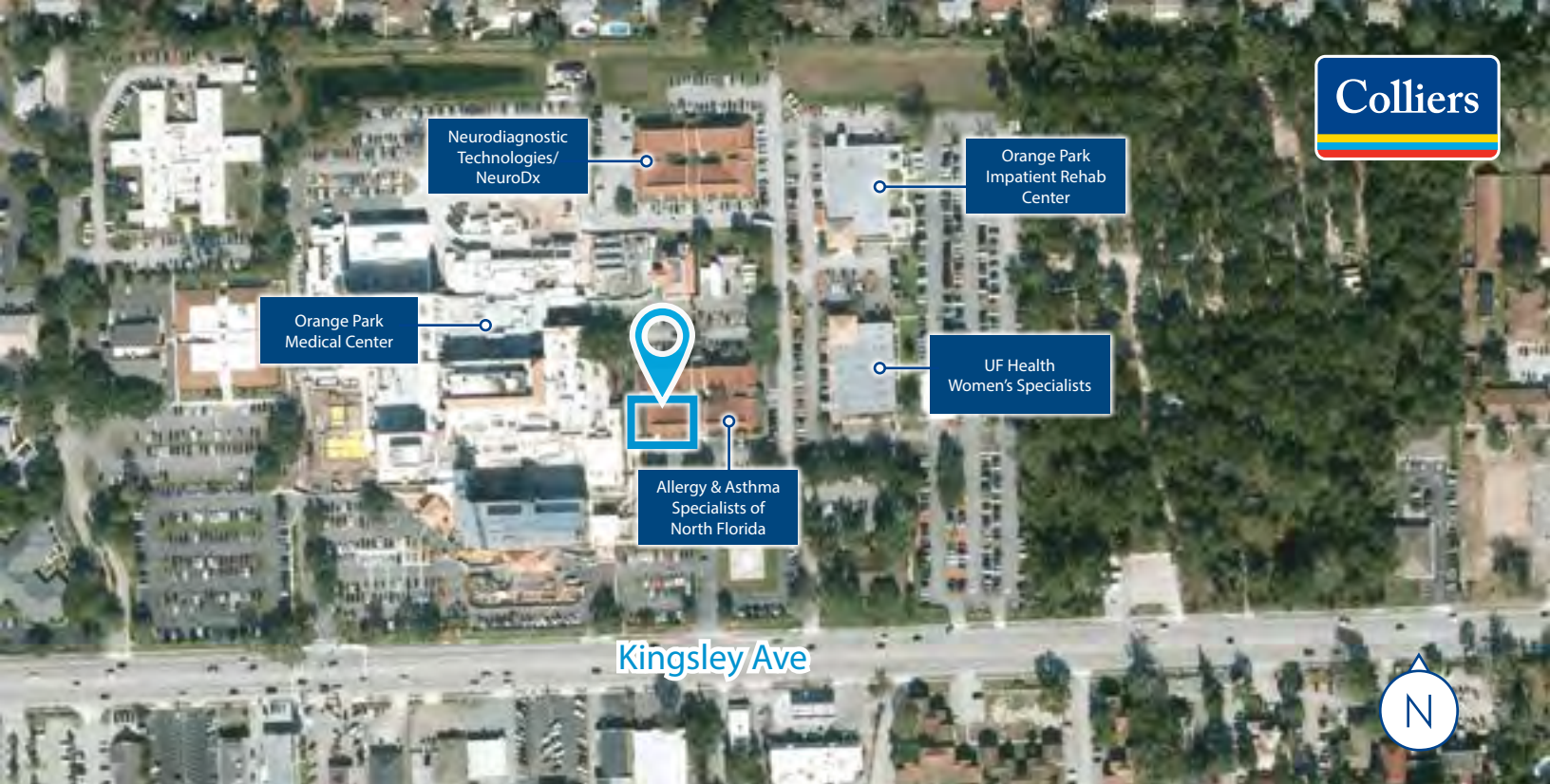




Lease Rate:

\$19.50/SF
\$3.50/SF NNN

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Medical Office For Lease

Adjacent to Orange Park Medical Center

1895 Kingsley Ave., Suite 300, Orange Park, FL 32073

Colliers is pleased to present this 4,666± SF medical condominium for lease behind the helipad at Orange Park Medical on Kingsley Avenue in Orange Park, FL.

Completely renovated in 2015, the suite offers seven (7) exam rooms, a surgical room and four (4) bathrooms. Electric double doors lead into the foyer/waiting/reception area. There are eight (8) offices, a large storage room and an inner reception area. The halls are 45' to 60' wide for wheelchair access. Above the office space are two efficiency apartments with closets and separate shower and bathrooms (documents available upon request).

Drive distance to:

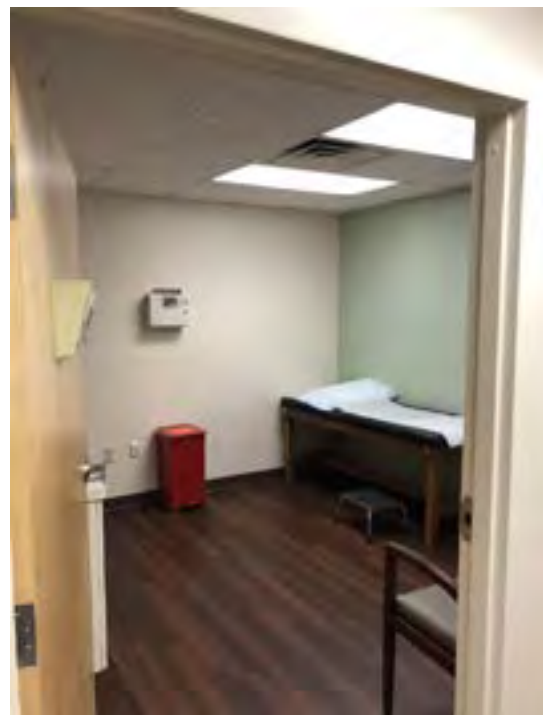
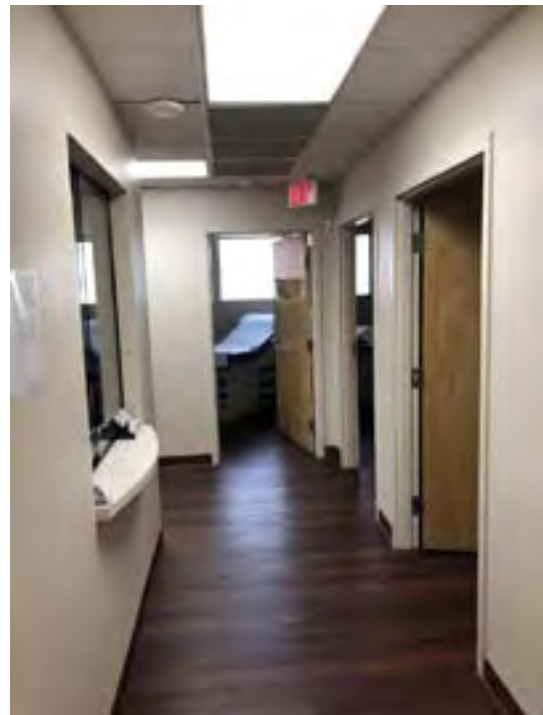
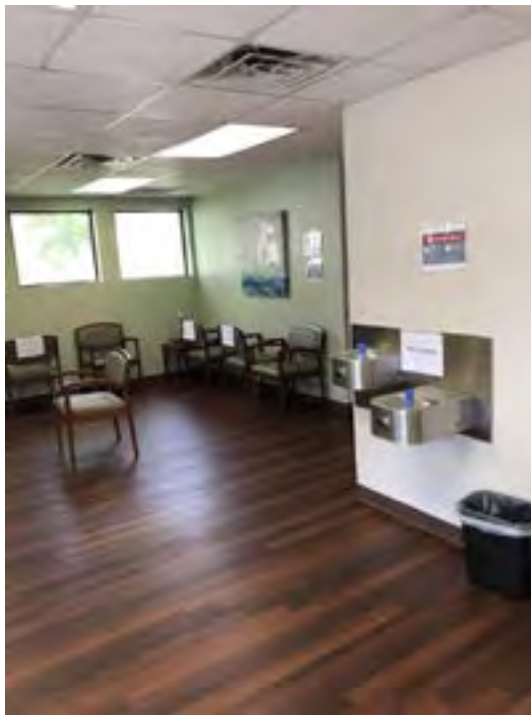
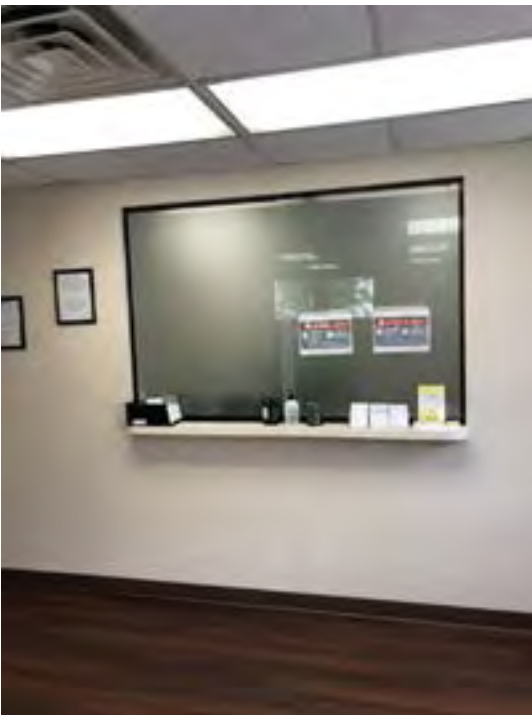
• Interstate 295	3.3 miles
• Interstate 95	14.4 miles
• Jacksonville International Airport	29 miles
• Interstate 10	12.3 miles

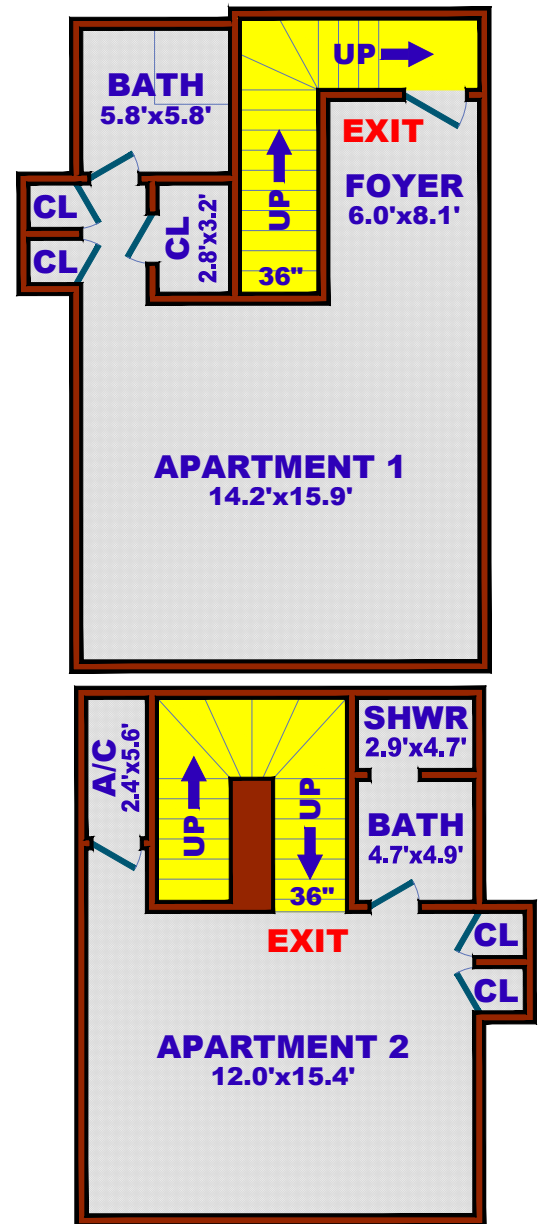
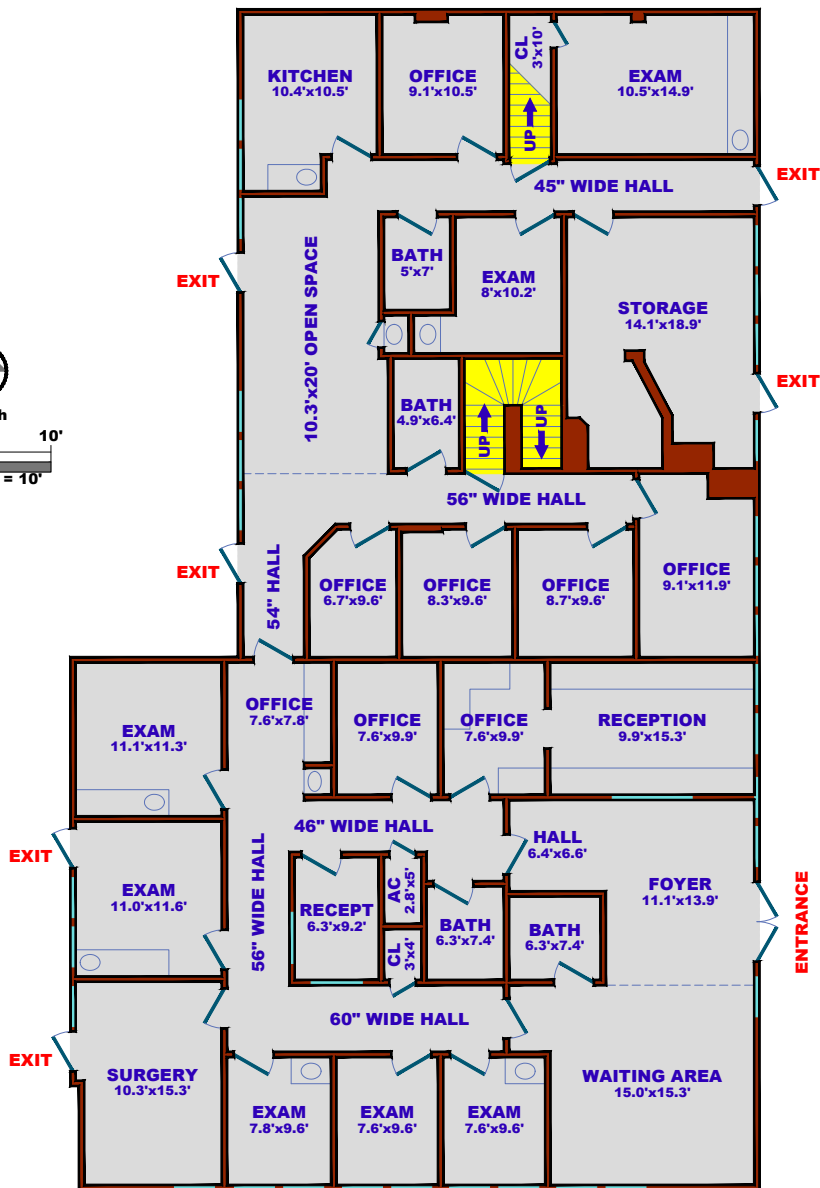
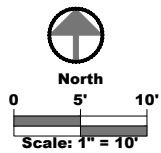
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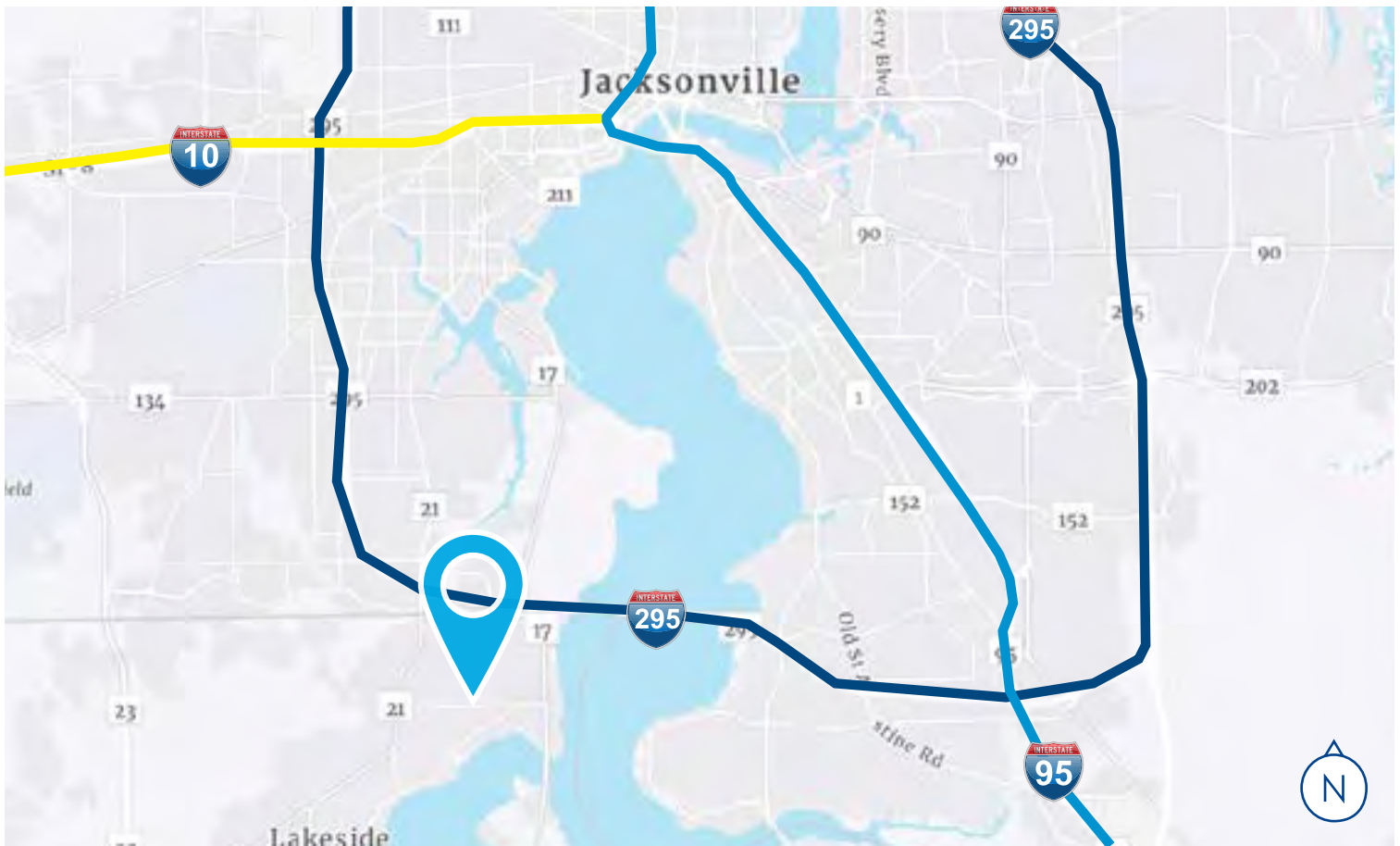
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Area Demographics (5 mile radius)

Source: ESRI Business Analyst 2021



2021
Population

132,202



2026 Projected
Population

139,328



2021
Average HH Income

\$86,451



2026 Projected
Average HH Income

\$95,754