

RETAIL/SALON
SPACE
FOR LEASE

The Shoppes at Wells Road

1560 Wells Rd., Orange Park, FL 32073



- **Space Available: Suite #12 +/-1,512 SF**
- Lease Rate: \$18.00/SF NNN CAM: \$6.55/SF
- Available Immediately
- Ample parking on shared surface lot
- Active retail/service center located in Orange Park's major retail corridor along Wells Road between Blanding Blvd. and Park Ave.
- Easy access to I295, Blanding Blvd., and SR 17
- Building and Monument Signage available
- Traffic Counts:
 - Wells Road: 41,700 AADT
 - Blanding Blvd: 165,100 AADT
 - Park Ave: 138,600 AADT

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	12,688	54,177	124,372
Average HH Income	\$67,405	\$87,306	\$103,433
Daytime Total Employees	5,388	24,408	43,035



STRATEGIC SITES
Clifford Commercial

For Additional
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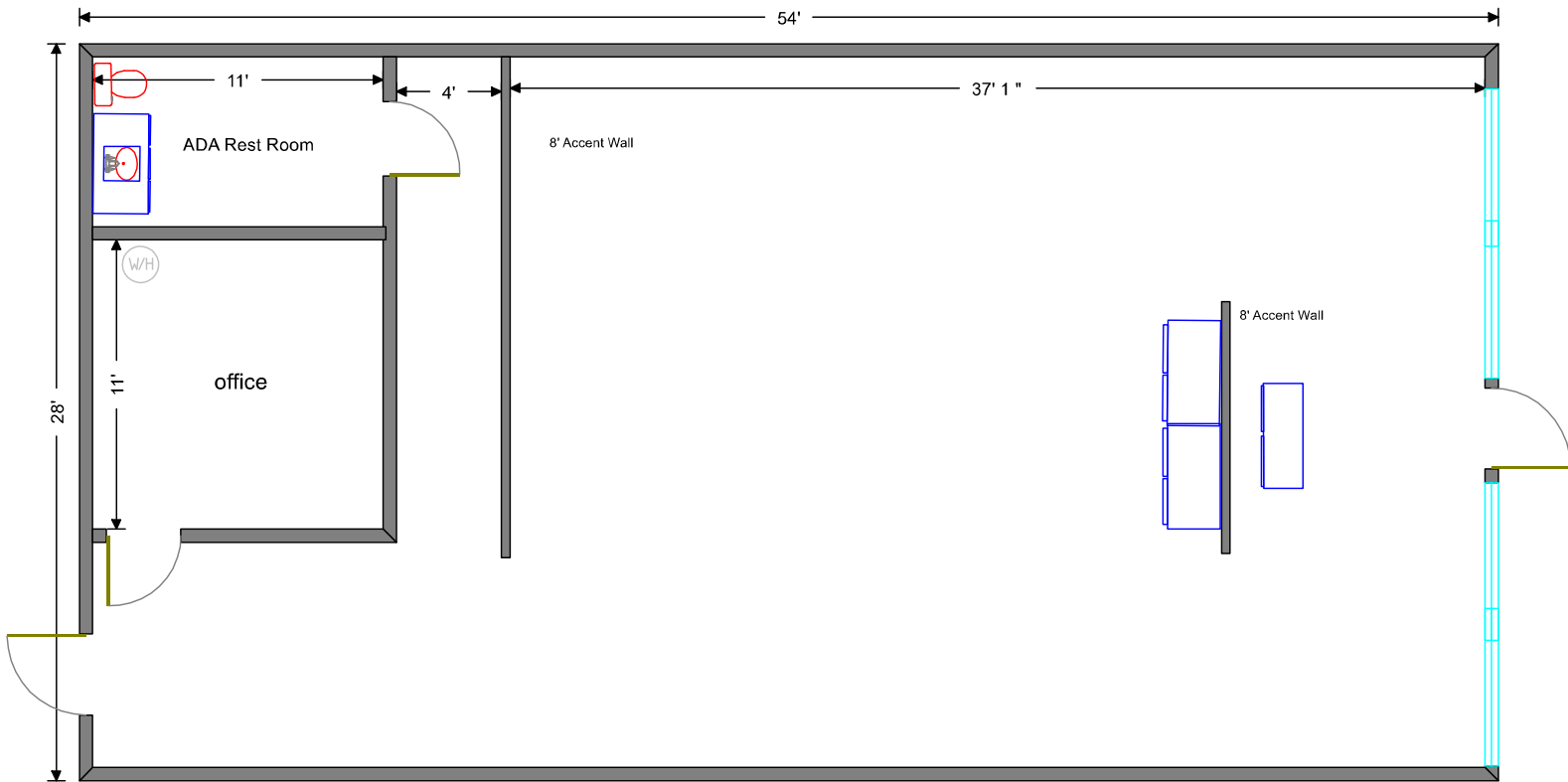
422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdraw without notice

Floor Plan & Interior Photos

Suite 12: +/- 1,512 SF



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