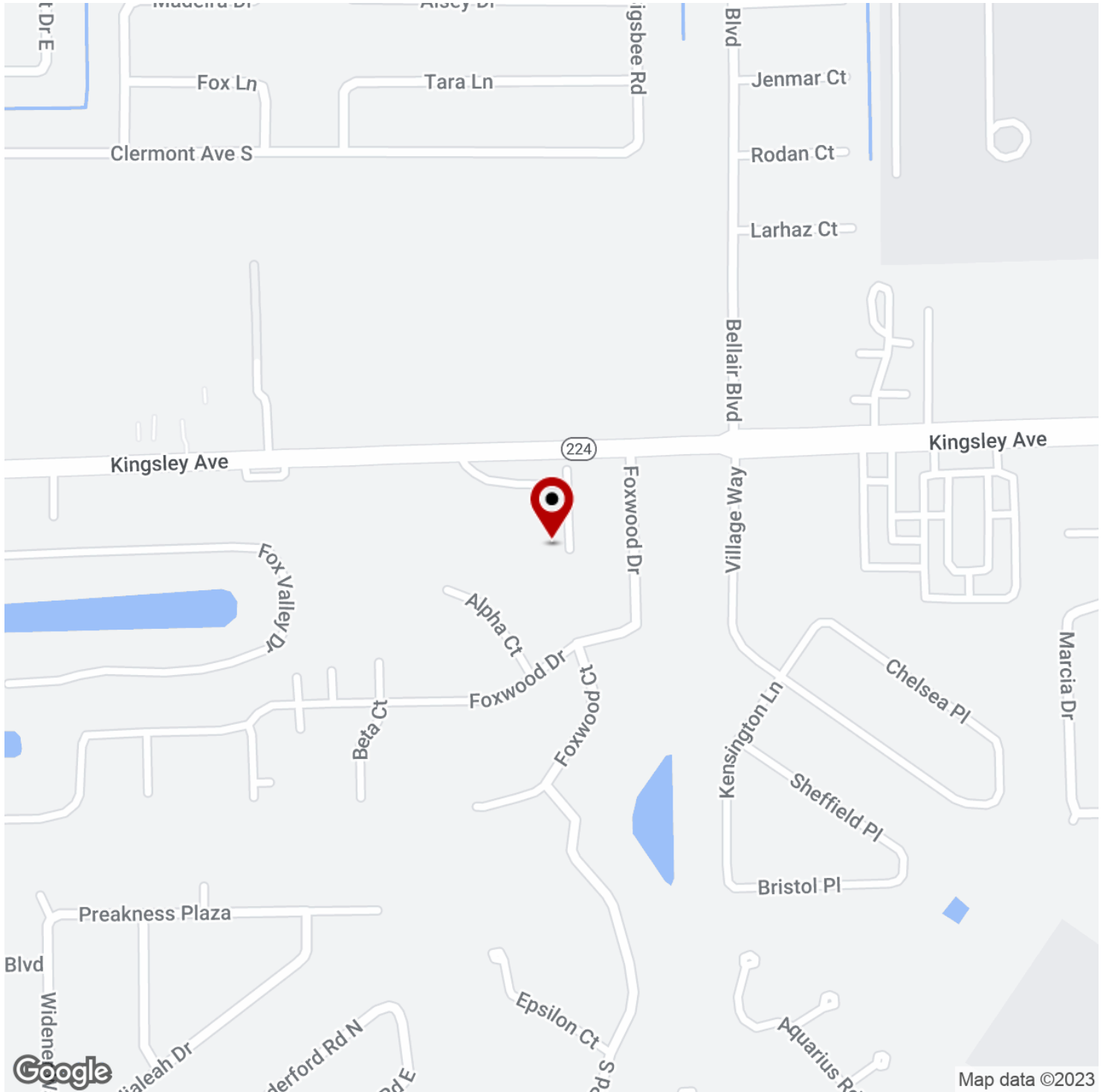
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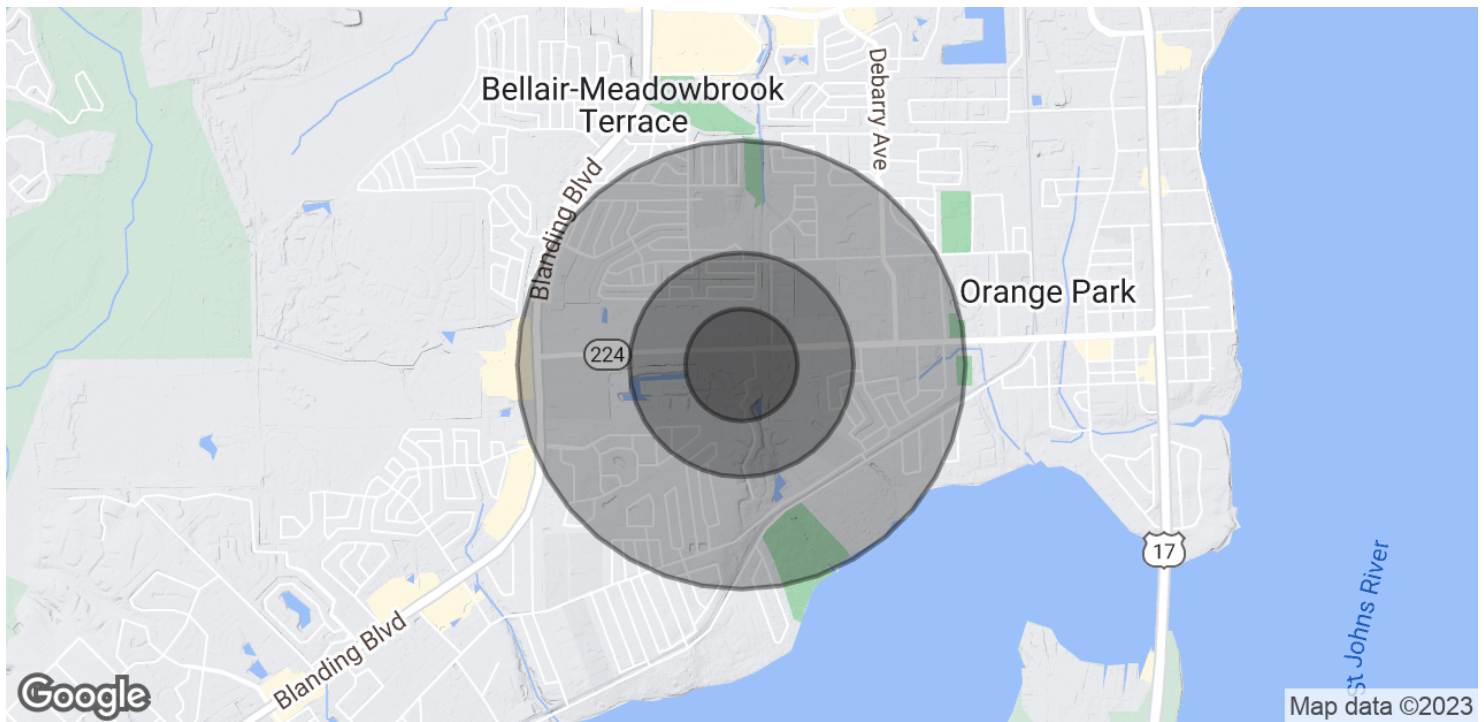
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	589	2,368	8,994
Average Age	40.5	39.3	39.4
Average Age (Male)	39.0	37.9	37.2
Average Age (Female)	41.6	40.3	40.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	212	853	3,303
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$73,221	\$69,337	\$70,855
Average House Value	\$176,845	\$167,059	\$167,449

\* Demographic data derived from 2020 ACS - US Census

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