

# FLEMING ISLAND MEDICAL PLAZA I

1681, 1685, 1689 Eagle Harbor Parkway  
Fleming Island, FL 32003 (Jacksonville MSA)



# FLEMING ISLAND MEDICAL PLAZA II

1675, 1677, 1679 Eagle Harbor Parkway  
Fleming Island, FL 32003 (Jacksonville MSA)

**SIX BUILDING MULTI-TENANTED  
MEDICAL OFFICE BUILDINGS**

**46,357 SQUARE FEET**

*\*Properties can be purchased  
individually or as a portfolio.*





## THE OPPORTUNITY

NAI Hallmark, as exclusive advisor, is privileged to present the opportunity to acquire Fleming Island Medical Plaza I & II located at 1681, 1685, 1689 & 1675, 1677, 1679 Eagle Harbor Parkway, Fleming Island, Florida 32003 (the "Property"). The Property consists of six (6) multi-tenanted medical office buildings totaling 46,357 square feet. The Property is situated on 4.14 acres of land based in the core of Fleming Island located east of US 17 and south of SR 220. Fleming Island Medical Plaza I was built in 2003 and Fleming Island Medical Plaza II was built in 2007. Together, they are approximately 83% occupied.

## ASSET PROFILE

Address:	1681, 1685, 1689 & 1675, 1677, 1679 Eagle Harbor Parkway, Fleming Island, Florida 32003 (Jacksonville MSA)
Number of Buildings:	Six (6)
Number of Floors:	1 - 2
Tax Real Estate Number:	04-05-26-014176-004-00 & 04-05-26-014176-001-03
Date Built:	2003 / 2007
Gross Building Area:	46,357 square feet
Land Size:	4.14 Acres
Zoning:	PUD
Access:	Eagle Harbor Parkway
Current Occupancy:	83%



## INVESTMENT HIGHLIGHTS

### WELL OCCUPIED INCOME PRODUCING MEDICAL OFFICE COMPLEX

- ▶ Fleming Island Medical Plaza I & II is 82.9% occupied to a diverse group of well regarded medical tenants, including Brooks Rehabilitation, First Coast Cardiovascular, St Johns Vein Center, JE Foot and Ankle, Park Avenue Dermatology, and others. Many of the tenants have been located at the property for a number of years with very little turnover.

### GREAT LOCATION - STRONG DEMOGRAPHICS

- ▶ Located in the heart of Fleming Island near the heavily trafficked intersection of US 17 and CR 220. Fleming Island, zip code 32003, is one of the wealthiest in Northeast Florida, with an average household income of over \$100,000, average net worth just under \$1 million and an average home price of over \$300,000.

### CLOSE PROXIMITY TO EXPANDING MEDICAL FACILITY, AND RETAIL AMENITIES

- ▶ The Property is less than 1.5 miles away from Baptist Health Clay Medical Campus and Emergency Center, which draws patients from all over Clay County (population +/- 200,000). Baptist recently announced a \$200 million, 300,000 sq ft expansion to this facility creating over 100 new beds and 700 new jobs, and increasing the medical presence in the area. In addition, the Property is conveniently located near drugstores, restaurants and other retail shops including, Walmart, Target, Publix, CVS, Starbucks, etc.

### HIGH QUALITY BUILDINGS AND SIGNIFICANT TENANT IMPROVEMENTS

- ▶ The buildings are well constructed with concrete tile roofs and attractive exterior features. Within the interior, tenants have spent a significant amount of money improving their spaces for medical uses.

AERIAL



**Walmart**  
Save money. Live better.

**mellow MUSHROOM**  
PIZZA BURGERS

**THE FRESH MARKET**

**THE HOME DEPOT**

**Michaels**  
Where Creativity Happens

**KOHL'S**

**McDonald's**

**Winn-Dixie**

**CVS pharmacy**

**Starbucks**

**CHASE**

**ups**

**Bank of America**

**Panera BREAD**

**Publix**

**at&t**

**WELLS FARGO**

**BBVA**

**TARGET**

**verizon**

**FLEMING ISLAND MEDICAL PLAZA I & II**

**US 17 - 47,500 AADT**

**CR 220 - 32,000 AADT**

**BB&T**

**FLEMING ISLAND PLASTIC SURGERY**

**RICHARD CURTIS HAND & WRIST CENTER**

**SCRUBBLES**  
A HOUSE IS WHERE YOU LOVE IT

**Eagle Harbor Parkway**

**NaiHallmark**

FOR MORE INFORMATION:



**DANIEL BURKHARDT**  
Senior Vice President  
+1 904 404-4455  
db@naihallmark.com



**KEITH GOLDFADEN**  
Managing Partner  
+1 904 404-4474  
kg@naihallmark.com

6675 Corporate Center Parkway, Suite 100  
Jacksonville, Florida 32216  
+1 904 363 9002  
naihallmark.com