



MEDICAL | OFFICE | RETAIL

EAGLE LANDING PKWY, ORANGE PARK, FL 32065

STRONG AADT AND VISIBILITY

POSITIONED ALONG EAGLE LANDING PKWY WITH CONSISTENT DAILY TRAFFIC; ACCESSIBILITY TO OAKLEAF PLANTATION PKWY AND THE FIRST COAST EXPRESSWAY

GREAT LOCATION

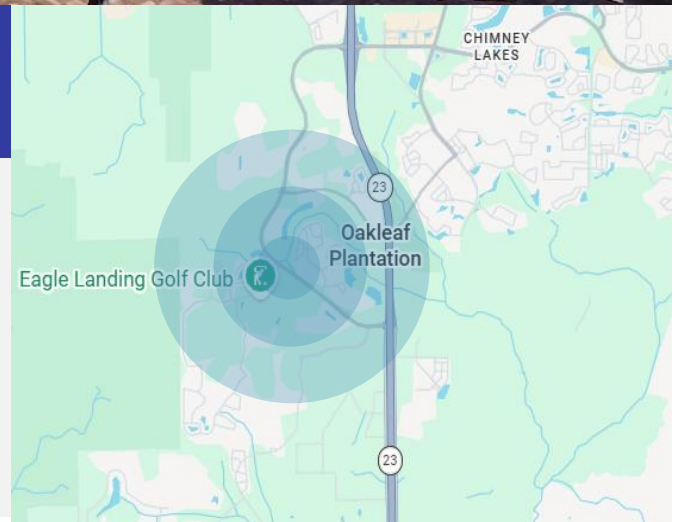
IMMEDIATE PROXIMITY TO OAKLEAF TOWN CENTER AND OAKLEAF COMMONS—MAJOR RETAIL DESTINATIONS ANCHORED BY TARGET, KOHLS, HOME DEPOT, AND PUBLIX

PRIME FRONTAGE OPPORTUNITY

A RARE OPPORTUNITY TO POSITION YOUR BUSINESS DIRECTLY IN ONE OF THE AREA'S MOST DESIREABLE COMMUNITIES, CAPTURING ATTENTION FROM 1,400 +/- OF RESIDENTS EVERYDAY

CAPTIVE TRADE AREA

POPULATION OF 112,663 WITHIN FIVE (5) MILES ; ROUGHLY 36,650 HOUSEHOLDS



SIZE

SPACE AVAILABLE

15 SF - 2,658 SF

LAND

0.67 ACRE +/-

PARKING

20 SPACES

1 ADA SPACES

DEMOGRAPHICS

POPULATION

HOUSEHOLDS

AVERAGE INCOME

3 MI

62,375

18,712

\$105,844

5 MI

116,593

41,044

\$108,474

7 MI

240,731

86,928

\$97,343

TRAFFIC

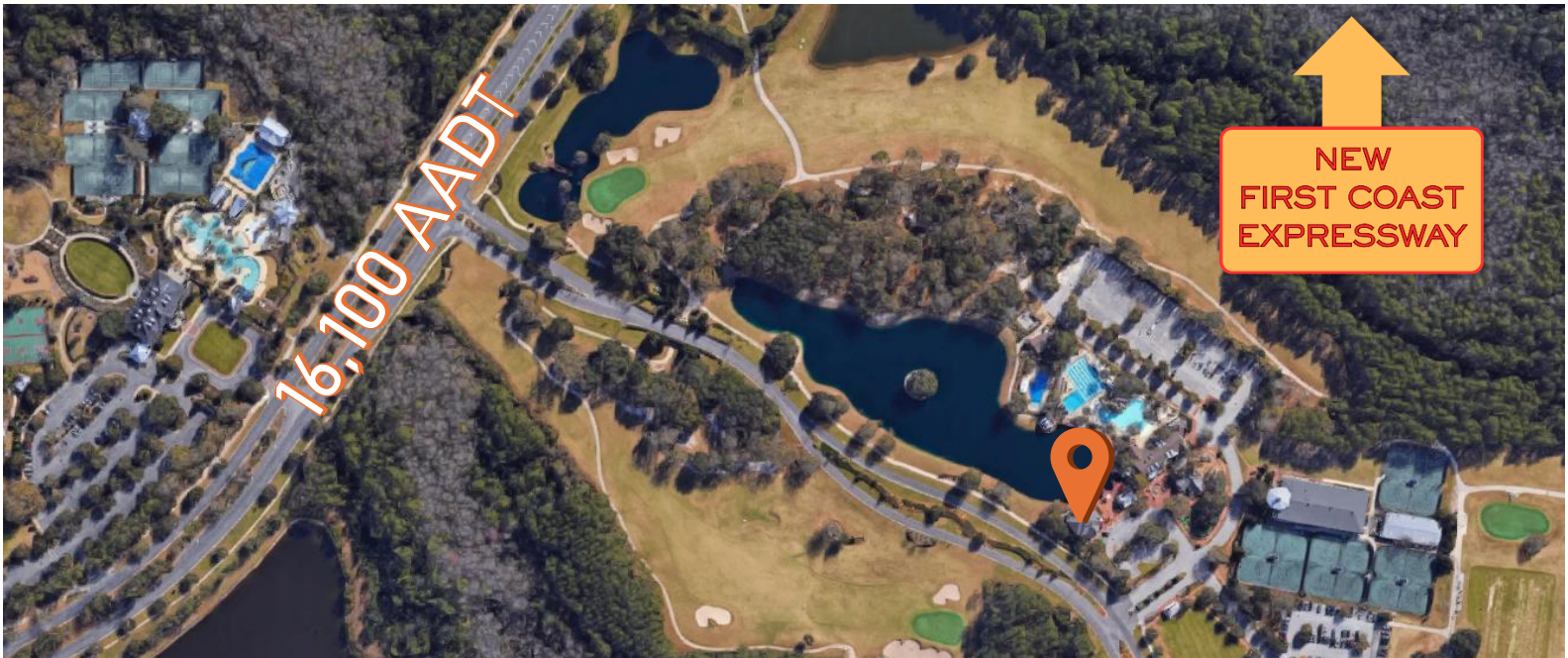
FIRST COAST EXPRWY

26,000 AADT

OAKLEAF PLANTATION PKWY

16,100 AADT

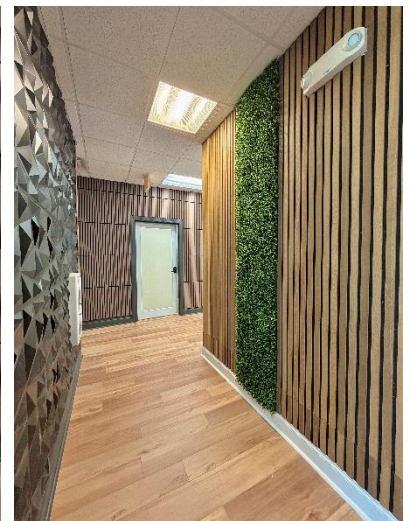
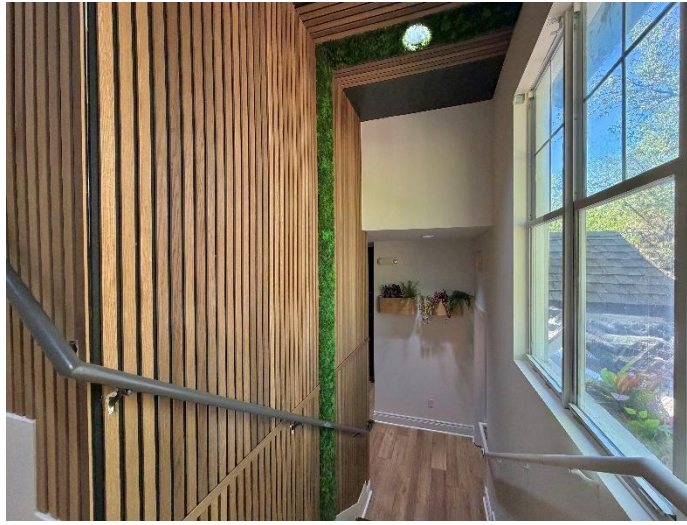
AREA OVERVIEW





INTERIOR PHOTOS

3973 EAGLE LANDING PKWY



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