



80,000±  
AADT



Park Ave

Old Orange Park Rd

SITE



Parcel For Sale

# 0.40± AC Redevelopment Opportunity

151 Park Avenue | Orange Park, FL 32073

## Property Features

- > 0.40± AC parcel on US-17 just south of I-295
- > Adjacent to newly constructed 121-key Hampton Inn & Suites plus four hotels within 1/4 mile
- > Close to Naval Air Station Jacksonville with 20,000 civilian and military personnel
- > Orange Park Mall nearby via Wells Rd as well as Orange Park Kennel Club
- > Traffic count: Park Ave (US-17) 80,000± AADT | Wells Rd 25,000± AADT

Call for pricing

[View Online](#)

**Jason Ryals**  
Executive Director  
+1 904 861 1136  
jason.ryals@colliers.com

**Gina Kline**  
Retail Associate  
+1 904 861 1104  
gina.kline@colliers.com

COLLIERS INTERNATIONAL  
76 S. Laura Street, Suite 1500  
Jacksonville, FL 32202  
www.colliers.com/jacksonville



Accelerating success.  
colliers.com/jacksonville



## Demographics



### 2019 TOTAL POPULATION

1 Mile: 4,315  
 3 Mile: 35,697  
 5 Mile: 100,149



### 2019 DAYTIME POPULATION

1 Mile: 6,434  
 3 Mile: 50,241  
 5 Mile: 111,109



### 2019 AVERAGE HH INCOME

1 Mile: \$68,268  
 3 Mile: \$65,370  
 5 Mile: \$79,965

Source: Esri 2020

Contact us:

**Jason Ryals**  
 Executive Director  
 +1 904 861 1136  
[jason.ryals@colliers.com](mailto:jason.ryals@colliers.com)

**Gina Kline**  
 Retail Associate  
 +1 904 861 1104  
[gina.kline@colliers.com](mailto:gina.kline@colliers.com)

COLLIERS INTERNATIONAL  
 76 S. Laura Street, Suite 1500  
 Jacksonville, FL 32202  
[www.colliers.com/jacksonville](http://www.colliers.com/jacksonville)

This document has been prepared by COLLIERS INTERNATIONAL | Northeast Florida for advertising and general information only. COLLIERS INTERNATIONAL makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. COLLIERS INTERNATIONAL excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of COLLIERS INTERNATIONAL and /or its licensor(s). © 2020. All rights reserved.

