



## 400 SF OF RETAIL SPACE AVAILABLE | FOR LEASE

1670 Wells Rd  
Orange Park, FL 32073

SEAN MCGILL  
904.302.6943  
sean@cantrellmorgan.com



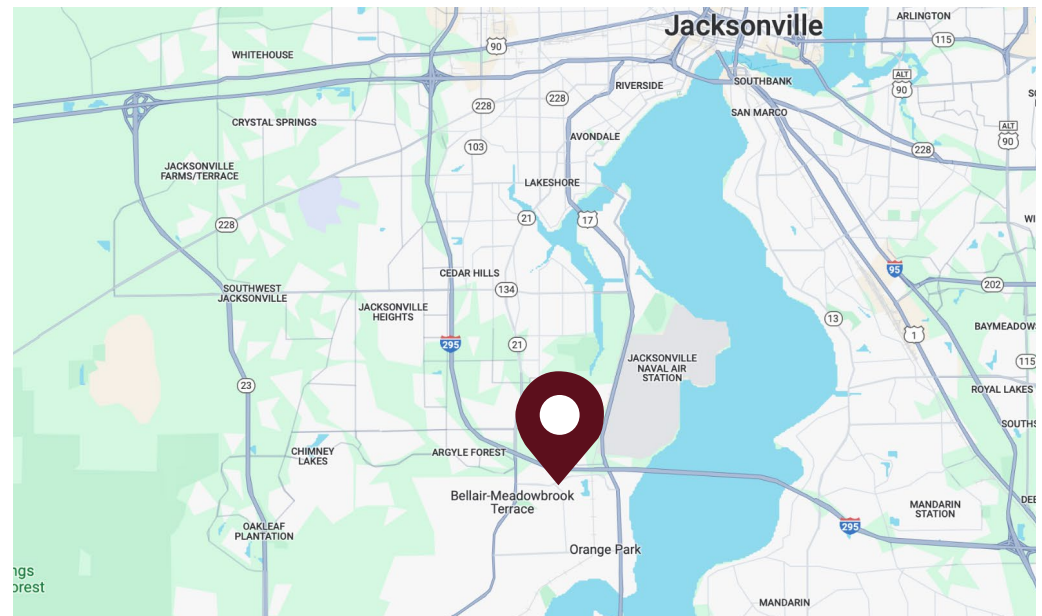
# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

- Address: 1670 Wells Rd | Orange Park, FL 32073
- Lease Rate: \$20/SF + \$5.00/SF NNN
- Approximately 400 SF
- Grocery Anchored Shopping Center
- Ample Parking
- Plyon Signage available

## DEMOGRAPHICS

|                          | 3 MILES  | 5 MILES   |
|--------------------------|----------|-----------|
| Population               | 63,355   | 139,357   |
| Households               | 23,017   | 49,024    |
| Median Age               | 38.1     | 38.6      |
| Median Household Income  | \$74,018 | \$80,684  |
| Average Household Income | \$91,312 | \$101,767 |



1670 Wells Rd | Orange Park, FL 32073

SEAN MCGILL  
904.302.6943  
sean@cantrellmorgan.com



# SURROUNDING AREA



1670 Wells Rd | Orange Park, FL 32073

SEAN MCGILL  
904.302.6943  
sean@cantrellmorgan.com

