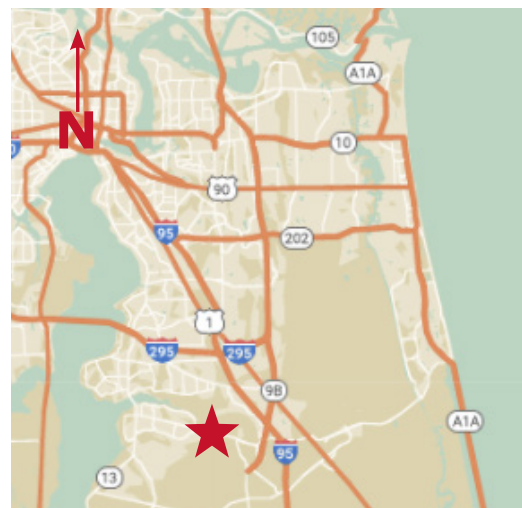


MEDICAL/RETAIL/ OFFICE FOR LEASE

71 Doctors Village Drive, Suite 300, St. Johns, FL 32259



- **Available: Suite 300 +/-1,180 SF**
- Available Immediately
- Lease Rate: \$36/SF NNN
- CAM/Taxes/Insurance estimated \$9.14/SF
- Zoning: Neighborhood Business and Commercial - allows for retail, professional, medical, fitness and more
- Building and monument signage available
- Possible outdoor area available for lease in conjunction with suite 300
- Join Advanced Dermatology, Crosswinds Veterinary, F45 Training, Sage Dental, Smiles Orthodontist, and HCA Emergency
- Well-located in the Julington Creek submarket, off Race Track Rd.



2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	6,063	55,566	127,861
Average HH Income	\$222,405	\$177,909	\$169,475
Daytime Total Employees	1,295	15,139	43,074



STRATEGIC SITES Clifford Commercial

For Additional
Information Contact:

JC Clifford
jcc@strategicsites.com

OR

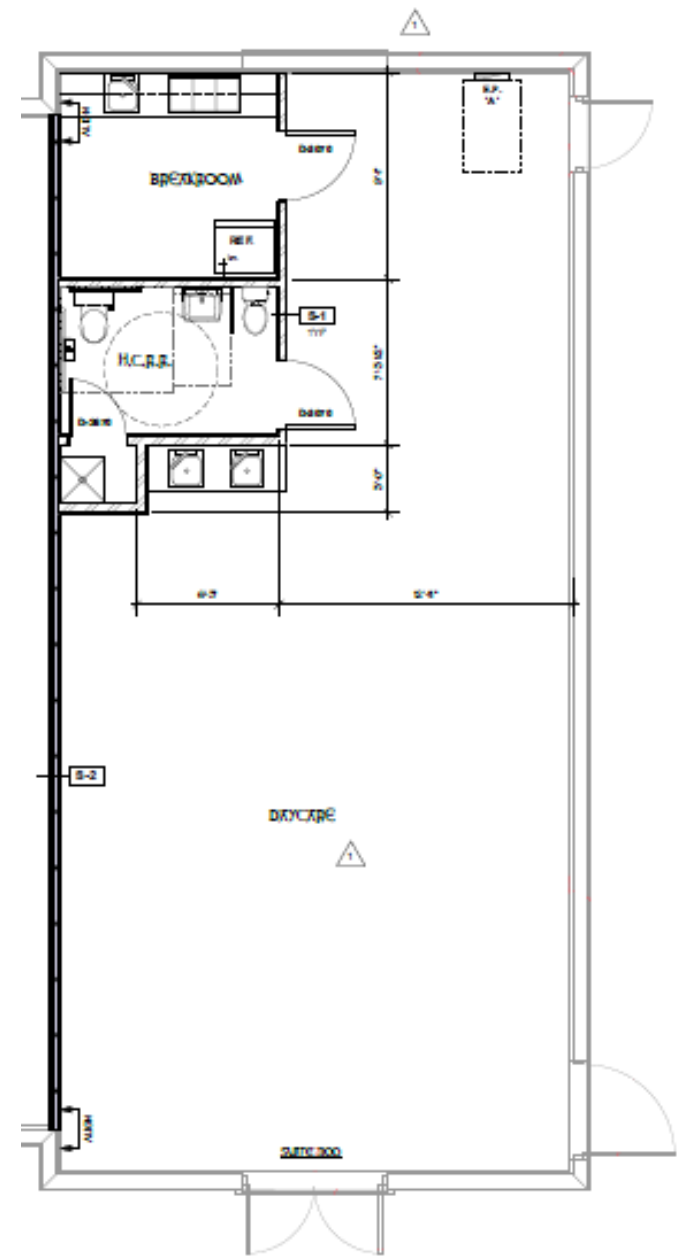
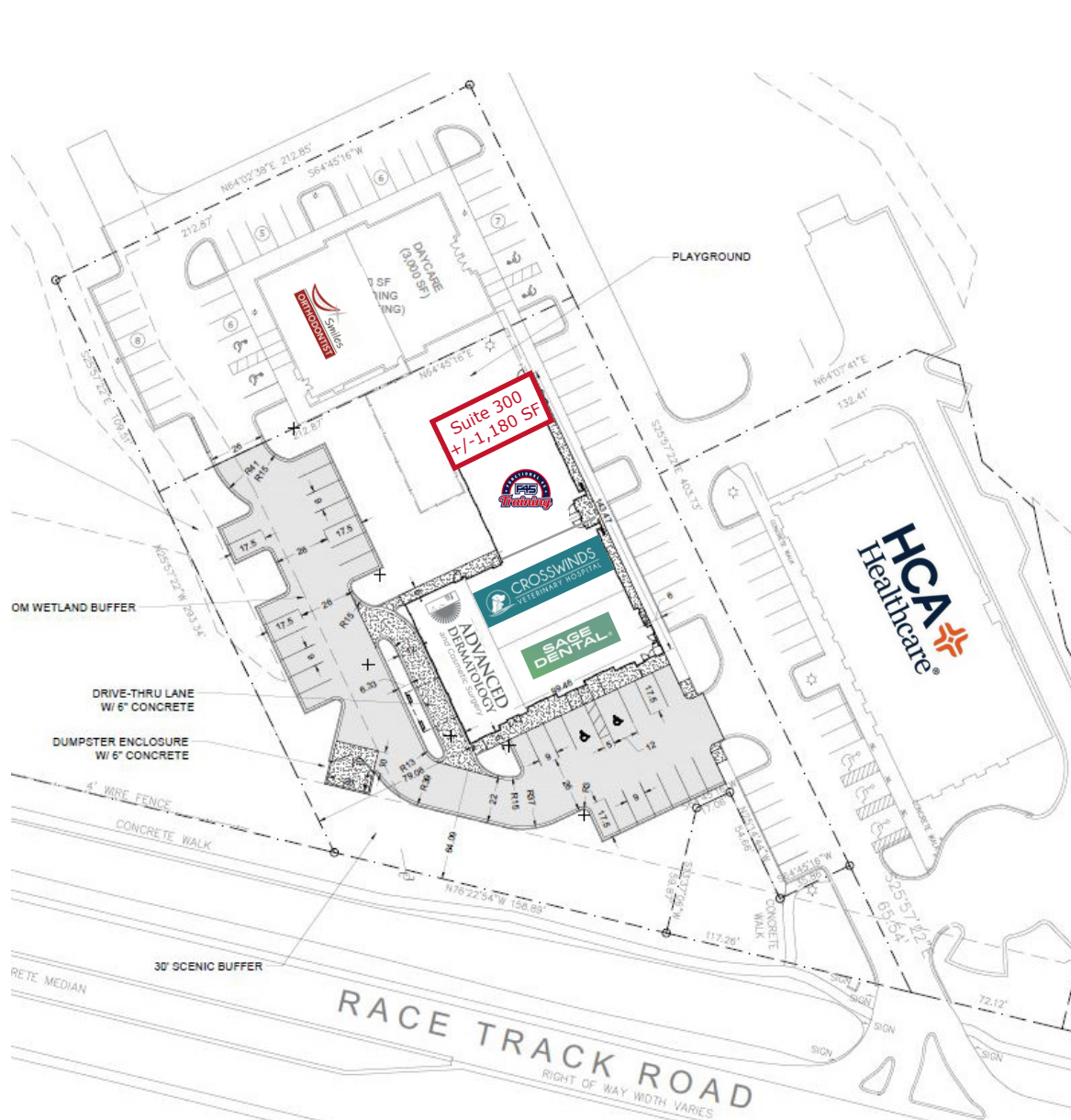
Kate Clifford
kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Site Plan & Floor Plan +/-1,180 SF



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Aerial



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