

Wells Road Shopping Center

1635 Wells Road, Orange Park, FL

RESTAURANT SPACE FOR LEASE

5110 sf

Also small shop
space available - End
cap with drive thru of
1147 sf, In line spaces
of 1066 sf & 869 sf

Pylon signage
available

Close to Orange Park
Mall

Excellent street front
visibility and access

Traffic Count of
25,600 cars/day

Rents:\$12 psf, nnn
(nnn are \$4.84 psf)
*Restaurant Monthly rent
equates to \$7171/month,
plus sales tax*



Commercial Property **One,**
Inc.



Demographics	1 Mile	3 Miles	5 Miles
2010 Total Population:	11,149	54,543	123,454
Average Age:	35.1	37.2	36.6
Median Household Inc:	\$50,444	\$54,042	\$57,917
Employees:	5,779	24,945	35,126

For Leasing Information Contact:

Restaurant Space: Stanton Hudmon
Pine Street/RPS, LLC 904.398.1044
shudmon@pinestreetrps.com

Shop Space: Randy Bancroft
Commercial Property One, Inc. 904.638.5848
rbancroft@commercialpropertyone.com

*No warranty is made to the accuracy of information and is subject to
errors and/or omissions without further notice.*



Restaurant Space – 5110 sf

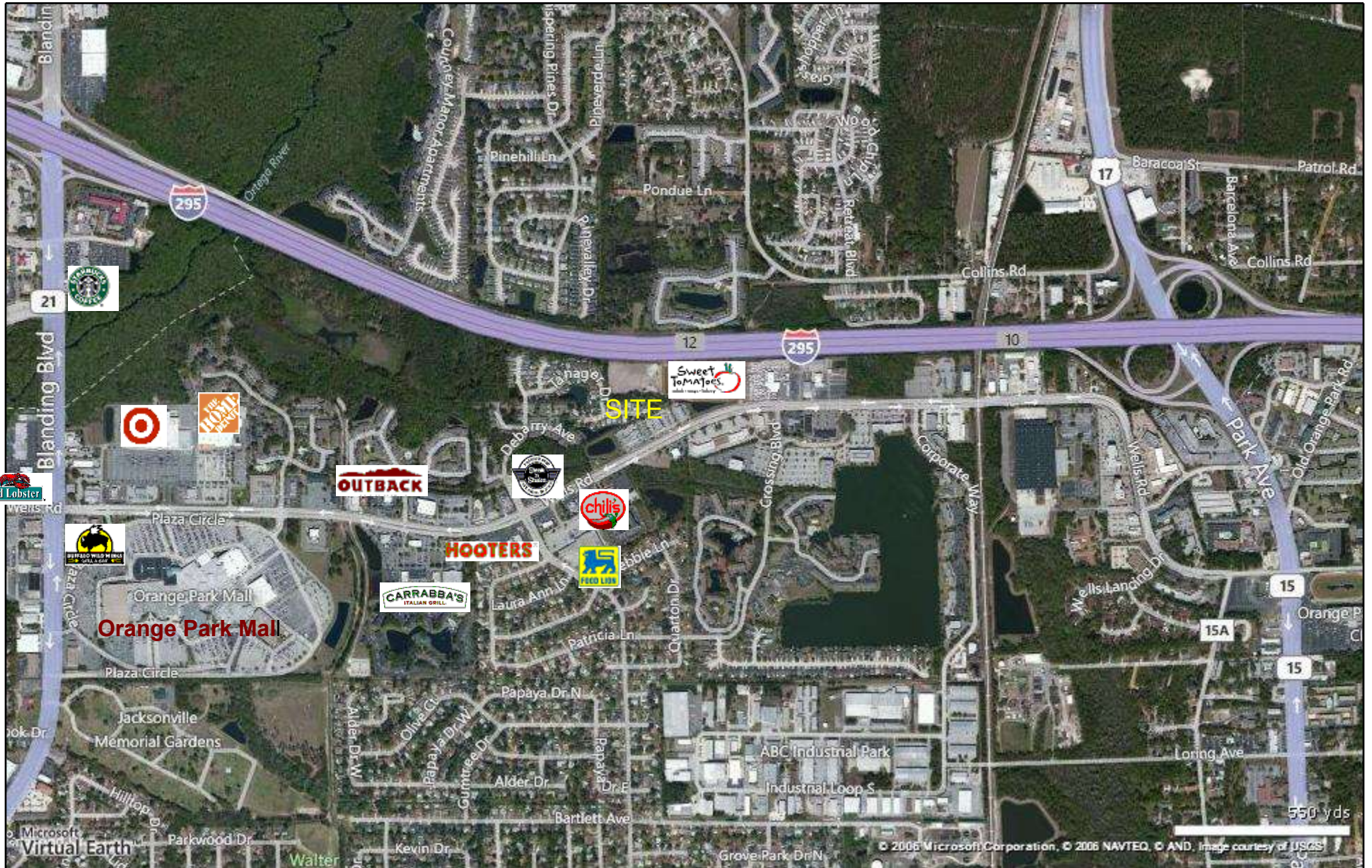
Leasing Information: Stanton Hudmon- restaurant space- 904.398.1044 – Pine Street/RPS, LLC



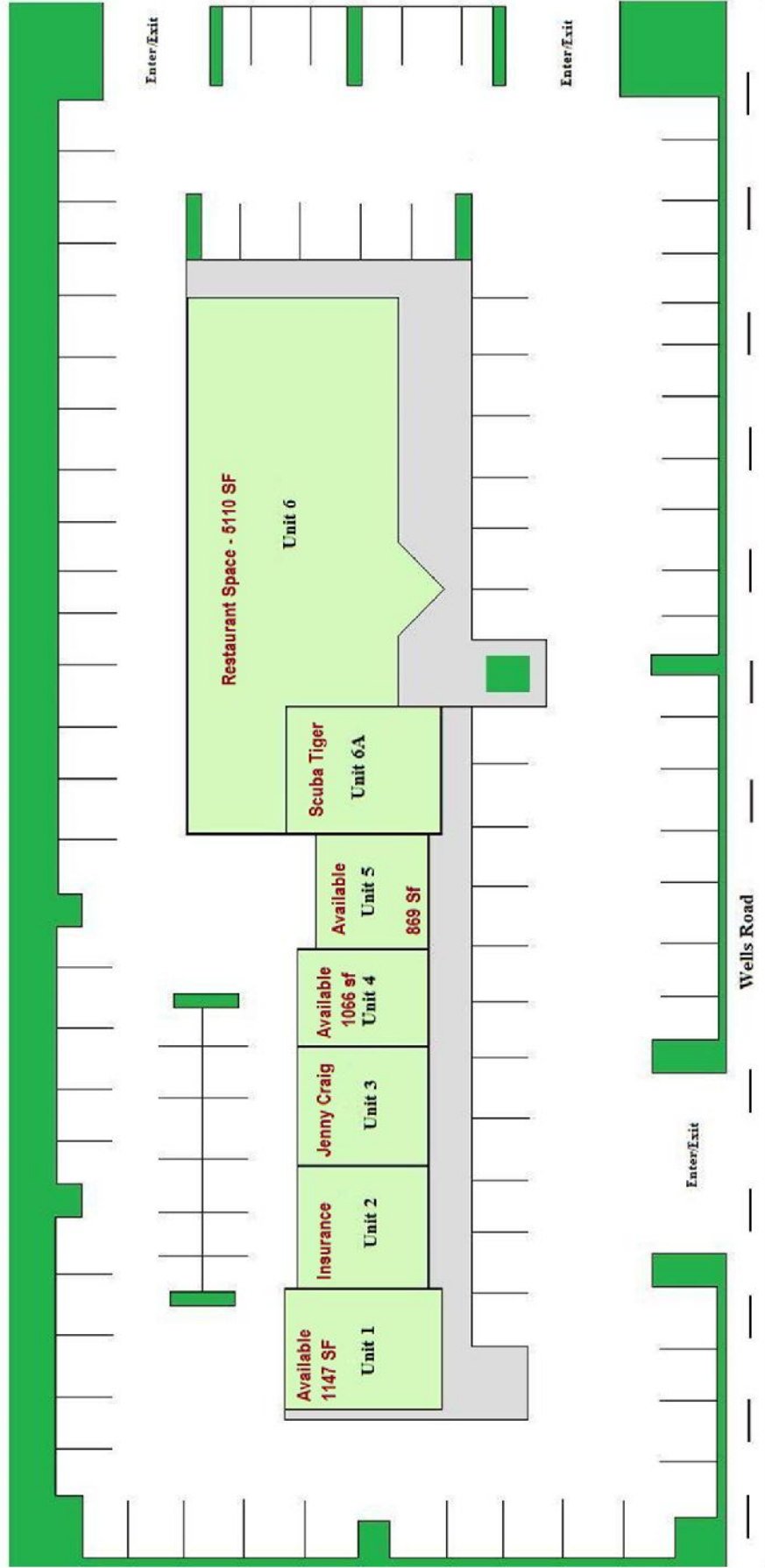
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Site Plan



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