

EXCLUSIVE

GATES OF PARK AVENUE NORTH

RETAIL SPACE FOR LEASE

± 79,882 sq ft

1472 Park Ave
Orange Park, FL 32073



LOCAL DEMOGRAPHICS



Population of 116k +/-
within 5 miles.



Average income \$101k
+/- within 5 miles.



465 Parking Spaces |
5.70/ 1,000 SF ratio



59.7k +/- Vehicles per
day along Park Ave.



904-757-4000



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Leasing Associate

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HAKIMIAN HOLDINGS

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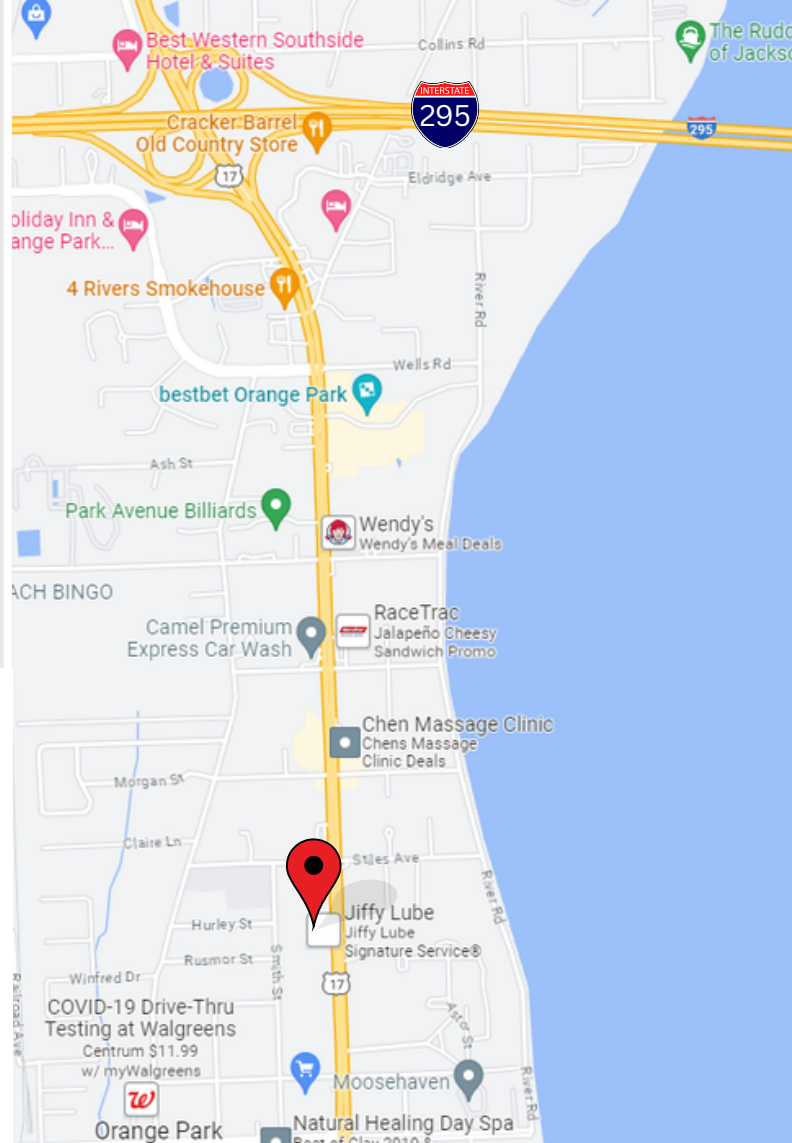
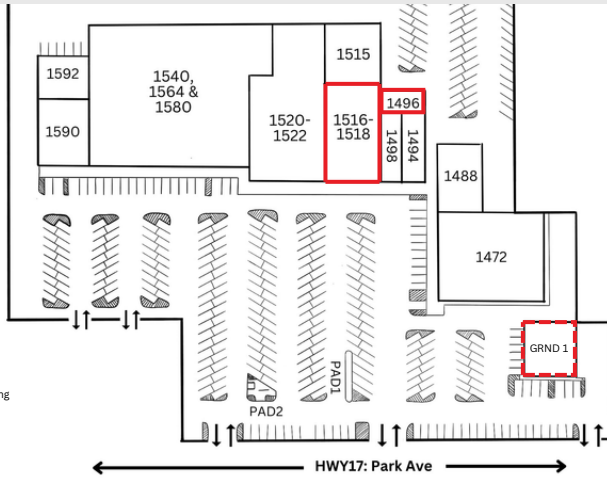
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TENANT LIST

UNIT | TENANT | SQ FT

1472	Hagan Ace Hardware	11,820
1488	A & R Laundromat	3,777
1494	New Way Hearing Aids	1,877
1496	Available	1,164
1498	MP Nail Avenue	1,911
1515	Mr. C. Party Place	3,340
1516-18	Available	6,589
1520-22	Dollar Tree	12,785
1540/64/80	Get Air Trampoline Park	30,377
1590	Clerk of Circuit Court	3,825
1592	Northeast Florida Safety Council	2,407
GRND 1	Available Lot (built-to-suit)	+/- 5,000
PAD1	Vystar	
PAD2	Bank of America	



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