

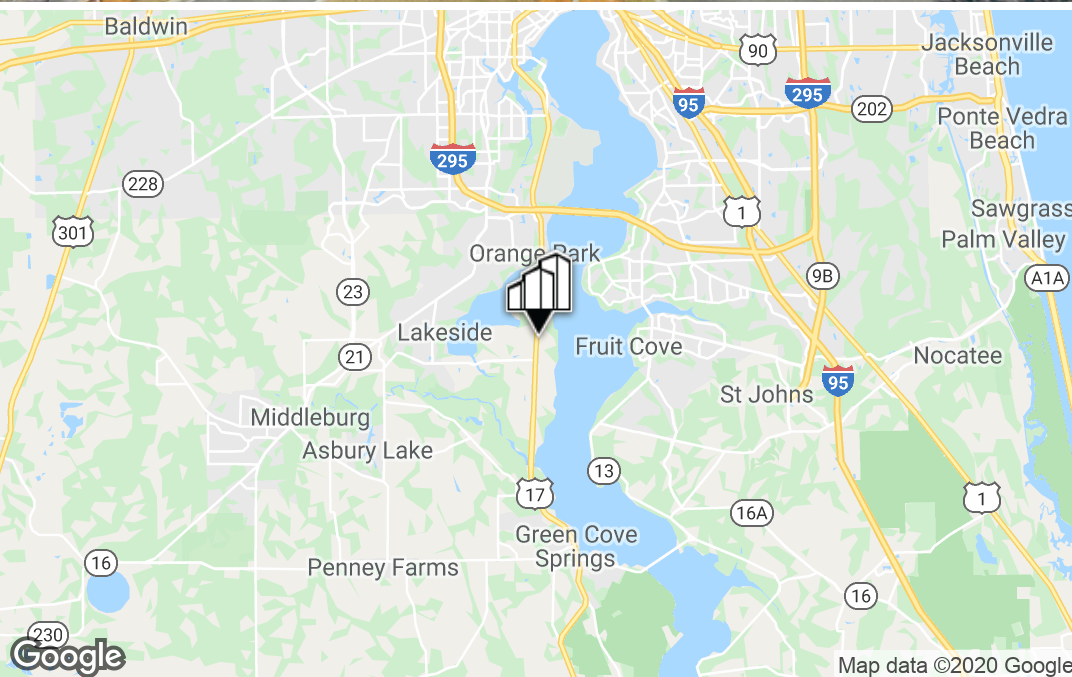
RETAIL PROPERTY FOR LEASE

FLEMING ISLAND VILLAGE

4689 US HIGHWAY 17, FLEMING ISLAND, FL 32003



PRIMEREALTY



For More Information:

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Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Available SF:	1,436 - 2,020 SF
Building Size:	30,354 SF
Zoning:	BA
Market:	Fleming Island
Parking:	Ample (200 Spaces)
Year Built:	2008
Frontage:	347' on US-17
# Of Properties:	2

PROPERTY OVERVIEW

Fleming Island Village is a full ingress/egress strip center with grey shell and vanilla shell space allowing floor plan customization. With prominent visibility from US Highway 17. Located in the vastly growing Fleming Island area, with an average household income of \$100,000 and daily traffic count of 50K +. Fleming Island Village is located less than 5 miles from the new Baptist Emergency Medical Center and Nemour's Children's clinic.

Current Tenants include: Florida Cancer Specialists, Hughston Clinic, Memorial Family Practice, Island Dentistry and Community Hospice.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Unit 1	\$16.50 SF/yr	1,436 SF
Unit 7	\$16.50 SF/yr	1,658 SF
Unit 8	\$16.50 SF/yr	2,020 SF

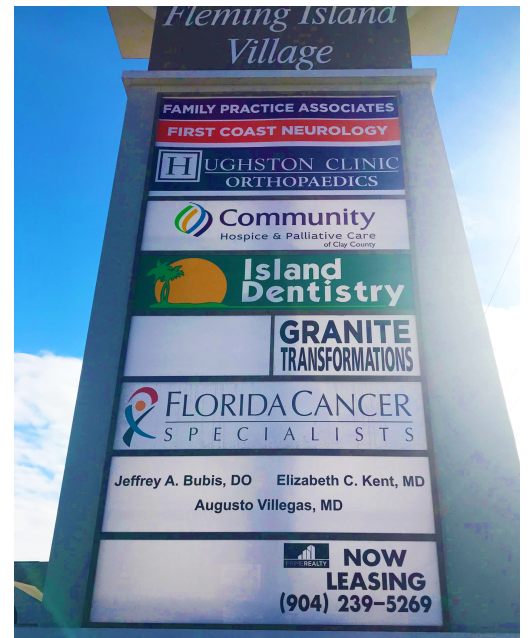
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Retail Property For Lease | Fleming Island Village



Additional Photos



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Site Plan



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Retailer Map



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