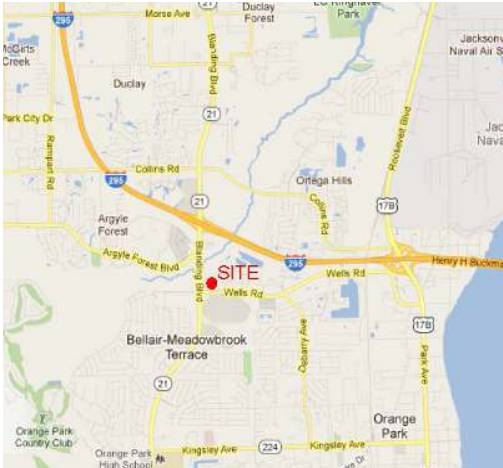


Hunter's Corner



1939 Wells Road, Orange Park, FL 32073

LOCATION ZONE: WESTSIDE/ORANGE PARK



Excellent co-tenancy
 High traffic area in dense retail corridor
 86,500 VPD on Blanding Boulevard

TENANTS

- Men's Warehouse
- Sprint



LEASING CONTACT

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SLEIMAN

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,089	65,394	143,564
2025 Population Projected	9,816 1.6%	70,091 1.4%	153,057 1.3%
Income	\$65,042	\$72,679	\$76,775
Households	3,692	26,131	54,517
Median Age	35.8	38.7	37.6

Hunter's Corner

1939 Wells Road, Orange Park, FL 32073

LOCATION ZONE: Westside/Orange Park



SITE SUMMARY

TENANT	ADDRESS	SIZE
MEN'S WAREHOUSE	1939-2	5,000 sf
SPRINT	1939-1	3,175 sf

WELLS ROAD (AADT 25,500)

This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner.

Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owners discretion.

Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.

02/13/2020

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