

FOR LEASE

1712-1732 KINGSLEY AVENUE

ROCKEFELLER CENTER

Orange Park, FL 32073

PRESENTED BY:

ELIZABETH NYENWE

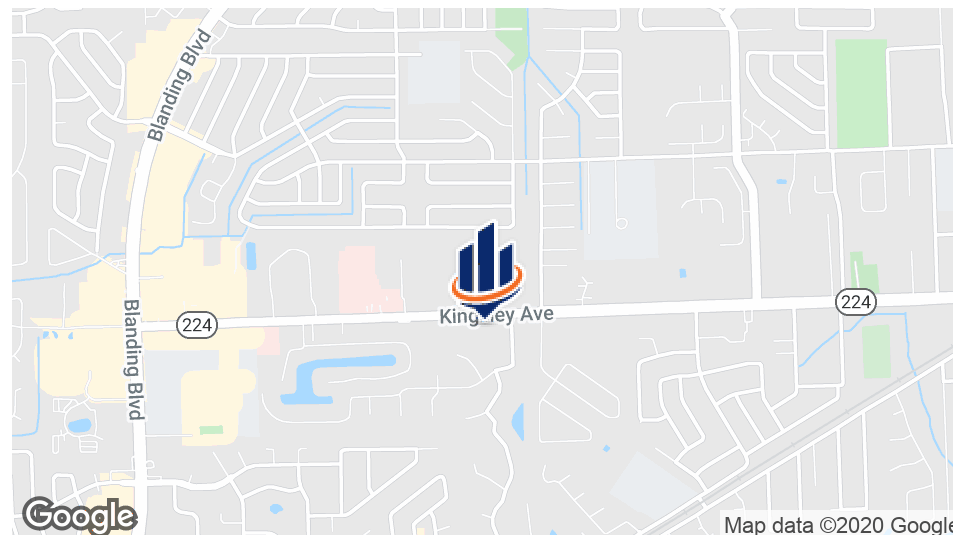
O: 904.801.7779

elizabeth.nyenwe@svn.com

FL #SL3419770



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr [Full Service]
AVAILABLE SF:	200 - 3,447 SF
YEAR BUILT:	1930
MARKET:	Jacksonville
SUBMARKET:	Orange Park/Clay County
TRAFFIC COUNT:	27,500
APN:	07-04-26-012913-112-11

PROPERTY OVERVIEW

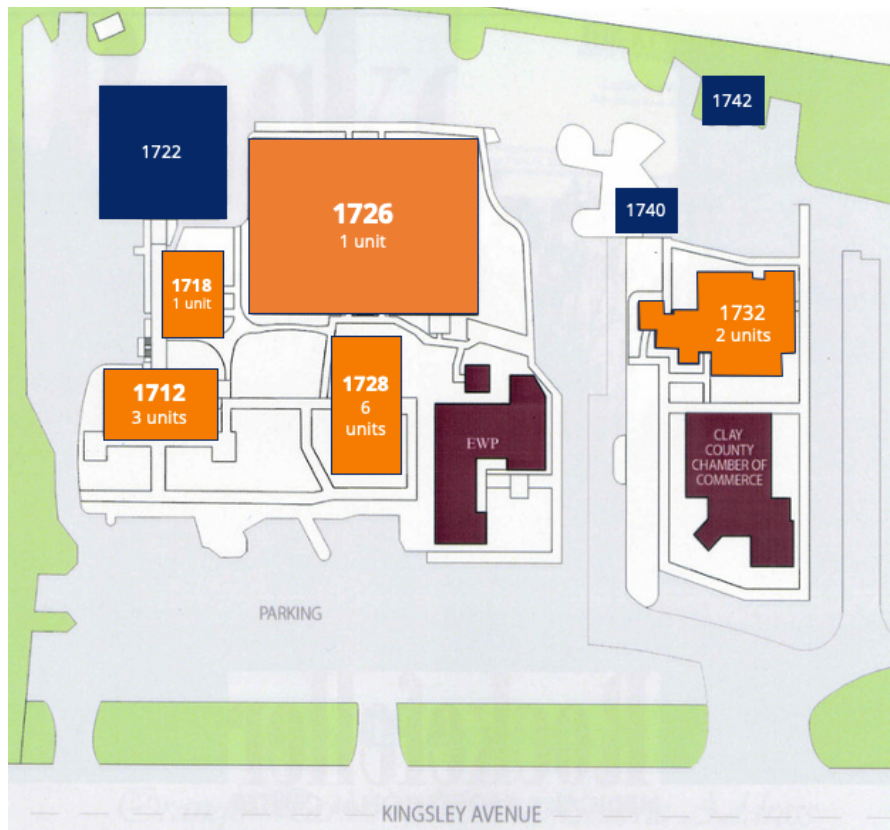
Looking for Orange Park Professional and Medical Office space for lease? The Rockefeller Center consists of 5 buildings totaling over 50,000 square feet. The property is opposite the newly renovated Orange Park Medical Center and is located within close proximity to a number of other medical providers. There is approximately 9,987 sf available for lease with a number of size options available including executive offices.

PROPERTY HIGHLIGHTS

- Professional/Medical Office Space for Lease
- 9,987 Square Feet Available
- Executive Suites for Lease
- Full Build-Outs
- Located near Orange Park Medical Center
- 27,500 Daily Traffic Count on Kingsley Avenue

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ROCKEFELLER CENTER



1712-Suite 1 1450 SF \$12 / SF / YR

1712-Suite 21* 1000 SF \$12 / SF / YR

1712-Suite 22* 1250 SF \$12 / SF / YR

1718-Suite 22 450 SF \$12 / SF / YR

Kingsley Avenue, Orange Park, FL

1726-Suite 5 2630 SF \$12 / SF / YR

1728-Suite 6 370 SF \$12 / SF / YR

1728-Suite 20* 270 SF \$12 / SF / YR

1728-Suite 21* 670 SF \$12 / SF / YR

1728-Suite 23* 200 SF \$12 / SF / YR

1728-Suite 26* 250 SF \$12 / SF / YR

1728-Suite 27* 250 SF \$12 / SF / YR

1732-Suite 21* 650 SF \$12 / SF / YR

1732-Suite 24* 700 SF \$12 / SF / YR

Offered by:
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 Advisor
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ADDITIONAL PHOTOS



ELIZABETH NYENWE

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SVN | ALLIANCE COMMERCIAL REAL ESTATE ADVISORS 4

AERIAL MAP



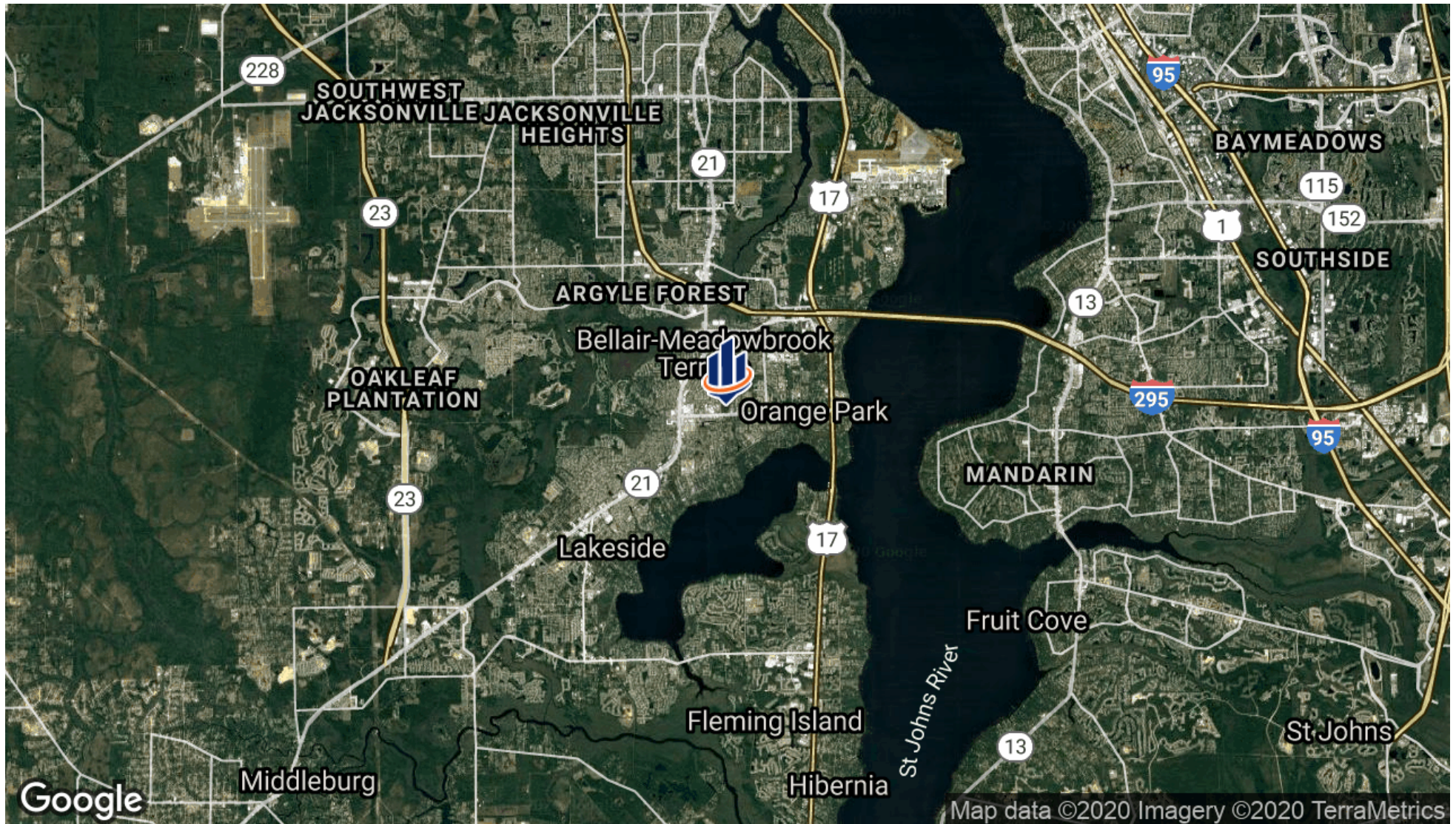
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LOCATION MAP



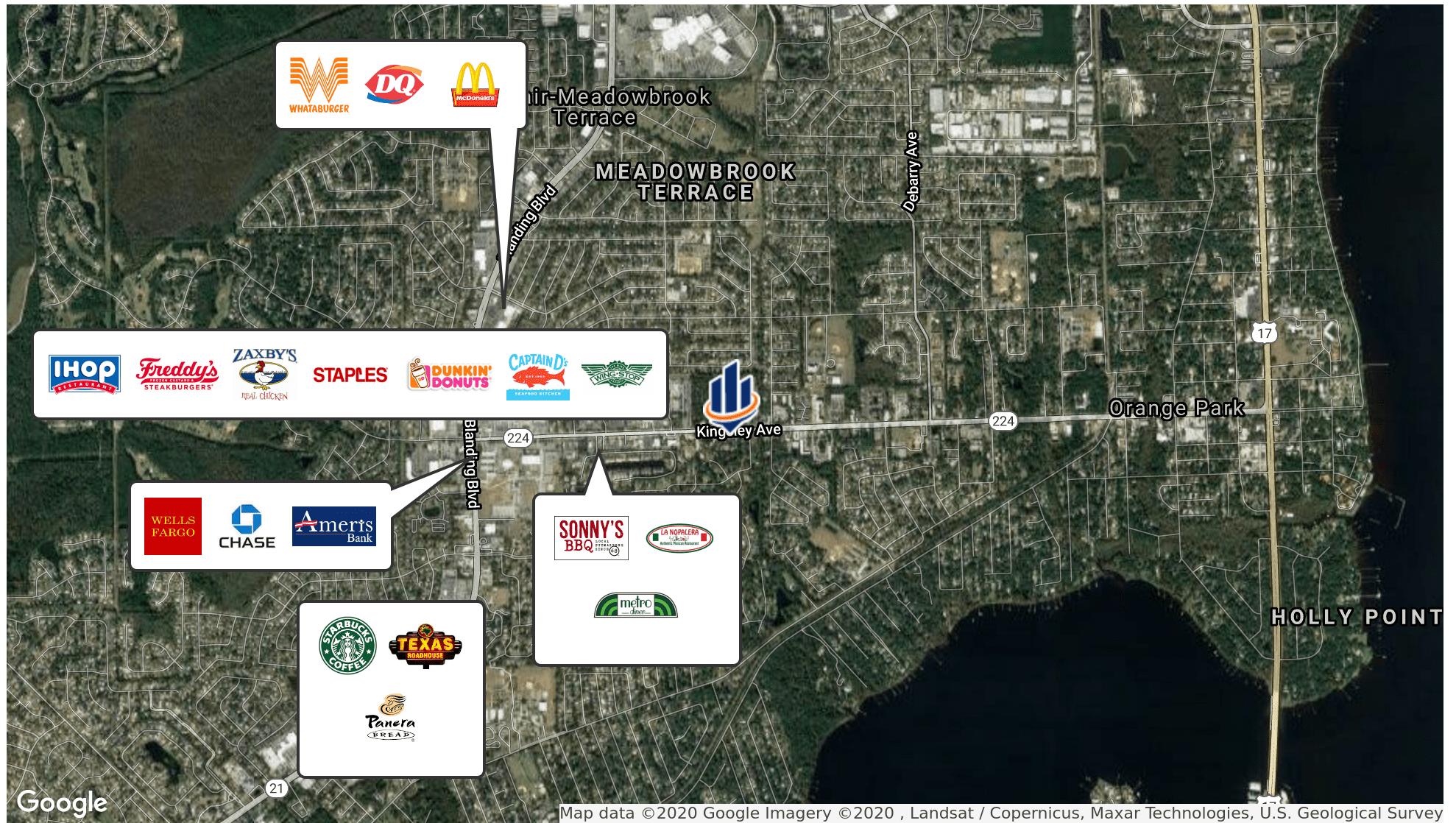
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

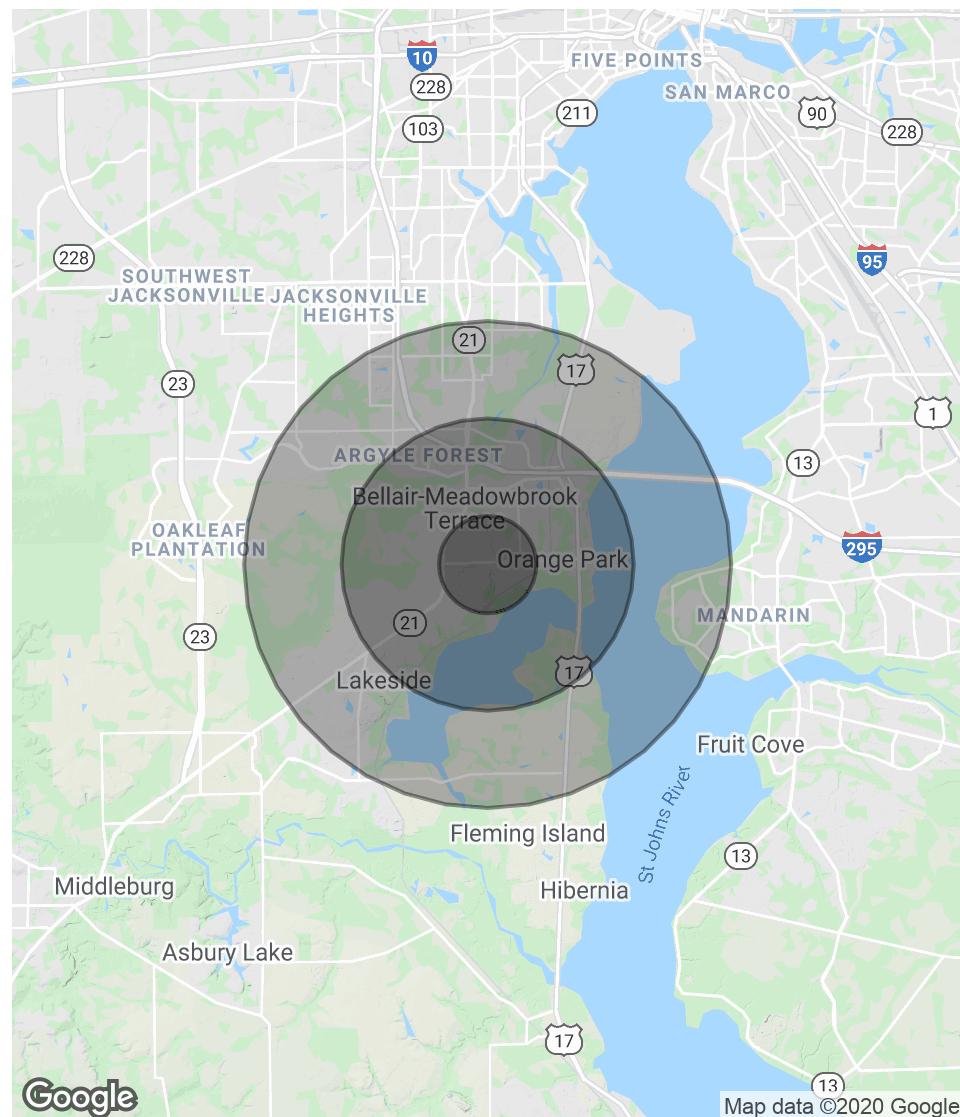
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,388	54,379	126,905
AVERAGE AGE	40.7	39.6	37.0
AVERAGE AGE (MALE)	38.1	37.9	36.0
AVERAGE AGE (FEMALE)	43.6	41.6	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,228	21,246	47,042
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$65,780	\$72,850	\$76,069
AVERAGE HOUSE VALUE	\$232,480	\$241,826	\$245,740

* Demographic data derived from 2010 US Census



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ADVISOR BIO



ELIZABETH NYENWE

Associate Advisor

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PROFESSIONAL BACKGROUND

Elizabeth Nyenwe is an Associate Advisor at SVN | Alliance specializing in Office and Medical Office Sales and Leasing. Elizabeth was a four year division 1 collegiate tennis athlete and won numerous awards during her collegiate career including being named Freshman of the Year. The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities. In 2016 and 2017 we were named the 6th most recognized commercial real estate brand by the Lipsey Company.

SVN | Alliance is located in Jacksonville and Ormond Beach, FL and provides [sales, leasing, tenant representation, corporate real estate services and property management services.] SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

EDUCATION

Master of Business Administration - Georgia Southern University 2018

Bachelors of Science in Business Administration - Bethune Cookman University 2015

MEMBERSHIPS

Jacksonville Chamber of Commerce

Impactjax

NAIOP - Northeast Florida

ULI - Urban Land Institute

ICSC - International Council of Shopping Centers

SVN | Alliance Commercial Real Estate Advisors

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