

RESTAURANT OPPORTUNITY

3,000 SF RESTAURANT SPACE FOR LEASE

📍 1177 PARK AVE | ORANGE PARK, FL 32073



Join an Established Food Destination!

- High Visibility & High Traffic
- Strong Local Customer Base
- Excellent Access & Parking
- Adjacent to Successful Restaurants



PROPERTY HIGHLIGHTS

- ✓ 3,000 SF restaurant space (suites 9, 10 & 11)
- ✓ Existing restaurant infrastructure in place
- ✓ Excellent visibility on Park Avenue
- ✓ ±66,000 vehicles per day on Park Avenue
- ✓ One mile from I-295 exit
- ✓ Signalized access & multiple points of entry
- ✓ Established neighborhood shopping center
- ✓ Ample parking
- ✓ Surrounded by dense residential communities
- Available Now



WHY THIS LOCATION?



High traffic corridor with strong daily exposure



Join an established food destination with existing restaurant tenants



Strong lunch & dinner population



Excellent visibility and easy access



Surrounded by established residential neighborhoods and rooftops



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,637	38,431	114,820
Households	4,350	14,813	43,333
Average HH Income	\$76,906	\$81,081	\$91,880
Median HH Income	\$63,337	\$65,540	\$73,374
Daytime Population	15,254	55,770	125,198
Average Age	37.6	38.2	39.0
Park Ave Traffic Counts	±66,000 cars per day		

AREA OVERVIEW



CENTER SITE PLAN

14

13

12

9-10-11

RESTAURANT SPACE

FOR LEASE

(3,000 SF)

6-7-8

5

4

3

2

1

BLAKE AVENUE

</

JEM
INVESTMENTS

FOR ADDITIONAL INFORMATION PLEASE CONTACT

Jessica Malcolmson
jessica@JemCre.com

📞 954.559.1154

JEM INVESTMENTS
INVEST / LEASE / MANAGE



1521 ALTON ROAD, #501
MIAMI BEACH, FL 33139

NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.