




For lease

Fleming Island Village
4689 & 4701 US 17, Fleming Island, FL

 **JLL** SEE A BRIGHTER WAY

Overview

- Highly-visible multi-tenant center in the heart of Fleming Island, comprising two buildings with direct frontage on US 17, ideal for a variety of medical, retail, and office users.
- Convenient access to Fleming Island area amenities
- Professionally managed.
- Contact broker for pricing – tenant improvement allowances available.
- Parking Ratio 6.60/1,000 SF
- Traffic Count: 52,000 AADT



2025 Total Population

1 mile	3 miles	5 miles
5,640	23,853	87,807



2025 Total Households

1 mile	3 miles	5 miles
2,191	9,381	33,717



2025 Daytime Population

1 mile	3 miles	5 miles
7,725	23,037	83,327



2025 Median Household Income

1 mile	3 miles	5 miles
\$152,953	\$120,226	\$101,029

Specialty demand analysis

Patient volume				Providers			
Physician Specialty	Current Volume	5-Year Project Volume	5-Year Projected Growth	Clinician Count	Benchmark (per 100K)	Current Clinician Gap	5-Year Clinician Gap
Allergy	33,783	36,199	7.15%	2	1.3	3.9	4.2
Cardiovascular	119,386	142,594	19.44%	23	15.3	47.9	52
Dermatology	53,169	59,861	12.59%	19	4.3	1	2.1
Emergency Dept	15,316	17,853	16.56%	44	22.1	58.2	64.1
Endocrinology	2,705	3,690	36.41%	5	3.2	9.7	10.6
ENT	39,801	47,357	18.98%	13	3.4	2.6	3.4
Gastroenterology	29,255	32,203	10.08%	14	7.6	21.1	23.2
General Surgery	6,819	7,540	10.57%	21	11.5	32.1	35.22
Nephrology	6,467	7,366	13.90%	8	4.9	14.6	15.9
Neurology	21,940	25,163	14.69%	12	12.8	47.2	50.6
Oncology	35,929	42,245	17.58%	34	11	16.9	19.8
Ophthalmology	107,454	126,043	17.30%	15	5.7	11.3	12.8
Orthopedics	35,929	42,245	17.58%	25	8.6	15	17.3
Pathology	534,186	627,911	17.55%	4	5.3	20.6	22.1
PT / Rehab	320,757	403,716	25.86%	330	73.4	10.2	29.7
Plastic Surgery	9,802	11,282	15.10%	5	2.4	6.3	7
Primary Care	756,435	866,784	14.59%	269	79.6	99.6	120.9
Psychiatry	171,259	219,224	28.01%	32	10.9	18.3	21.2
Pulmonology	16,498	16,980	2.92%	15	6.5	15.3	17
Radiology	303,291	339,514	11.94%	17	15.9	56.7	61
Urology	11,700	12,601	7.70%	10	3.9	8.2	9.2
Women's Health	55,312	62,729	13.41%	48	15.1	21.9	25.9

Data Source: The physician information is from Advisory Board and the demographic information is from ESRI

Notes: (i) Benchmarks are calculated using Hospital Referral Regions (HRRs) which have been defined by Dartmouth Atlas and represent regional health care markets for hospital care. (ii) A positive Clinician Gap value indicates undersupply; a negative value indicates oversupply

Above is a clinician demand analysis within a 10-mile radius. This analysis outlines current and projected demand for specialties over a 5-year horizon. This data indicates a positive demand across an array of specialties.

Site plan

Vacancies

4701 US Hwy. 17

- Full building 2,500 - 6,000 SF, can be expanded to 10,000 SF
- Outparcel opportunity, ownership open to build to suit or sale of outparcel
- Current condition 2nd-generation office / retail

4689 US Hwy. 17

Suite 11-12: 5,927 SF

- Nicely built out medical space

Suite 7-8: 3,543 SF

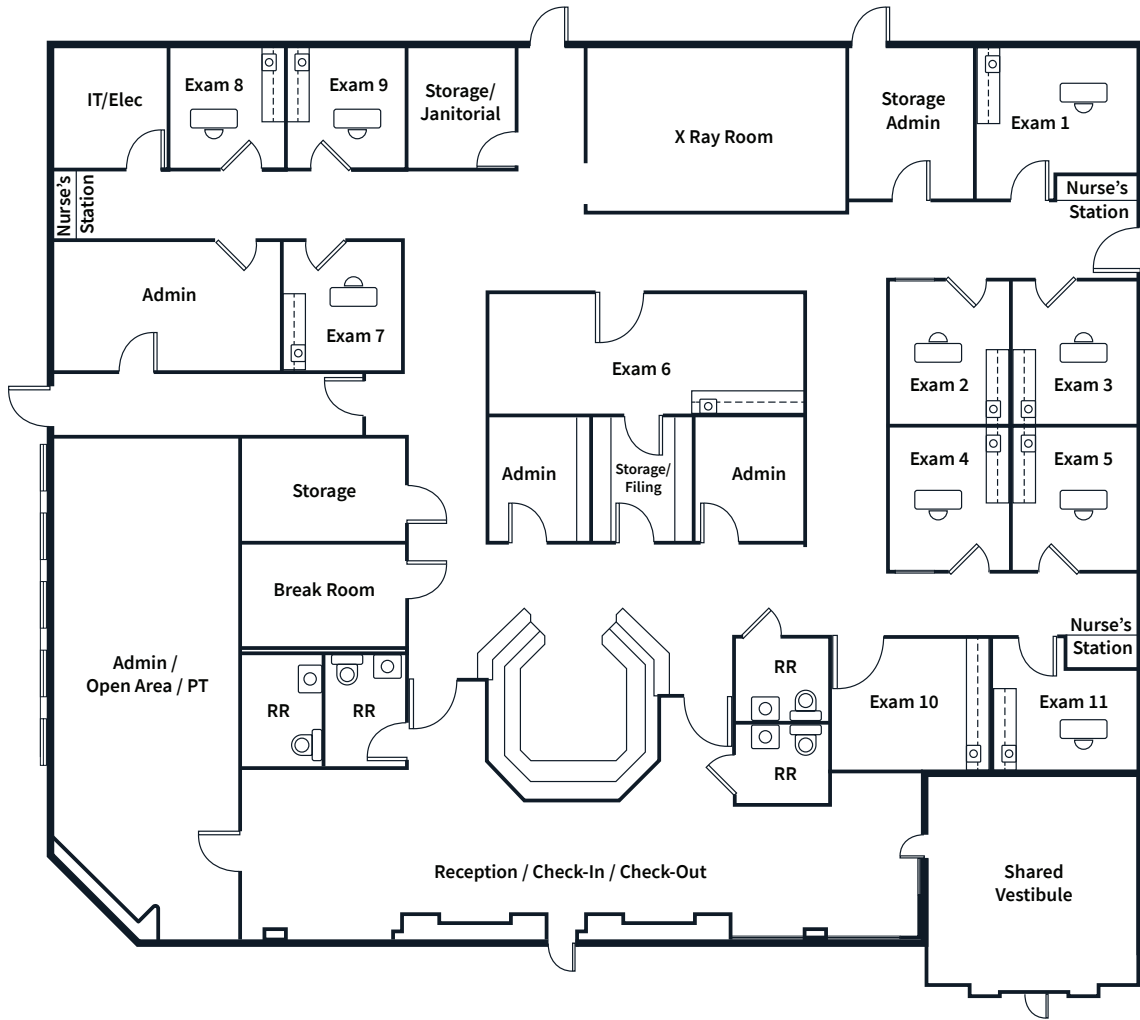
- Cold dark shell condition



Floor plan

Suite 11-12

5,927 RSF



Suite 11-12 interior photos



Area amenities



Mack Keasler*Senior Associate*

mack.keasler@jll.com

+1 904 559 3902

Jones Lang LaSalle Brokerage, Inc. A licensed real estate broker.

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2026 Jones Lang LaSalle IP, Inc. All rights reserved.