

## HISTORIC BUILDING FOR SALE

727 KINGSLEY AVE, ORANGE PARK, FL 32073

Kahle Commercial Group

727 Kingsley Ave, Orange Park, FL 32073



### PROPERTY DESCRIPTION

Uncover a captivating opportunity with this property in Orange Park, FL, tailor-made for retail users, this two-unit building boasts character with the original structure exposed. The property has ample parking and historic appeal.

### PROPERTY HIGHLIGHTS

- Historic Train Station Area
- Retail Shop / Tea Room / Residential Upstairs
- Town of OP Zoning CG
- Excellent Retail location w/Old Florida Charm in the heart of Orange Park

### OFFERING SUMMARY

Sale Price:	\$725,000
Number of Units:	2
Lot Size:	0.229 Acres
Building Size:	3,833 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,683	17,000	44,086
Total Population	6,685	43,049	114,511
Average HH Income	\$101,349	\$86,397	\$101,101

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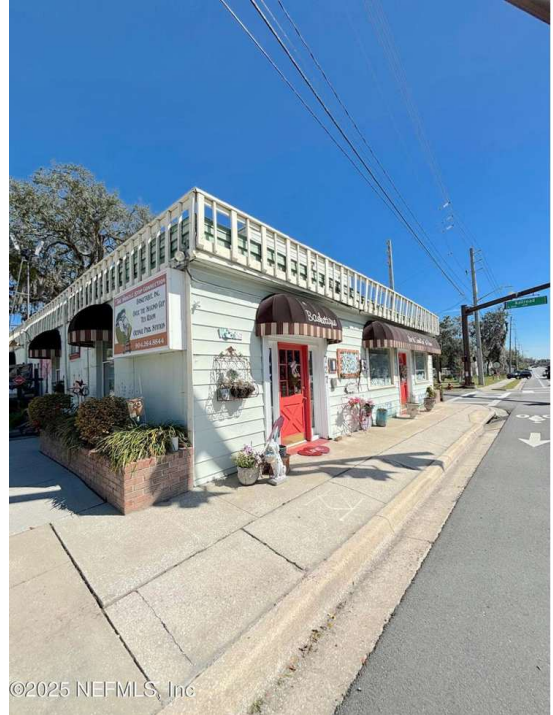
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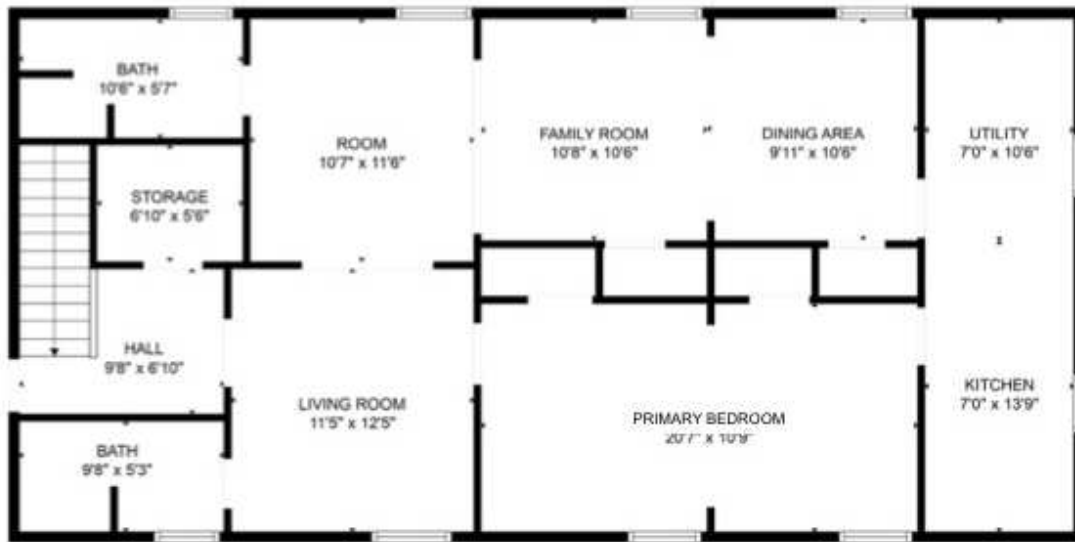


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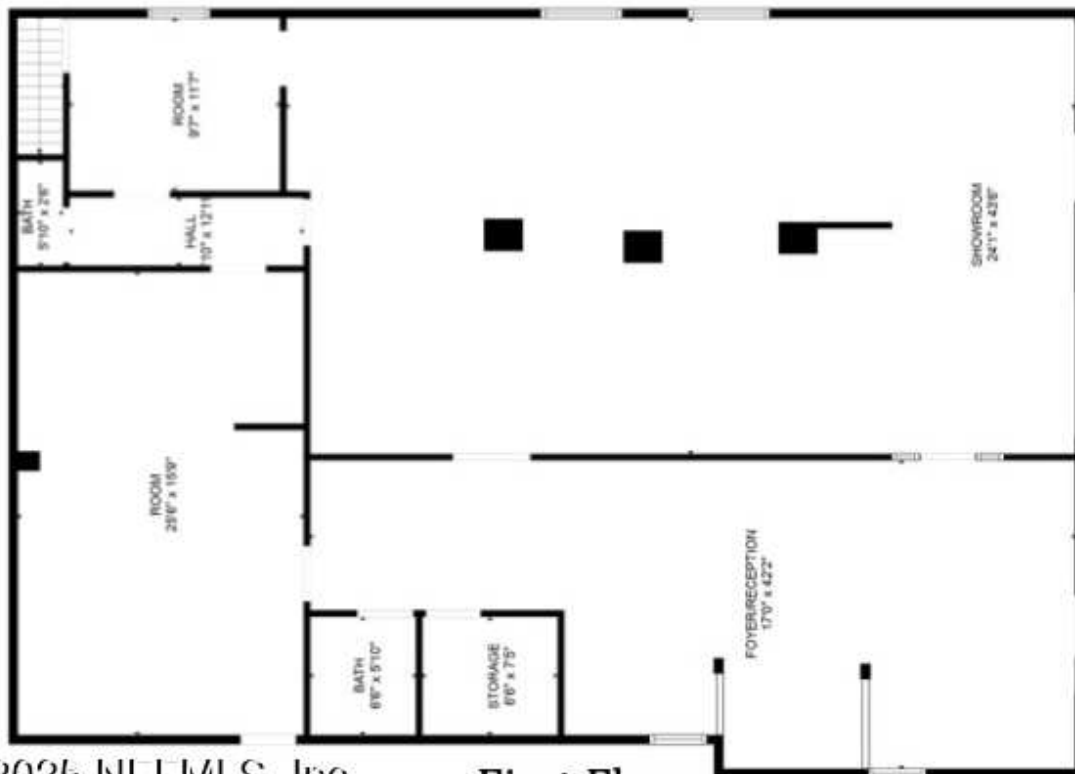
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Second Floor



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First Floor

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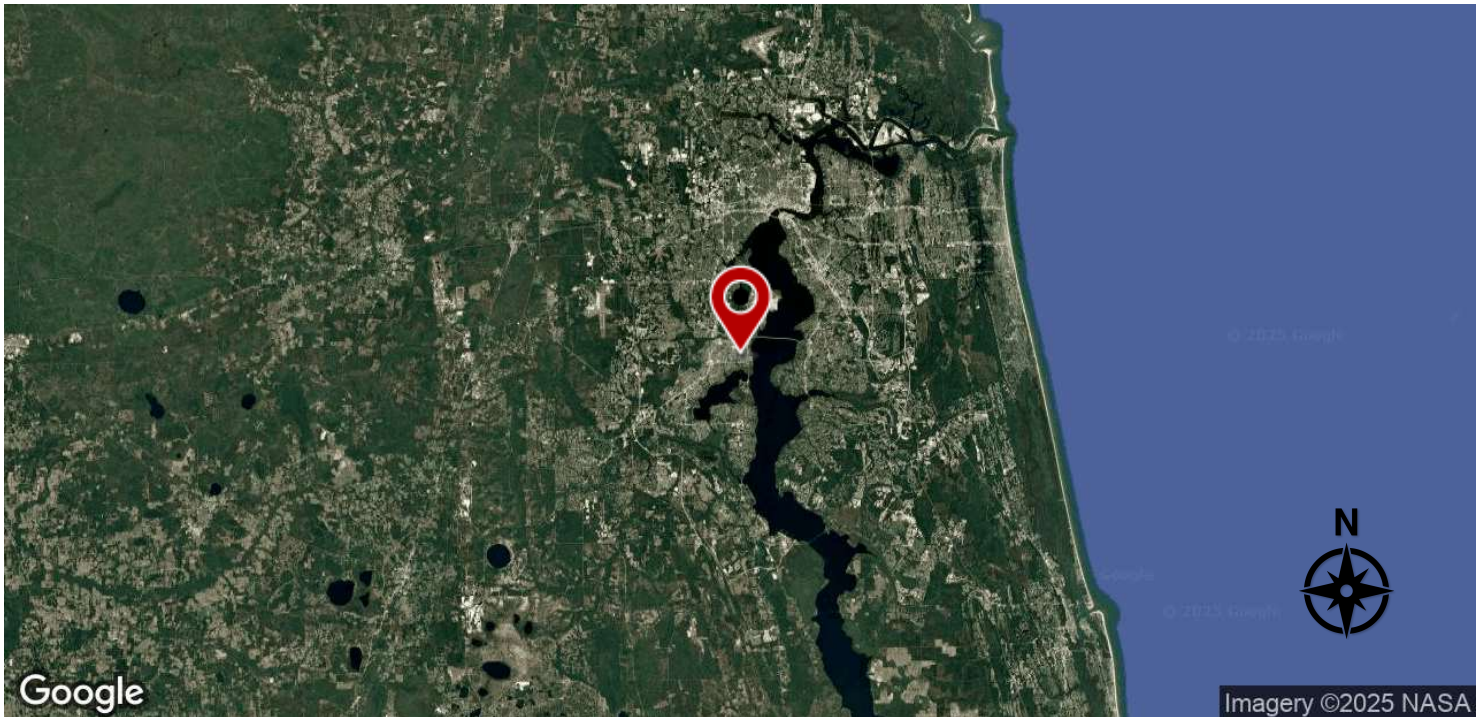
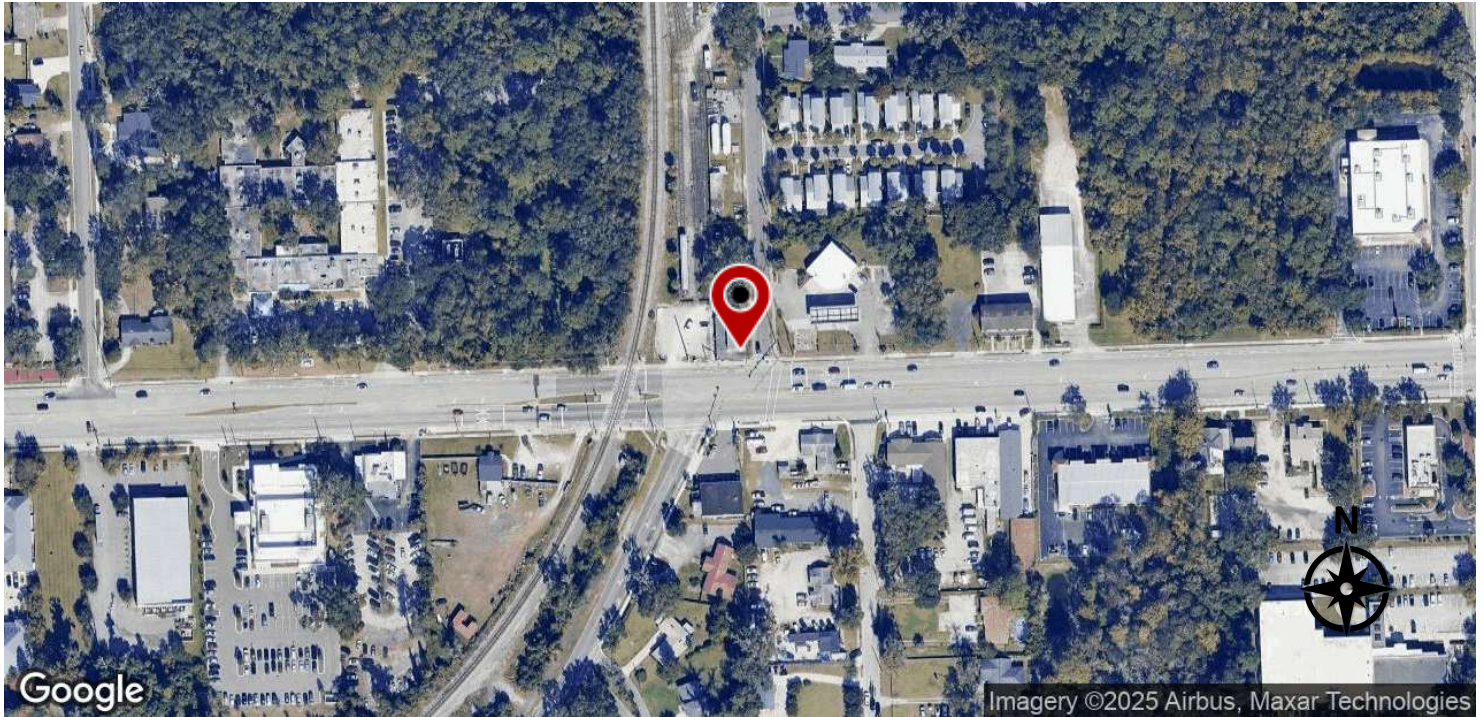
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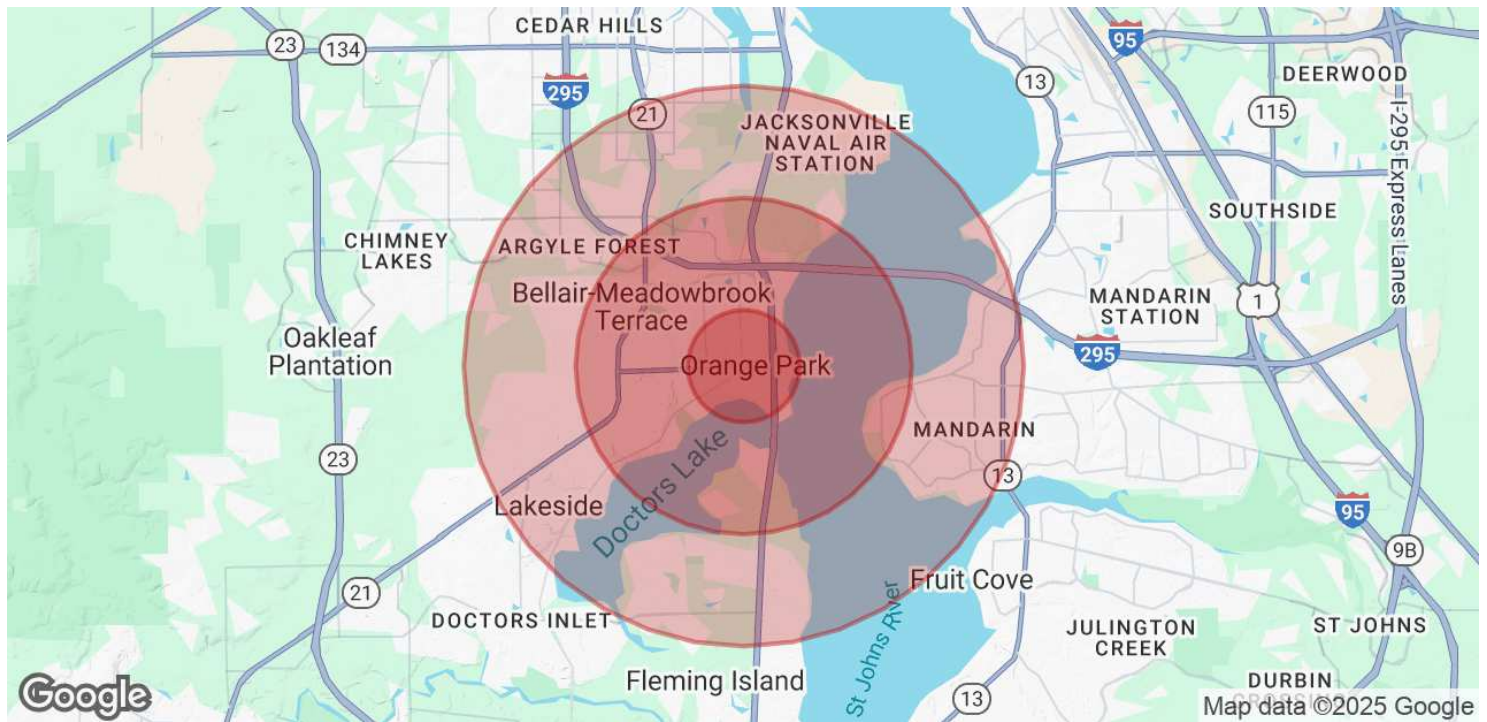


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,685	43,049	114,511
Average Age	47	42	42
Average Age (Male)	45	40	41
Average Age (Female)	50	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,683	17,000	44,086
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$101,349	\$86,397	\$101,101
Average House Value	\$398,559	\$306,664	\$335,453

Demographics data derived from AlphaMap

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