

RETAIL FOR SALE

KINGSLEY PLAZA

664 Kingsley Avenue, Orange Park, FL 32073



PROPERTY FEATURES

- Retail Strip Center with 7 Units
- 4 Units Currently Leased
- Great Area near Orange Park Medical Center
- Conveniently Located near I-295
- Perfect for Owner/Occupier needing 1000-2000 SF for their own Business/Office
- Additional Lot at rear Available for \$50,000
- \$895,000



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

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The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

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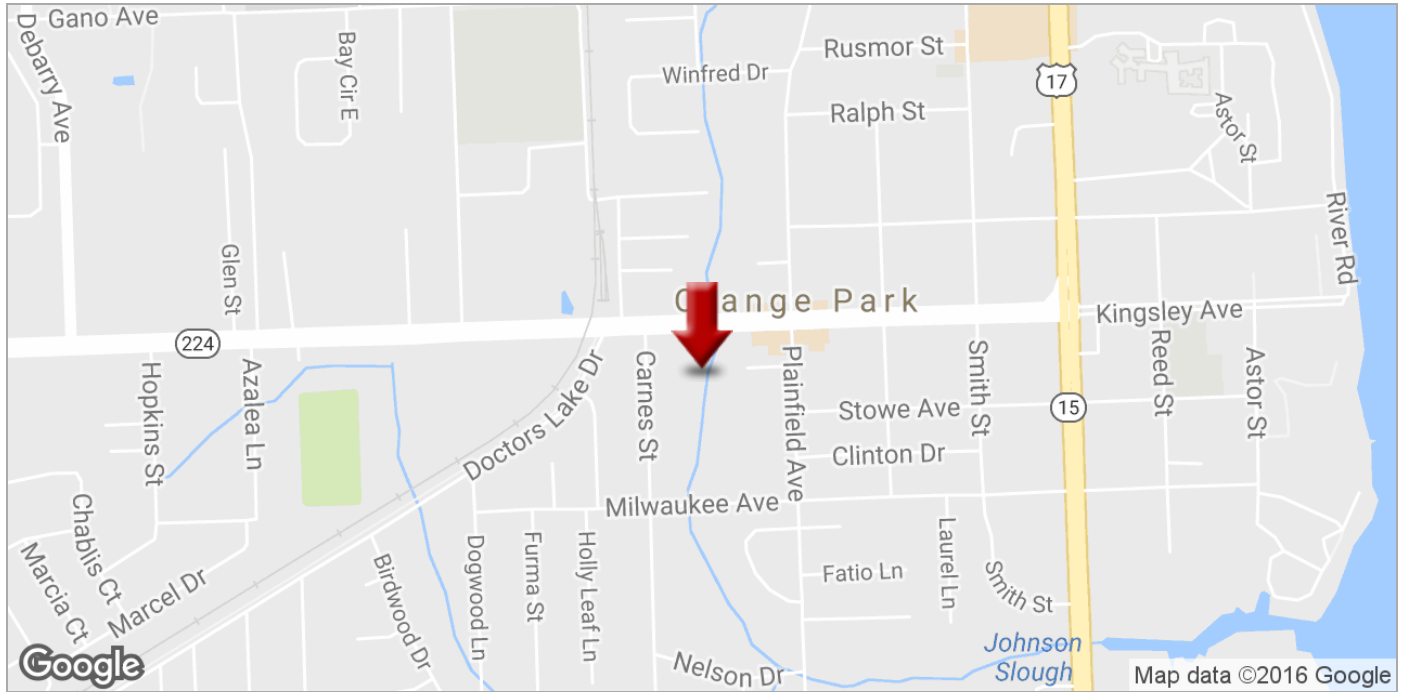
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Executive Summary

664 Kingsley Ave, Orange Park, Florida, 32073
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.16559
Longitude: -81.70847

	1 mile	3 miles	5 miles
Population			
2000 Population	5,452	38,318	92,218
2010 Population	5,071	36,812	102,141
2016 Population	5,184	37,407	104,716
2021 Population	5,406	38,783	109,005
2000-2010 Annual Rate	-0.72%	-0.40%	1.03%
2010-2016 Annual Rate	0.35%	0.26%	0.40%
2016-2021 Annual Rate	0.84%	0.73%	0.81%
2016 Male Population	47.3%	48.5%	48.7%
2016 Female Population	52.7%	51.5%	51.3%
2016 Median Age	48.3	39.7	39.2

In the identified area, the current year population is 104,716. In 2010, the Census count in the area was 102,141. The rate of change since 2010 was 0.40% annually. The five-year projection for the population in the area is 109,005 representing a change of 0.81% annually from 2016 to 2021. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 48.3, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	78.3%	71.1%	71.6%
2016 Black Alone	12.3%	17.4%	16.9%
2016 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2016 Asian Alone	3.0%	3.1%	4.1%
2016 Pacific Islander Alone	0.3%	0.2%	0.1%
2016 Other Race	2.5%	3.7%	3.0%
2016 Two or More Races	3.3%	3.9%	3.9%
2016 Hispanic Origin (Any Race)	10.5%	12.8%	11.3%

Persons of Hispanic origin represent 11.3% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 56.6 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	2,172	14,663	33,359
2010 Households	2,149	14,630	38,898
2016 Total Households	2,209	14,839	39,770
2021 Total Households	2,313	15,390	41,348
2000-2010 Annual Rate	-0.11%	-0.02%	1.55%
2010-2016 Annual Rate	0.44%	0.23%	0.36%
2016-2021 Annual Rate	0.92%	0.73%	0.78%
2016 Average Household Size	2.27	2.46	2.58

The household count in this area has changed from 38,898 in 2010 to 39,770 in the current year, a change of 0.36% annually. The five-year projection of households is 41,348, a change of 0.78% annually from the current year total. Average household size is currently 2.58, compared to 2.58 in the year 2010. The number of families in the current year is 28,437 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2016 Median Household Income	\$55,903	\$50,570	\$59,374
2021 Median Household Income	\$64,203	\$56,337	\$68,769
2016-2021 Annual Rate	2.81%	2.18%	2.98%
Average Household Income			
2016 Average Household Income	\$74,501	\$71,072	\$80,987
2021 Average Household Income	\$82,101	\$76,913	\$88,107
2016-2021 Annual Rate	1.96%	1.59%	1.70%
Per Capita Income			
2016 Per Capita Income	\$32,615	\$28,732	\$31,231
2021 Per Capita Income	\$35,894	\$31,009	\$33,855
2016-2021 Annual Rate	1.93%	1.54%	1.63%

Current median household income is \$59,374 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$68,769 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$80,987 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$88,107 in five years, compared to \$84,021 for all U.S. households

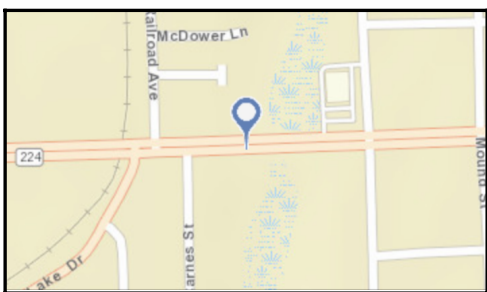
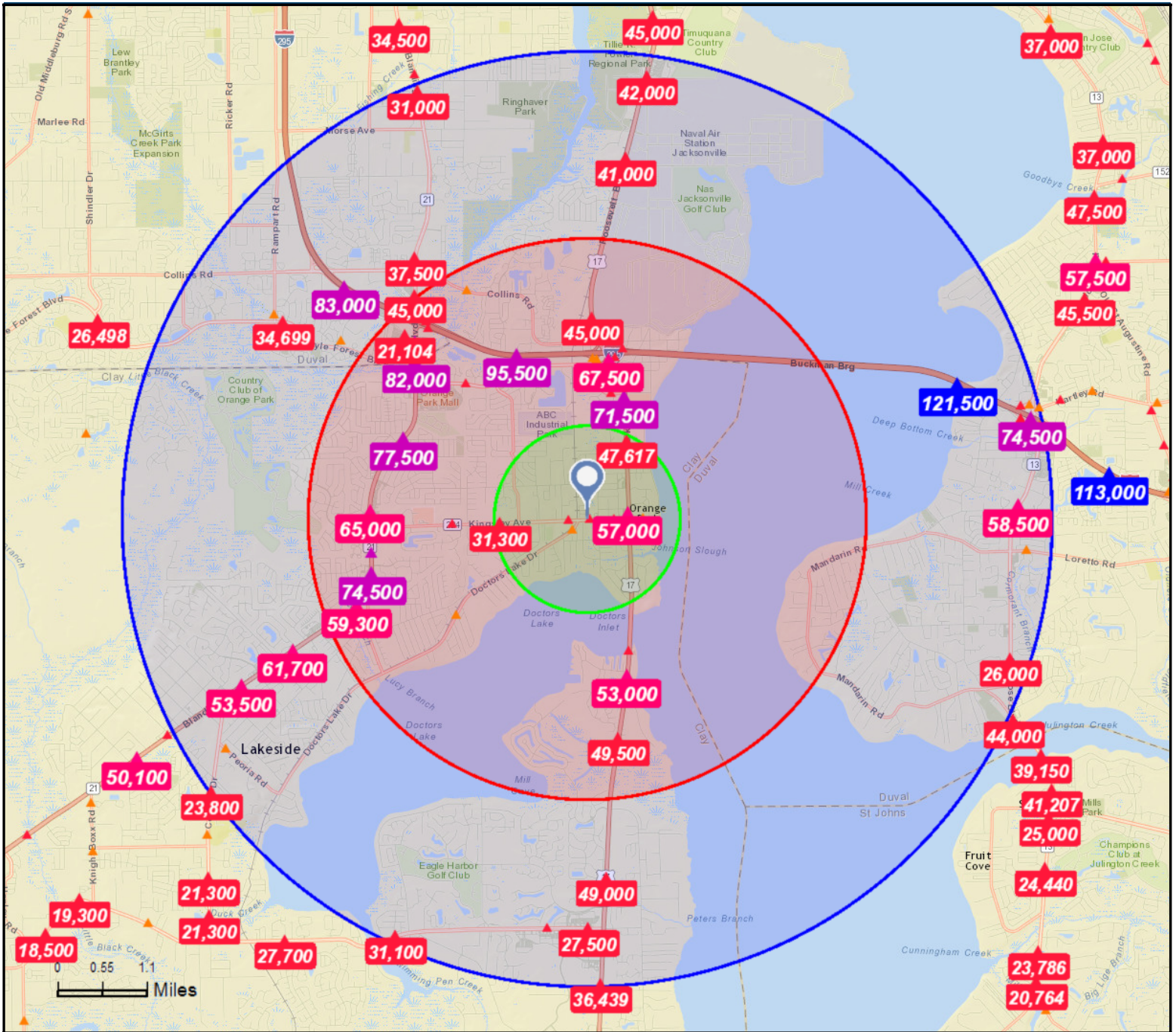
Current per capita income is \$31,231 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$33,855 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	2,325	15,552	35,254
2000 Owner Occupied Housing Units	1,449	9,162	23,813
2000 Renter Occupied Housing Units	723	5,501	9,546
2000 Vacant Housing Units	153	889	1,895
2010 Total Housing Units	2,437	16,155	42,344
2010 Owner Occupied Housing Units	1,405	9,191	26,891
2010 Renter Occupied Housing Units	744	5,439	12,007
2010 Vacant Housing Units	288	1,525	3,446
2016 Total Housing Units	2,530	16,475	43,334
2016 Owner Occupied Housing Units	1,340	8,644	25,738
2016 Renter Occupied Housing Units	869	6,194	14,032
2016 Vacant Housing Units	321	1,636	3,564
2021 Total Housing Units	2,647	17,071	45,045
2021 Owner Occupied Housing Units	1,388	8,911	26,545
2021 Renter Occupied Housing Units	925	6,479	14,804
2021 Vacant Housing Units	334	1,681	3,697

Currently, 59.4% of the 43,334 housing units in the area are owner occupied; 32.4%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 42,344 housing units in the area - 63.5% owner occupied, 28.4% renter occupied, and 8.1% vacant. The annual rate of change in housing units since 2010 is 1.03%. Median home value in the area is \$189,939, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.63% annually to \$216,246.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

