

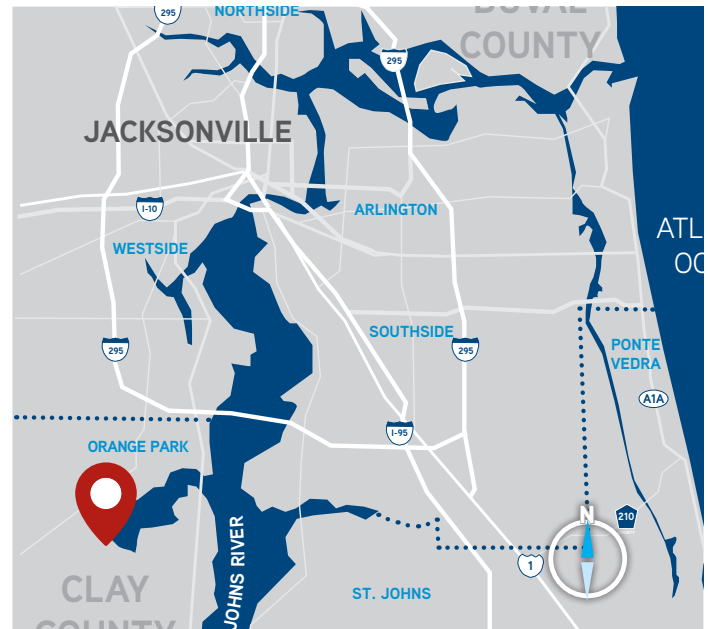
Prime Location for
Office/Retail Tenant



OFFICE FOR LEASE | 2 BUILDINGS: 37,328± SF AVAILABLE
420 College Dr., Middleburg, FL 32068

Property Features

- > Building tenants include Discount Tire, Lansing Trade Group, YUM Market, Now and Then Mall, Nails @ 1, Love Alive Church and IMC.
- > Bldg. 420 > 18,341± SF great for office, fitness center, school, church or retail application
 - Two suites in move-in ready condition:
 - Suite 211: 600± SF
 - Suite 205: 1,546± SF
- > Excellent visibility on College Drive
- > Located in densely populated residential area
- > Ample parking
- > Located close to retail/office activity are on main traffic artery
- > **Lease Rate:** \$13.00/SF NNN; **Est. CAM Rate:** \$2.55/SF



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COLLIERS INTERNATIONAL
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PHOTOS

420 College Drive

- > 18,341± SF available
- > Current Tenants: YUM Market, Nails @ 1, Lansing Trade Group, Discount Tire, Now and Then Mall, Love Alive Church, IMC



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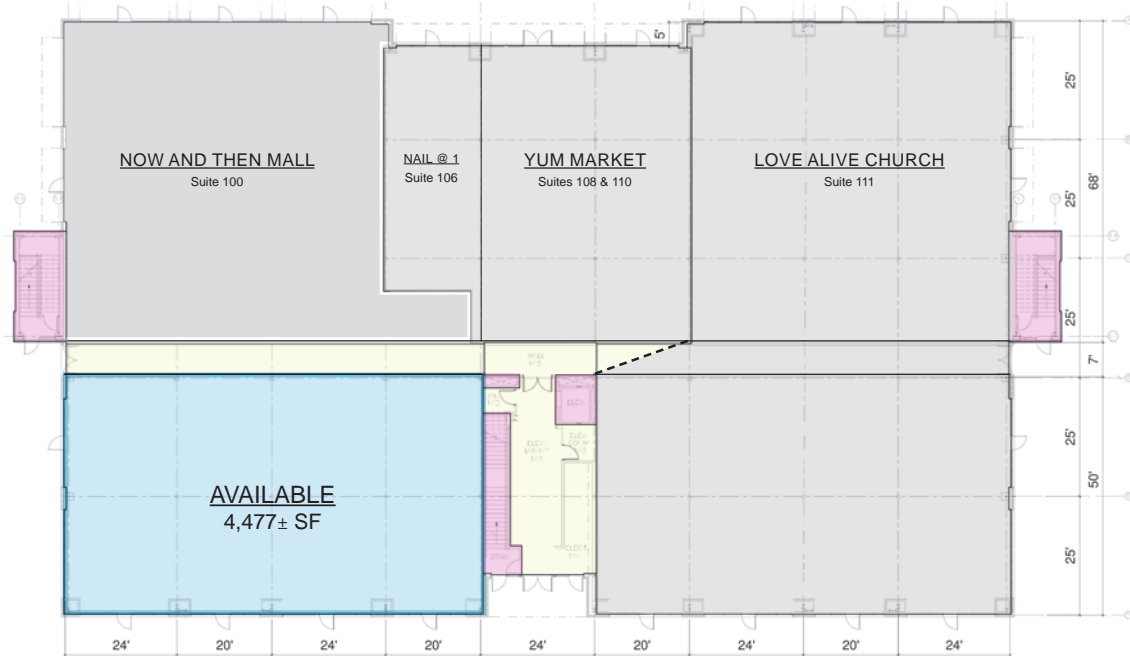
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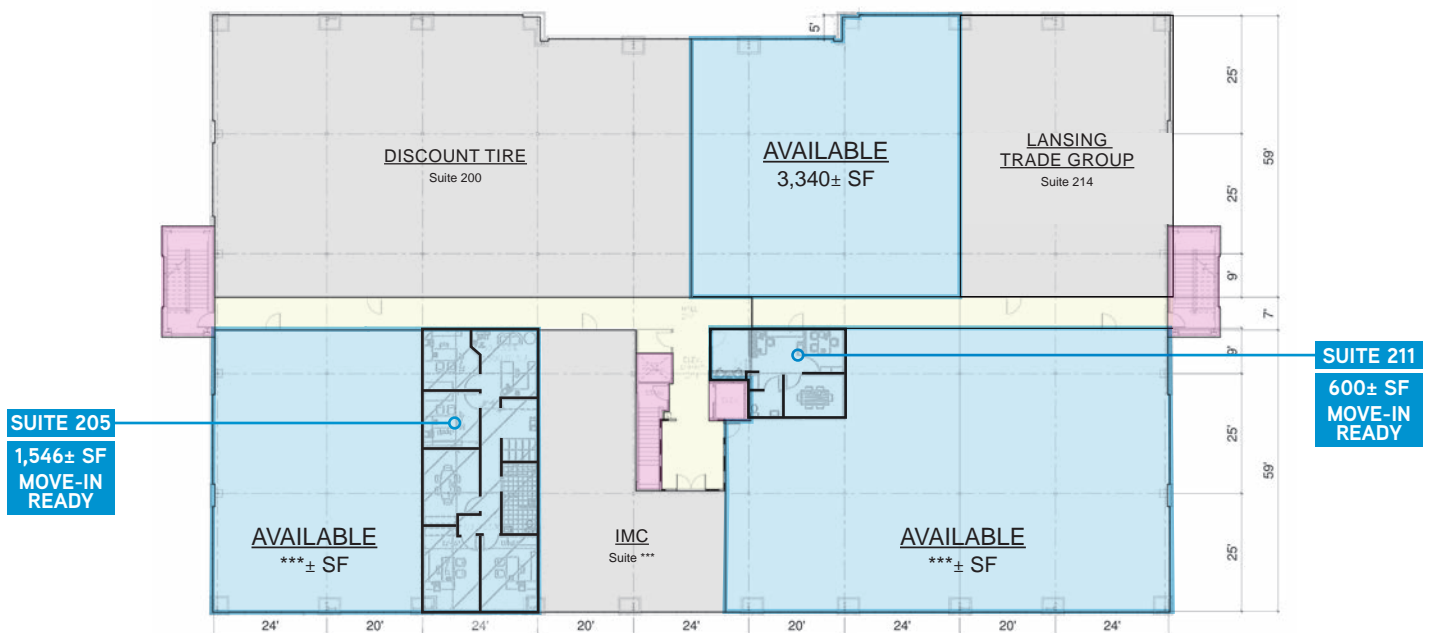
SITE PLAN - BUILDING 420

Available Space: 18,341± SF

420 College Dr. - First Floor - 4,477± SF Available



420 College Dr. - Second Floor - 13,864± SF Available

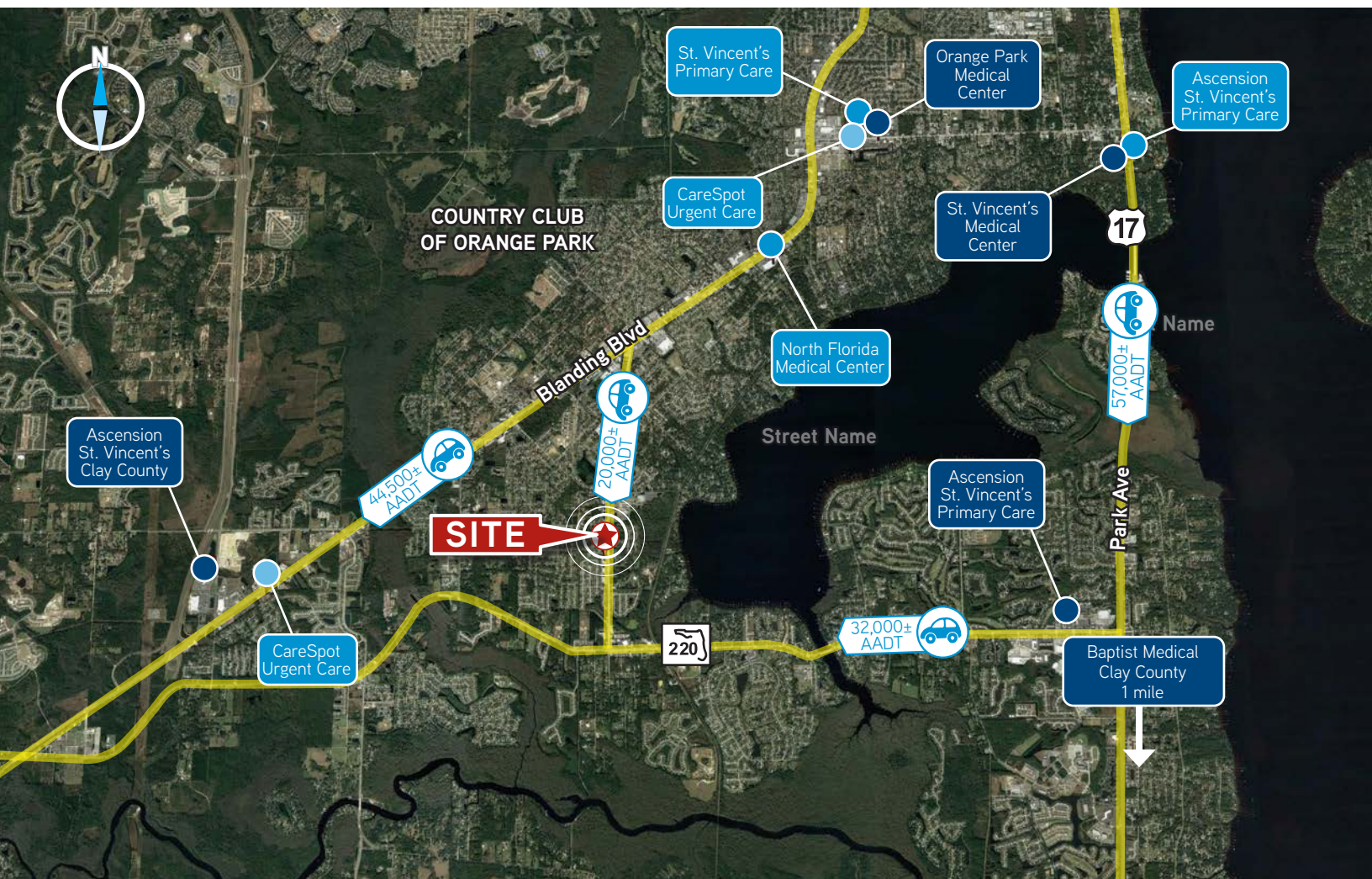


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AERIAL



Distance to:			
Blanding Blvd.	2.2 mi	St. Vincent's Hospital	5.2 mi
CR 220	0.6 mi	I-295	7.1 mi
Fleming Island	4.1 mi	I-10	15.8 mi
Blanding And Branfield Rd	5.0 mi		

Demographics	1 Mile	3 Mile	5 Mile
2020 Population	6,725	46,608	102,229
2020 Households	2,430	17,277	38,565
2020 Avg. Household Income	\$80,184	\$82,813	\$87,973

Source: STDB

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