

INDUSTRIAL FOR LEASE

1722 KINGSLEY AVE.

Orange Park, FL 32073



PROPERTY DESCRIPTION

STORAGE SPACE FOR LEASE - This is 1768 SF of conditioned space in a concrete building on the second floor. Perfect place to store documents or other items that need to be stored for long periods of time. It is extremely sturdy and safe location. Walls, floors and roof are concrete. Existing shelving can be retained or removed. Very suitable for electronic backup systems that require dry, cool, environment. Conveniently located near the hospital on Kingsley Ave.

PROPERTY HIGHLIGHTS

- Storage Space for Lease
- 1768 SF conditioned space
- Second floor of a concrete building
- Great location to store documents or other long-term storage needs
- Existing shelving can be retained or removed
- Conveniently located on Kingsley Ave

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,768 SF
Building Size:	1,768 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	212	853	3,307
Total Population	590	2,369	9,004
Average HH Income	\$72,857	\$69,158	\$70,830

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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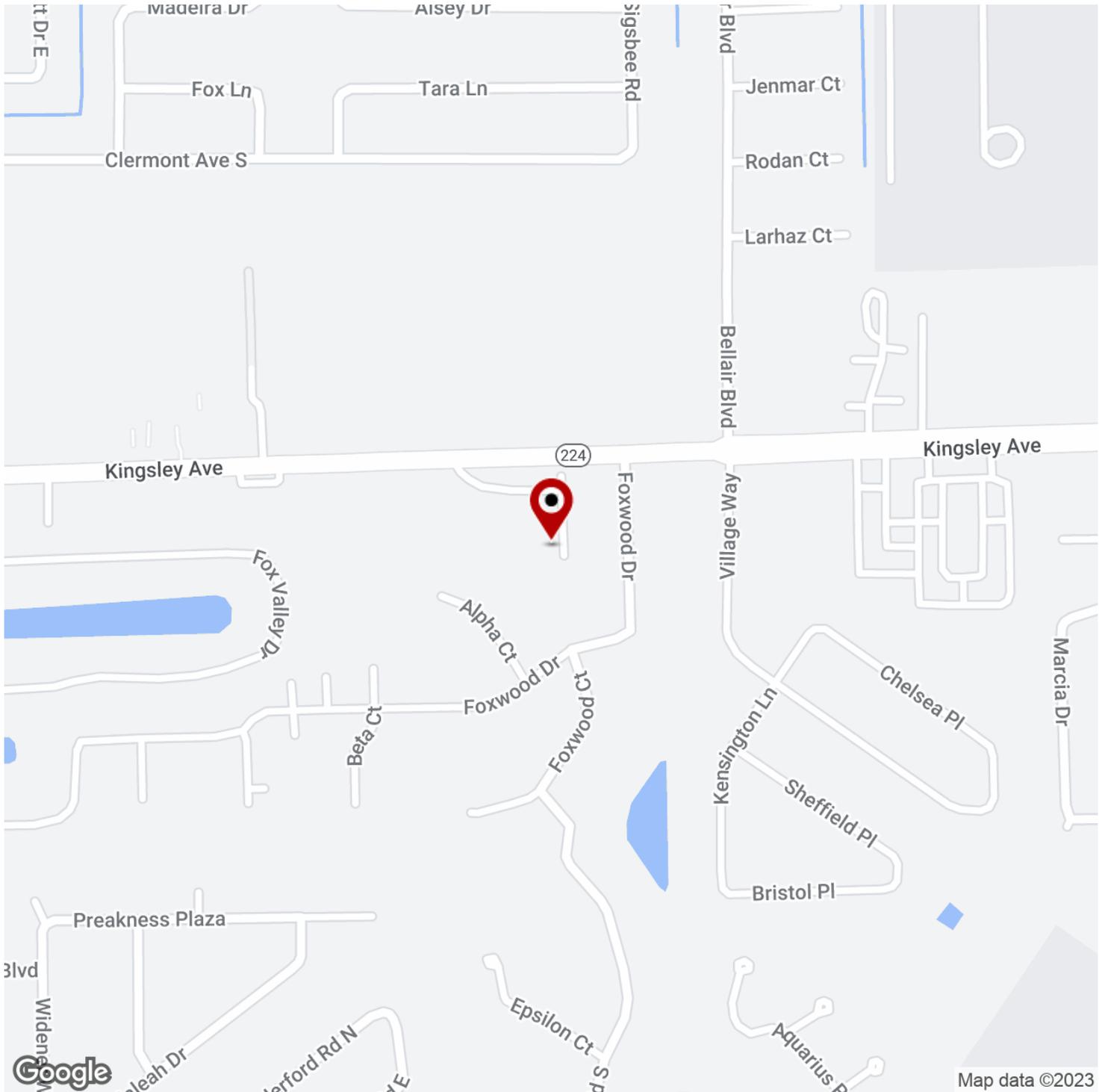
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Each Office Independently Owned and Operated kahlecommercialgroup.com

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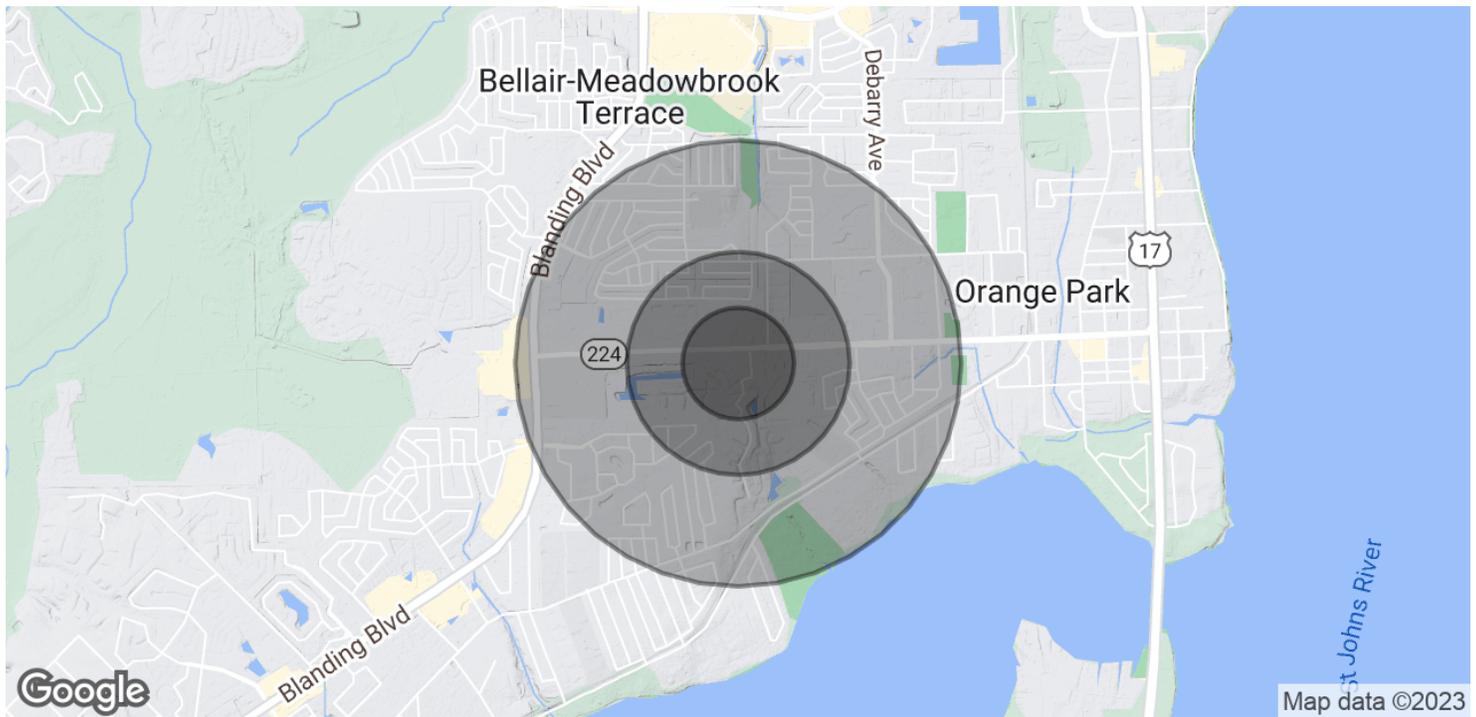
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	590	2,369	9,004
Average Age	40.4	39.3	39.4
Average Age (Male)	39.0	37.8	37.2
Average Age (Female)	41.5	40.3	40.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	212	853	3,307
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$72,857	\$69,158	\$70,830
Average House Value	\$174,793	\$166,722	\$167,195

* Demographic data derived from 2020 ACS - US Census

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