

INDUSTRIAL FOR SALE

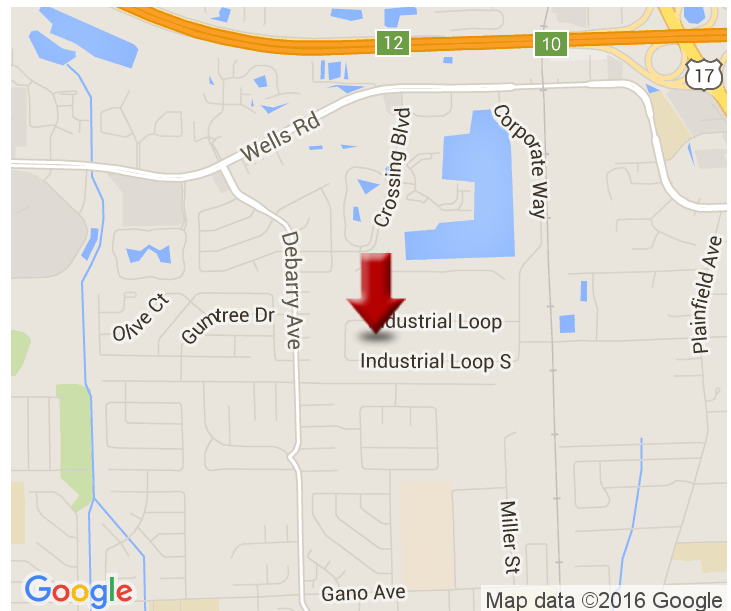


108 North Industrial Loop, Orange Park, FL 32073



PROPERTY FEATURES

- 1 Acre Zoned Industrial PUD
- 1500 SF Office
- 1000 SF Warehouse/Storage with Additional Covered Outside Storage
- Property Fenced with Drive Through Access on Both Sides of Building
- Ample Outside Storage
- Office has 3 Offices, 2 Restrooms, Conference Room, Reception/Waiting Area, Copy/Mail Room and Kitchen.
- \$295,000



KW COMMERCIAL
4465 U.S. Hwy 17,
Suite 2
Orange Park, FL 32003

SANDRA KAHLE
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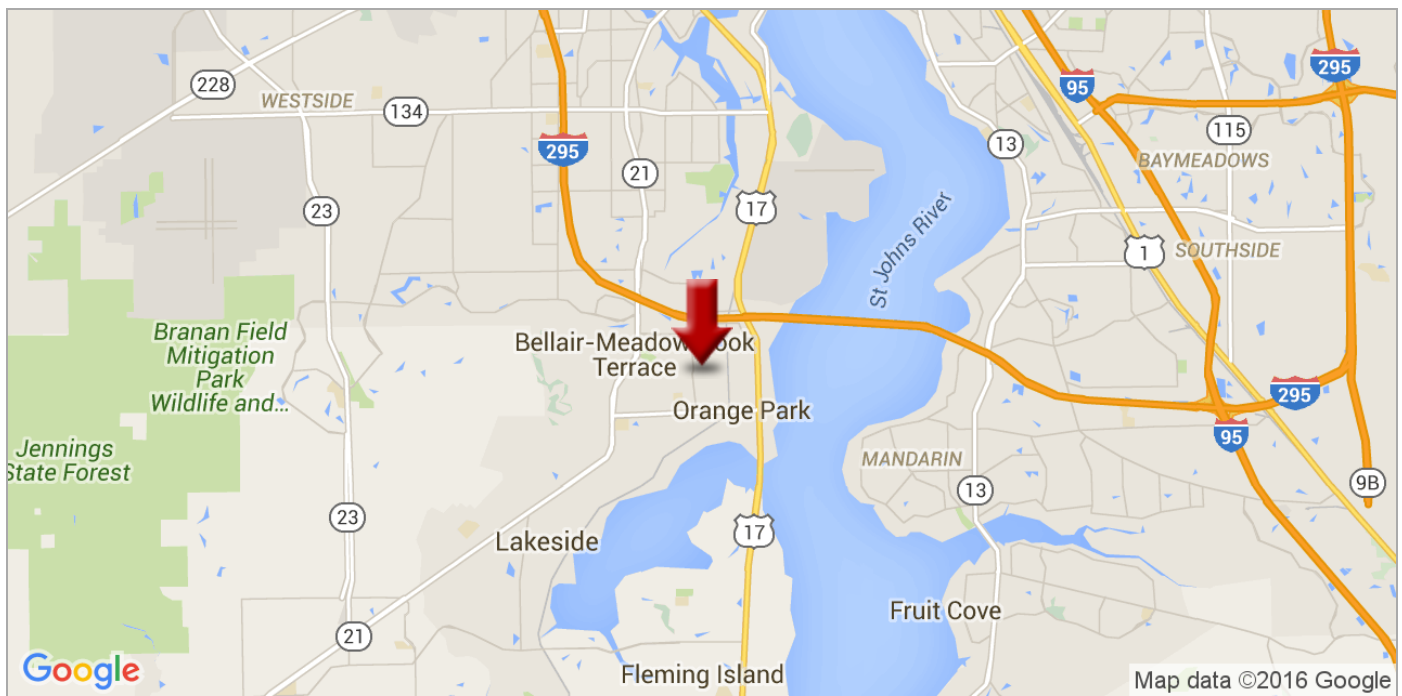
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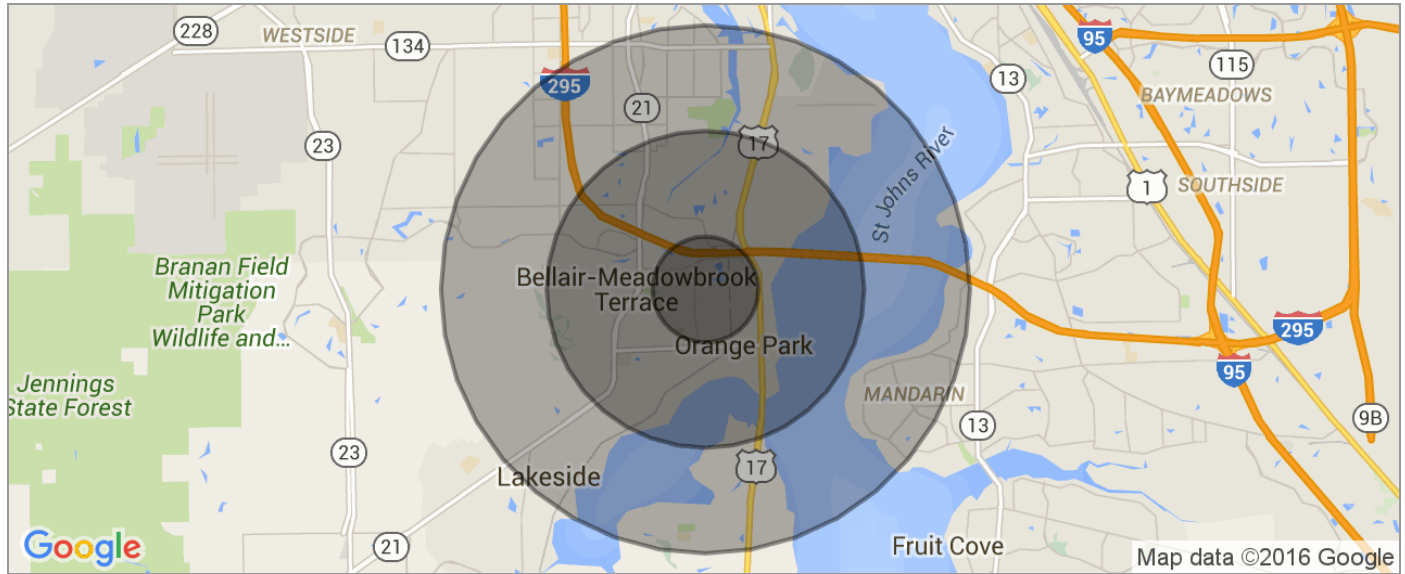
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,005	48,585	121,540
MEDIAN AGE	40.0	38.4	36.9
MEDIAN AGE (MALE)	36.3	36.5	35.7
MEDIAN AGE (FEMALE)	44.7	40.6	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,381	19,134	45,994
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$57,568	\$66,446	\$73,424
AVERAGE HOUSE VALUE	\$147,032	\$214,983	\$236,011
RACE	1 MILE	3 MILES	5 MILES
% WHITE	76.1%	72.6%	71.8%
% BLACK	13.7%	18.0%	18.9%
% ASIAN	2.5%	4.1%	3.8%
% HAWAIIAN	0.2%	0.4%	0.2%
% INDIAN	2.2%	0.9%	0.6%
% OTHER	2.5%	1.6%	1.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	14.0%	9.4%	8.5%

* Demographic data derived from 2010 US Census

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