

FOR LEASE

1540 BUSINESS CENTER DRIVE



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

Orange Park, FL 32003



OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	3,000 SF

PROPERTY OVERVIEW

Offering medical space available for lease. There is approximately 3,000 SF of medical space available with private treatment rooms and build out receptionist area and charting area. This property is located in Fleming Island.

PROPERTY HIGHLIGHTS

- 3,000 SF of medical space
- Receptionist area and waiting area
- Medical charting area with cabinets
- Breakroom
- Private treatment rooms

PRESENTED BY:

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EXECUTIVE SUMMARY

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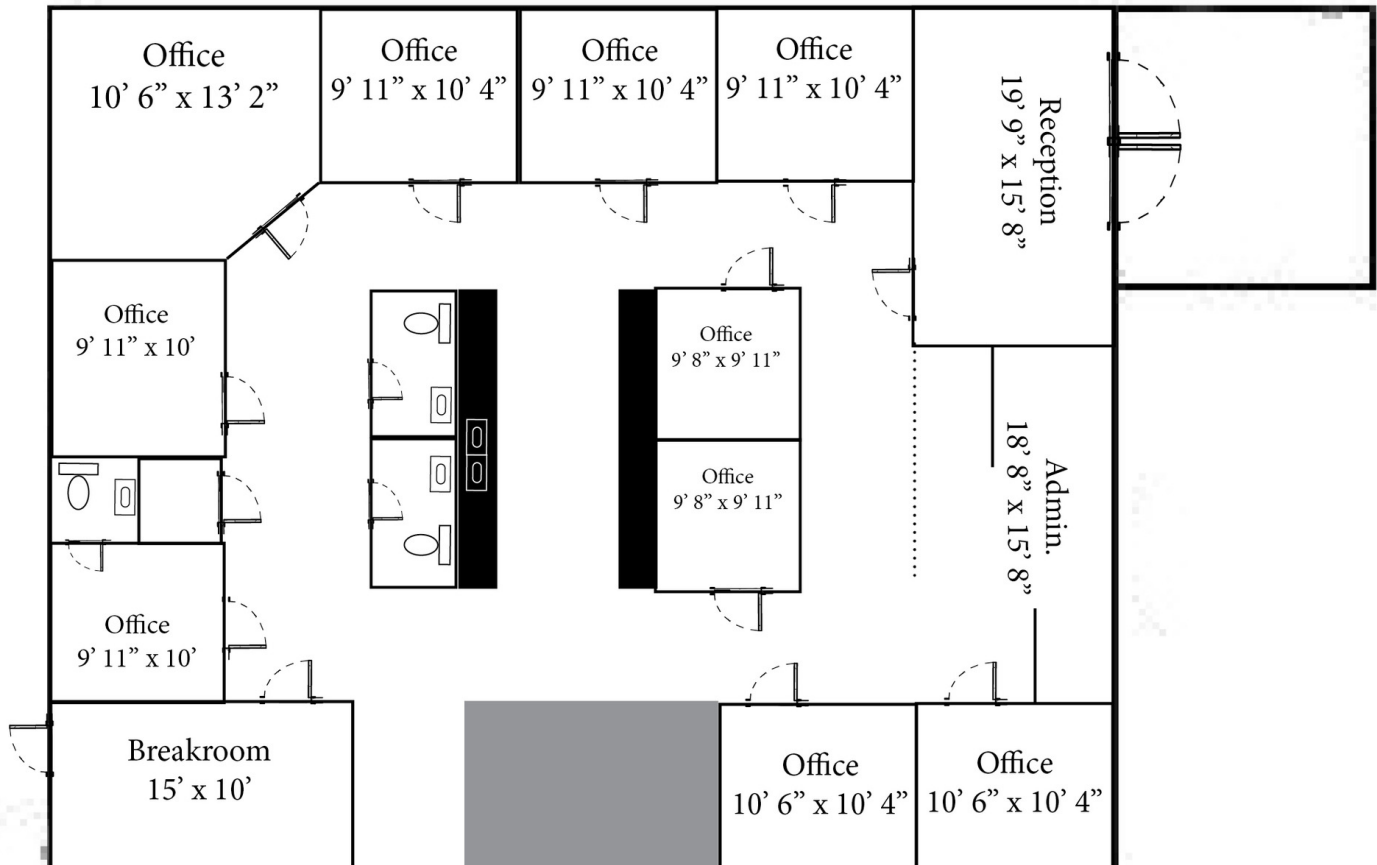
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ADDITIONAL PHOTOS

FOR LEASE
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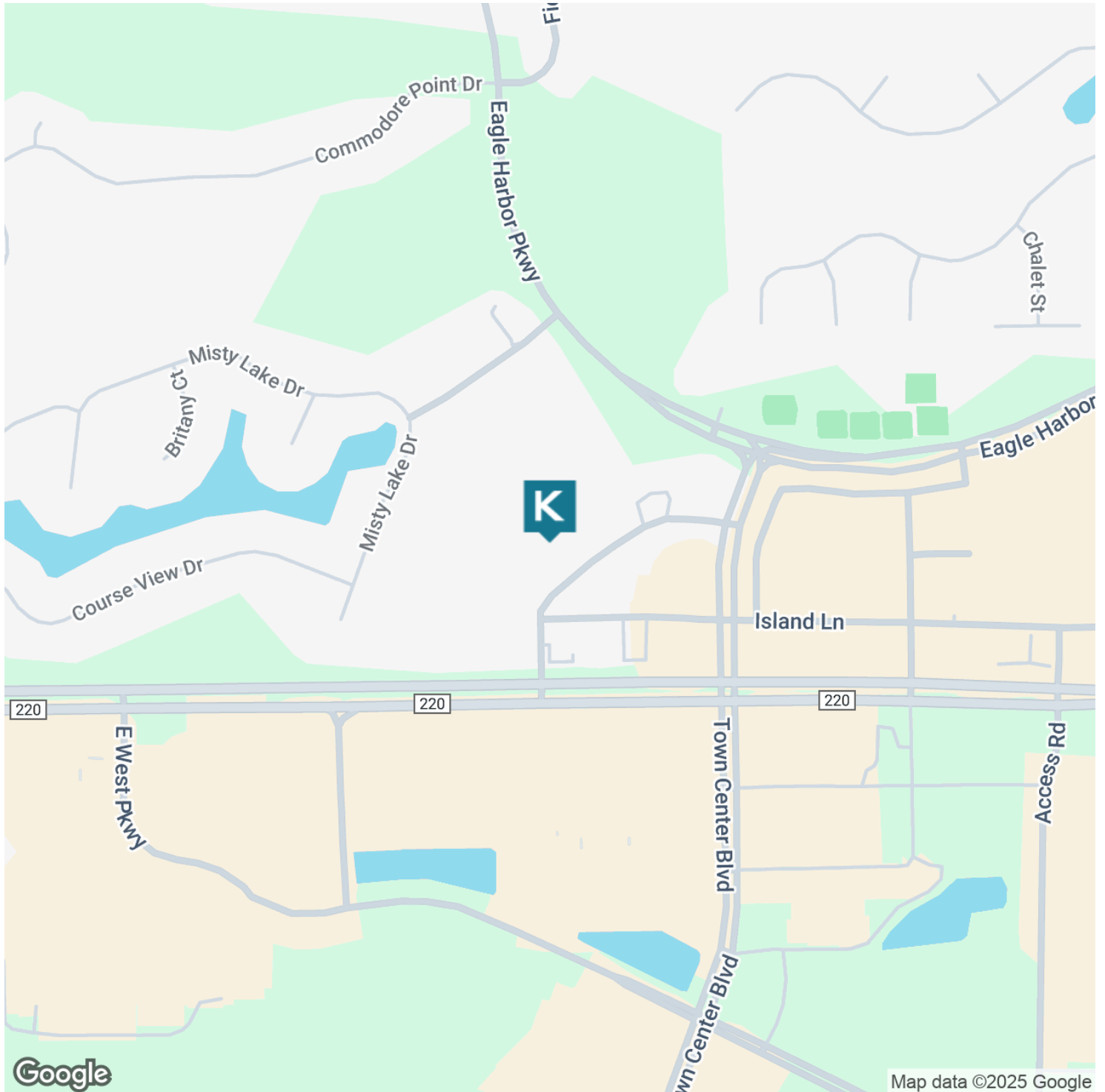
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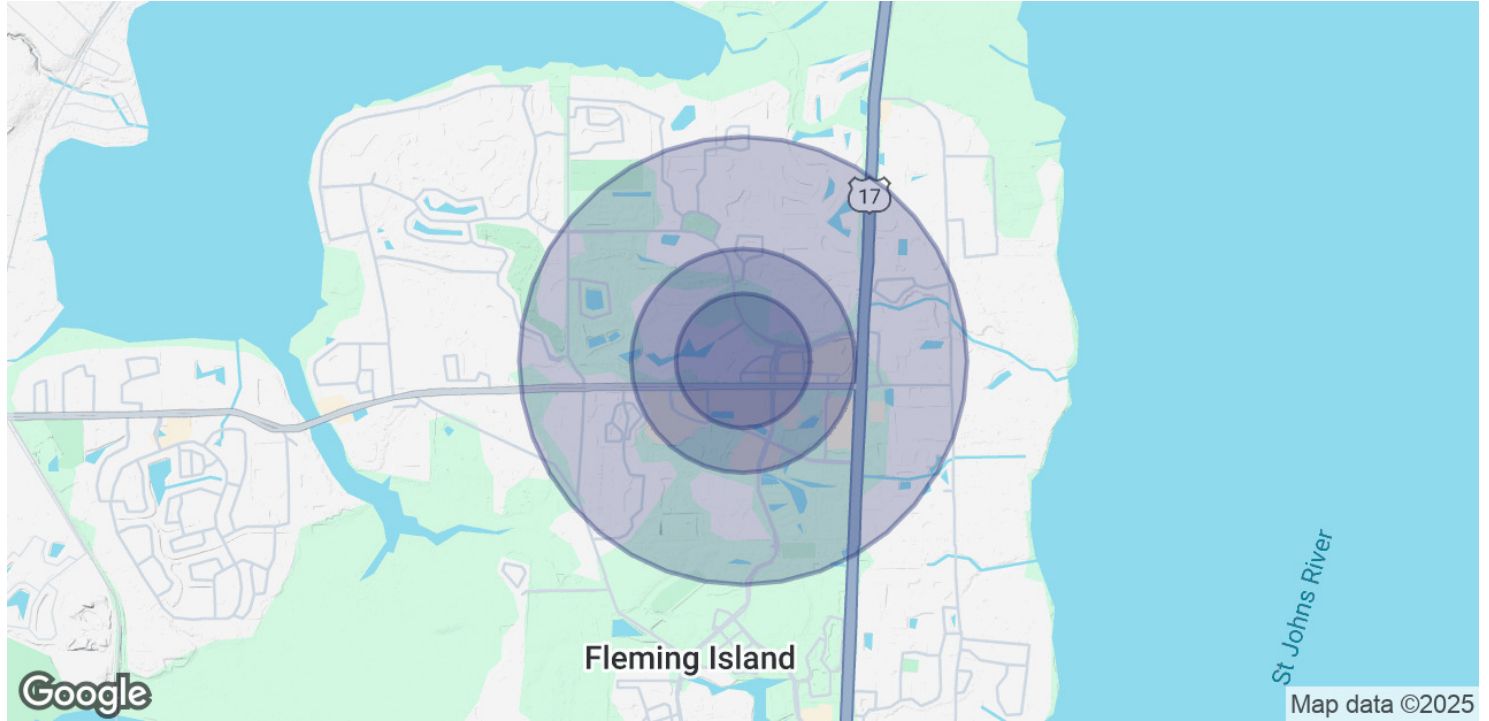
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LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	223	1,488	6,717
Average Age	45	44	44
Average Age (Male)	44	43	43
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	82	550	2,496
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$152,541	\$151,263	\$145,351
Average House Value	\$528,750	\$498,123	\$480,131

Demographics data derived from AlphaMap

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