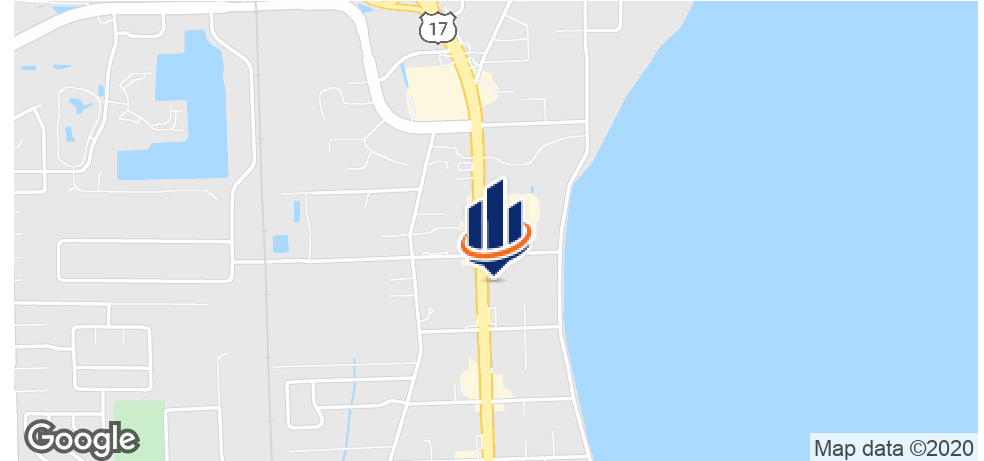


859 PARK AVE SUITE 102

859 PARK AVENUE
ORANGE PARK, FL 32073

Elizabeth Nyenwe
Associate Advisor
904.801.7779
elizabeth.nyenwe@svn.com

Property Summary



OFFERING SUMMARY

Available SF:	3,200 SF
Lease Rate:	\$12.00 - 18.00 SF/yr (NNN)
Lot Size:	0.044 Acres
Year Built:	1988
Building Size:	8,692 SF
Market:	Jacksonville
Submarket:	Orange Park/Clay County
Traffic Count:	66,000

PROPERTY OVERVIEW

Located in Orange Park, this Office Condo has 3,200 square feet available for lease. The property is located on the heavily trafficked Park Avenue which has a traffic count of 66,000. The area for lease was previously used as a medical facility and has a large waiting/check in area for patients, a reception area for staff, 7 treatment rooms, an X-Ray room, 4 offices and a well sized staff break room. There are also a number of storage areas in the unit.

Orange Park Medical Center is within 3 miles of the property and a full I-295 Interchange is less than 1 mile away. The immediate area is also home to a number of other medical facilities including a dermatology center, physical therapy center and an urgent care center.

PROPERTY HIGHLIGHTS

- 3,200 SF Medical Office Condo For Lease
- Large Patient Waiting Area
- 7 Treatment Rooms
- 4 Well-Sized Offices and Additional Storage Rooms
- Within 3 Miles of Orange Park Medical Center

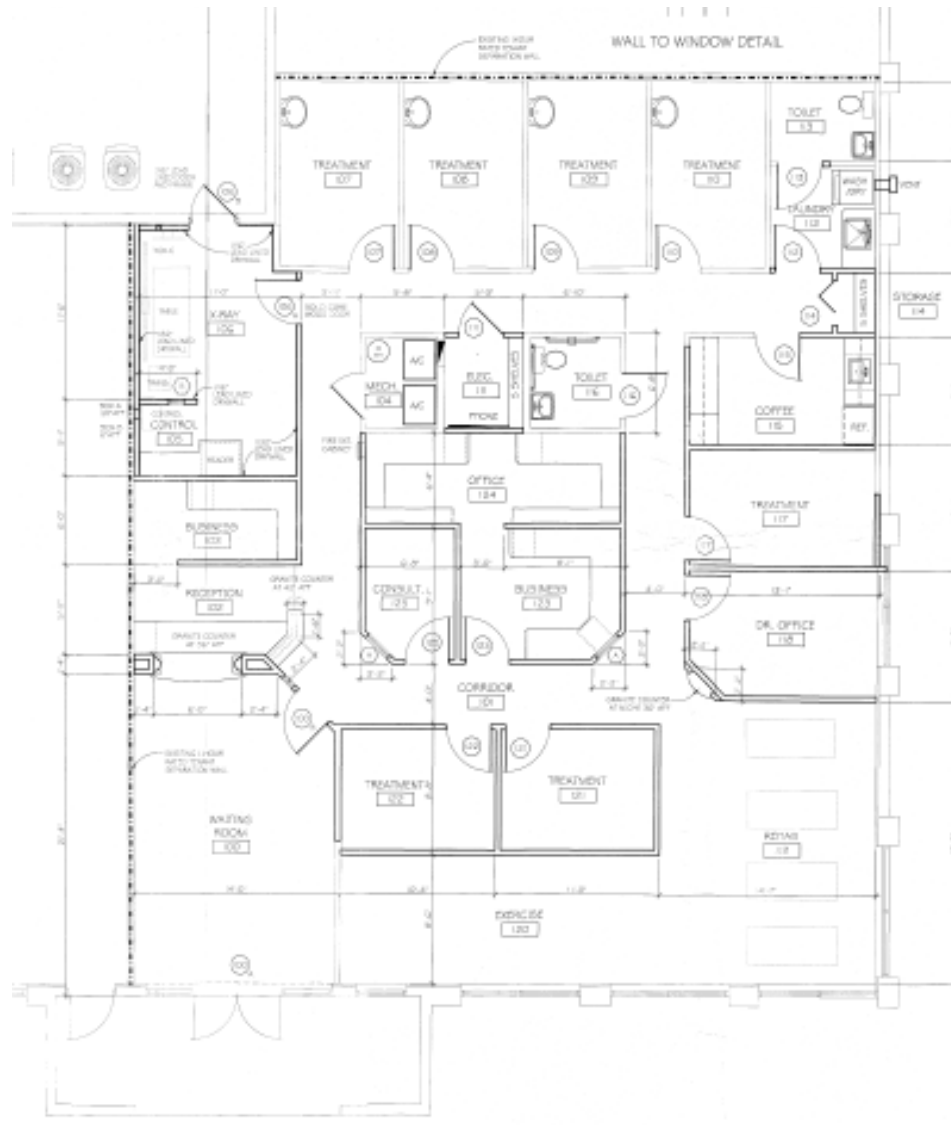
Additional Photos



Additional Photos



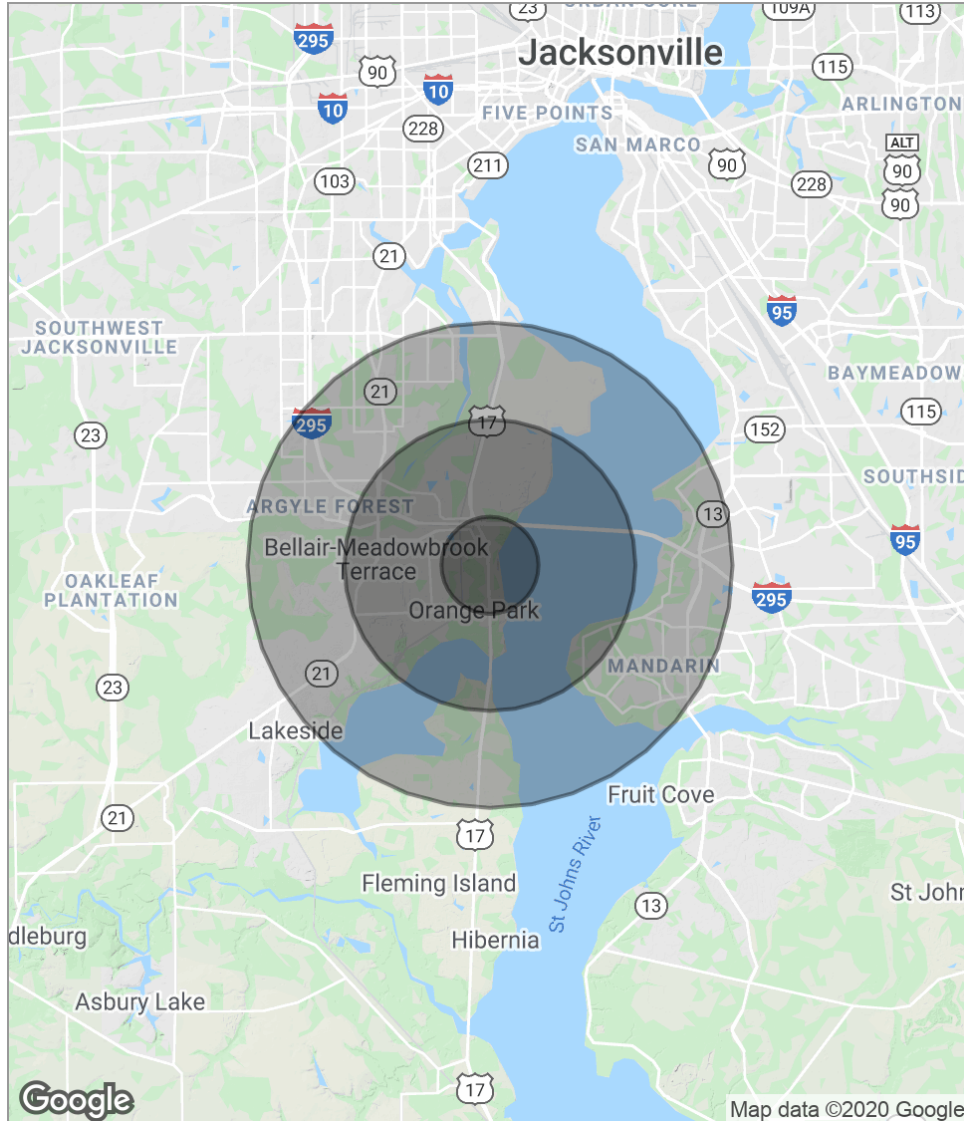
Floor Plan



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,927	37,998	102,899
Median age	46.0	40.0	38.4
Median age [Male]	42.1	37.7	36.9
Median age [Female]	50.8	42.5	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,641	14,848	39,226
# of persons per HH	2.4	2.6	2.6
Average HH income	\$61,256	\$72,913	\$79,882
Average house value	\$208,007	\$260,630	\$256,971

* Demographic data derived from 2010 US Census

Advisor Bio



ELIZABETH NYENWE

Associate Advisor

elizabeth.nyenwe@svn.com

Direct: 904.801.7779 | **Cell:** 904.801.7779

FL #SL3419770

PROFESSIONAL BACKGROUND

Elizabeth Nyenwe is an Associate Advisor at SVN | Alliance specializing in Office and Medical Office Sales and Leasing. Elizabeth was a four year division 1 collegiate tennis athlete and won numerous awards during her collegiate career including being named Freshman of the Year . The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities. In 2016 and 2017 we were named the 6th most recognized commercial real estate brand by the Lipsey Company.

SVN | Alliance is located in Jacksonville and Ormond Beach, FL and provides [sales, leasing, tenant representation, corporate real estate services and property management services.] SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

EDUCATION

Master of Business Administration - Georgia Southern University 2018

Bachelors of Science in Business Administration - Bethune Cookman University 2015

MEMBERSHIPS

Jacksonville Chamber of Commerce

Impactjax

NAIOP - Northeast Florida

ULI - Urban Land Institute

ICSC - International Council of Shopping Centers