



Former Toys R Us

Orange Park

FOR LEASE / SALE

1972 Wells Rd | Orange Park, FL 32073

This 42,000± SF former Toys R Us box is located just south of I-295 across from the Orange Park Mall and south of Argyle Village. The site has ample parking (239 spaces) and pylon signage available on Wells Rd. with visibility from Blanding Blvd. Cross access exists to Blanding Blvd. Trade area population of 446,074 has an average household income of \$76,428.

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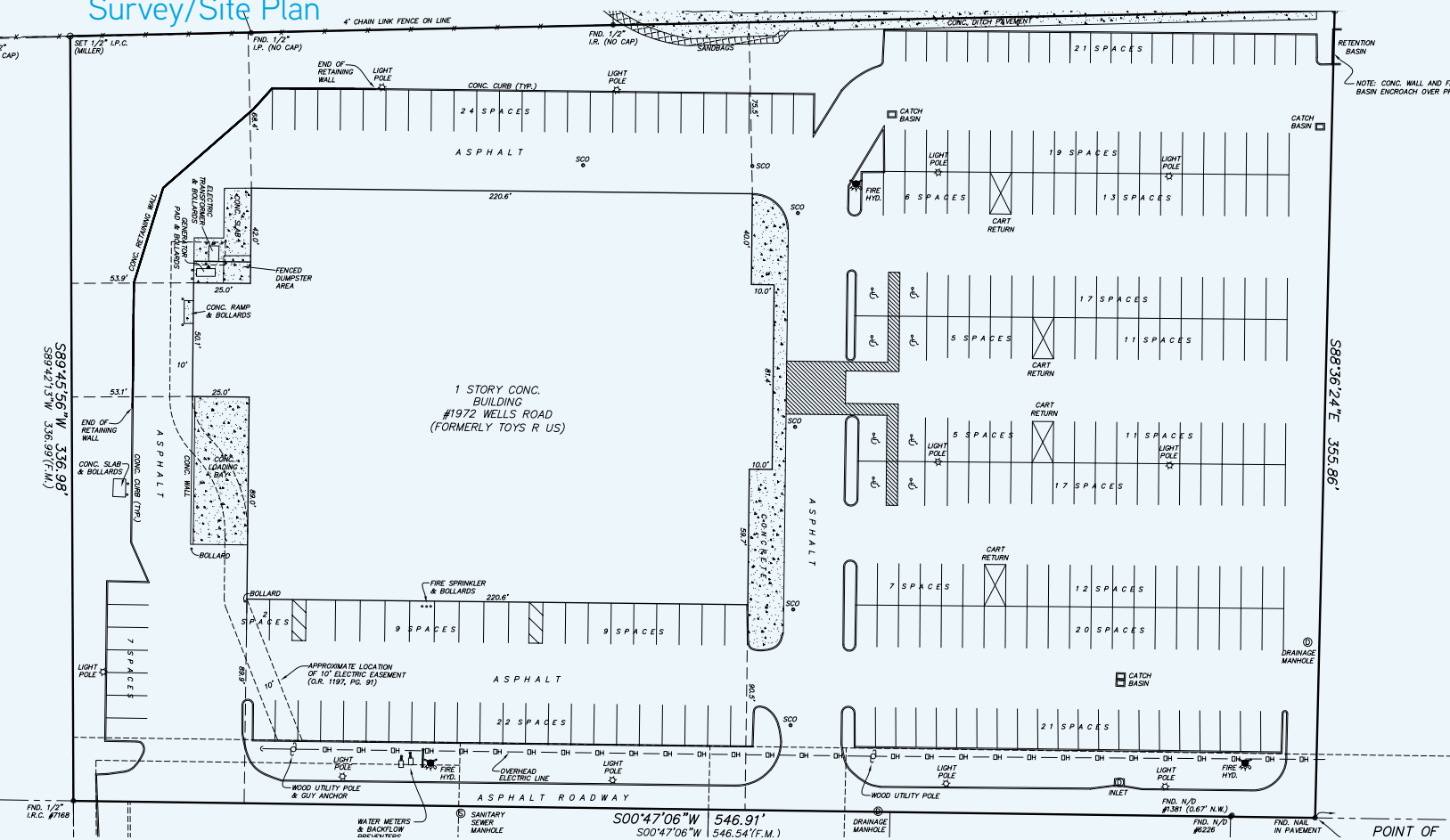
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Survey/Site Plan



Specifications

Address	1972 Wells Rd Orange Park, FL 32073
Parcel Size	4.4± AC
Building Area	42,000± SF
Mezzanine	10,247± SF
Parcel ID	06-04-26-010681-004-00
Zoning	BB (Intermediate Business District)
Parking	239 Spaces
Ceiling Clear Height	21'
Signage Availability	Pylon signage on Wells Rd. visible to Blanding Blvd.
Traffic	Wells Rd. 25,000± AADT east of Blanding Cross access to Blanding Blvd. 83,500± AADT
Asking Price	\$3,600,000
Asking Rent	Call for pricing

Contact us:

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Area Demographics



Current Population (2019)

147,562 (5 Miles)
226,459 (15 Min DT)



Daytime Population (2019)

126,419 (5 Miles)
201,286 (15 Min DT)



Average Household Income (2019)

\$72,310 (5 Miles)
\$69,163 (15 Min DT)

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