

## OFFICE FOR SALE & LEASE

# OFFICE/RETAIL FACING COLLEGE DRIVE

151 College Dr Ste 16, Orange Park, FL 32065



### PROPERTY HIGHLIGHTS

- 1167sf Unit Open Floorplan
- Restroom and Breakroom
- Glass Storefront for Retail or Office use
- Property Available for Sale or Lease
- Lease Rate \$13/sf CAM \$4.29/sf
- Sale Price \$235,000

### OFFERING SUMMARY

Sale Price:	\$235,000
Lease Rate:	Negotiable
Number of Units:	1
Available SF:	

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,838	44,562	127,368
Total Population	7,057	123,531	333,004
Average HH Income	\$74,358	\$87,889	\$79,072

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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This FlōPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2023 Financial Business Systems, Inc. All rights reserved.

FlōPlan

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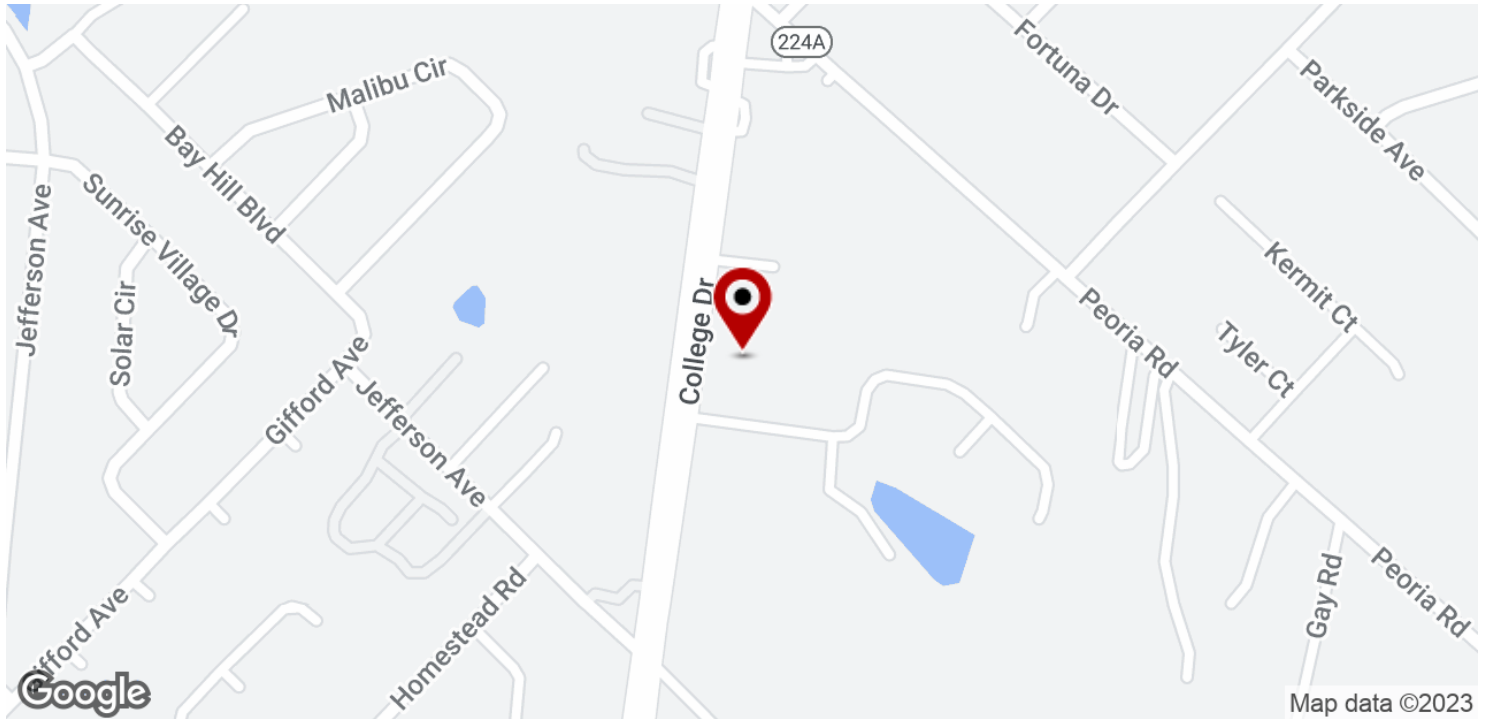
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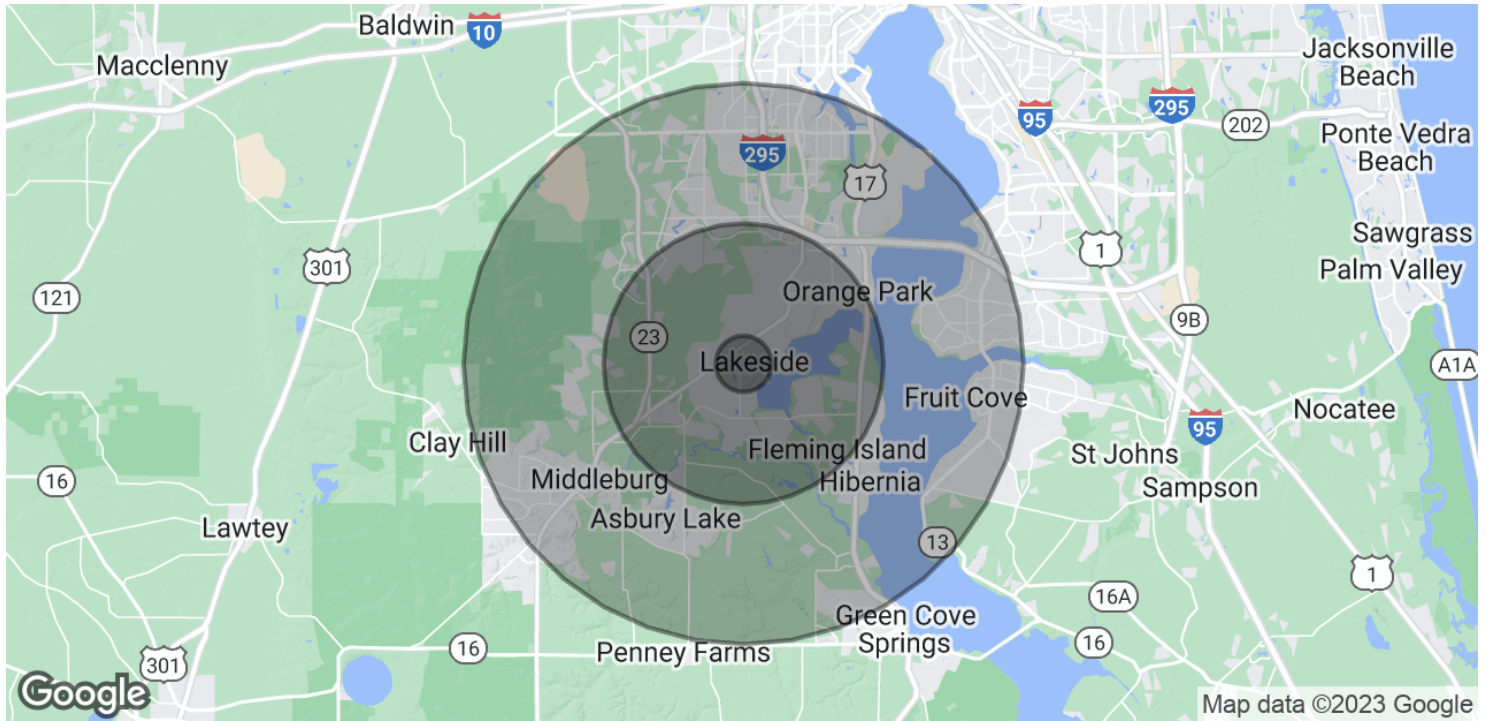
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	7,057	123,531	333,004
Average Age	39.1	39.1	38.8
Average Age (Male)	29.3	37.1	37.2
Average Age (Female)	44.8	40.7	40.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,838	44,562	127,368
# of Persons per HH	2.5	2.8	2.6
Average HH Income	\$74,358	\$87,889	\$79,072
Average House Value	\$163,923	\$202,908	\$200,287

\* Demographic data derived from 2020 ACS - US Census

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