

# Wells Road Shopping Center

1635 Wells Road, Orange Park, FL

**Restaurant space of  
5110 sf**

**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)**

**Commercial Property One, Inc.**



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

**For Leasing Information Contact:**

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

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

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

# Wells Road Shopping Center

1635 Wells Road, Orange Park, FL



Shop space available

- Suite 1 (end cap) – 1147 sf
- Suite 4 – 1066 sf
- Suite 5 – 869 sf
- Restaurant Space – 5110 sf

Leasing Information:

Stanton Hudmon, Inc.  
Phone: (904) 398-1044

**Randy Bancroft**-inline space-904.638-5848 – Commercial Property One, Inc.

**Stanton Hudmon**- restaurant space- 904.398.1044 – Pine Street/RPS, LLC

# Wells Road Shopping Center

1635 Wells Road, Orange Park, FL

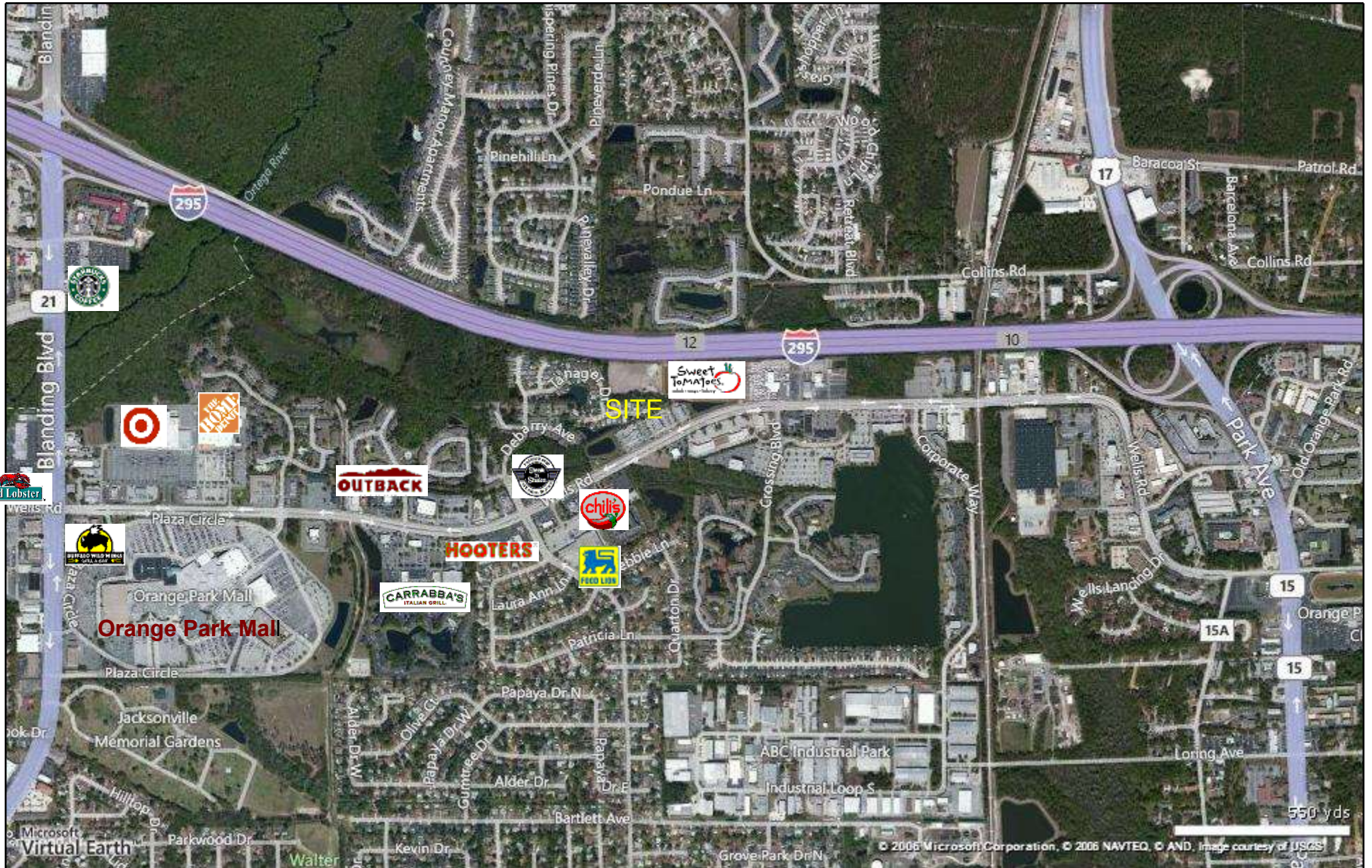


Restaurant Space available – 5110 sf

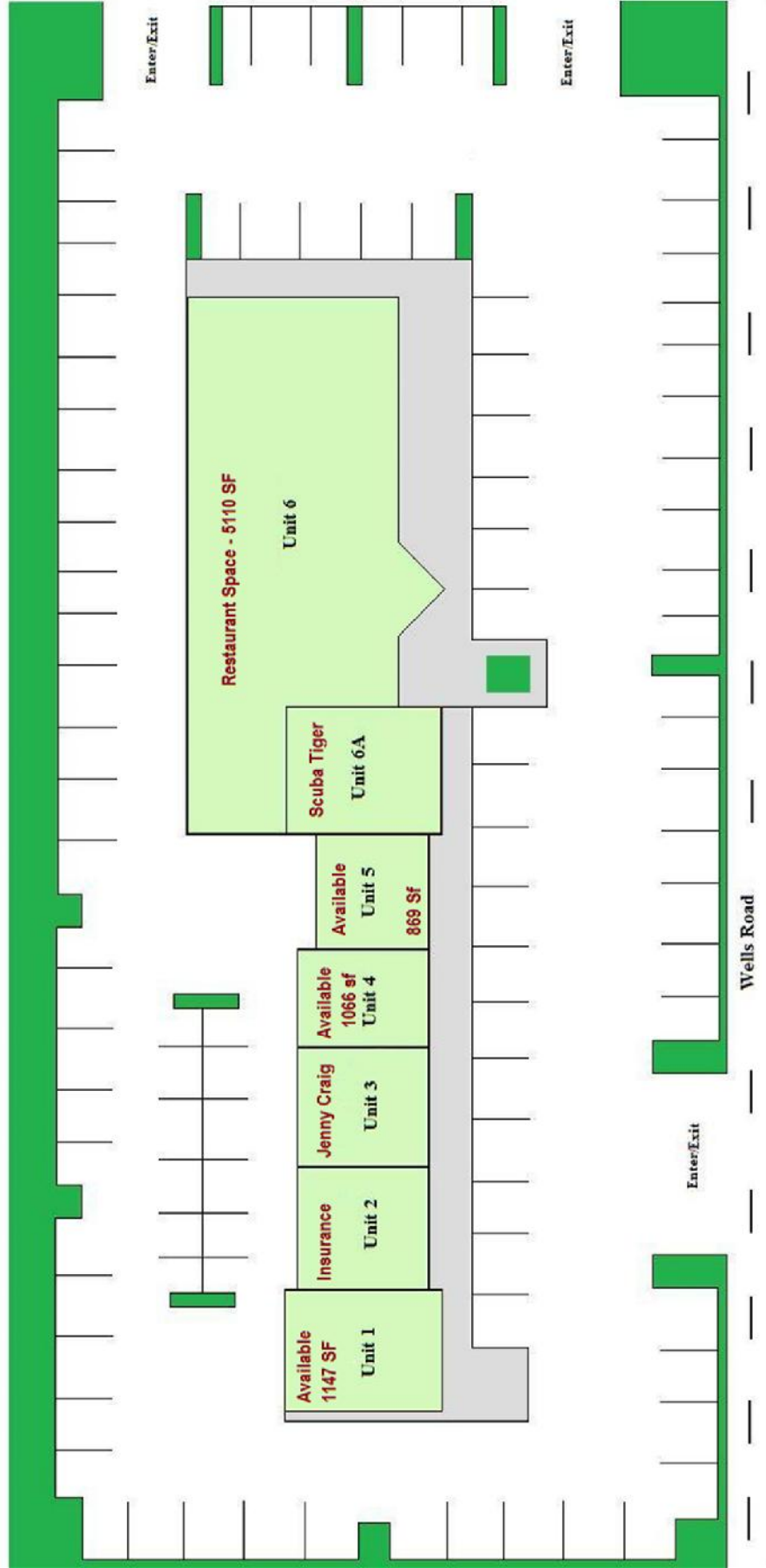
*Restaurant Leasing Information:*

*Stanton Hudmon- restaurant space- 904.398.1044 – Pine Street/RPS, LLC*

# 1635 Wells Road



# Site Plan



1635 Wells Road

