

1845

TOWN CENTER BOULEVARD,
BLDGS. 300, 400, 500 & 600,
FLEMING ISLAND, FL 32003

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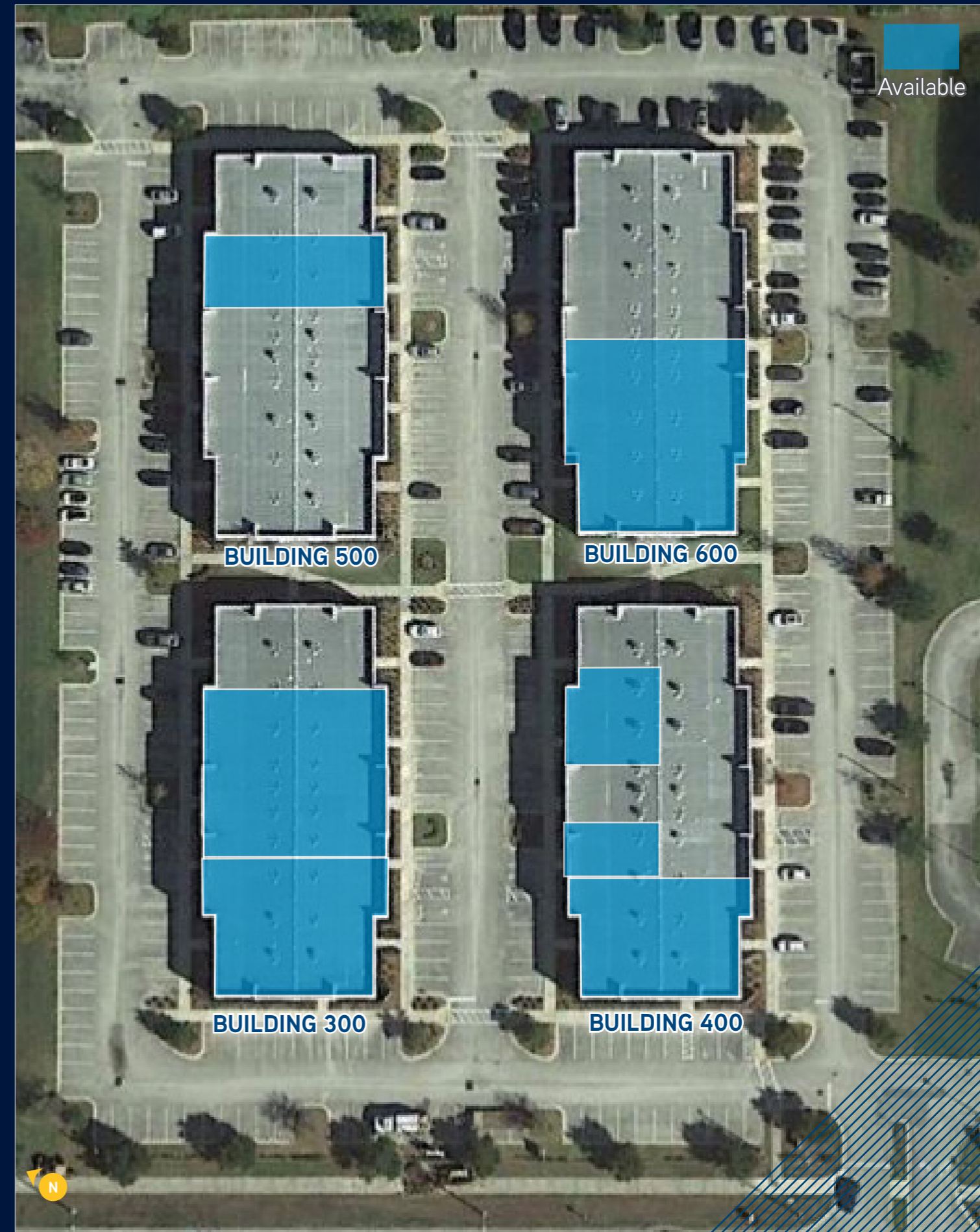
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PROPERTY SUMMARY

- > 36,988± SF available for lease
- > Office opportunities from as small as 1,000± SF up to 10,620± SF
- > Medical suite available - 4,834± SF turn key and ready to go
- > Easy access from heavily traveled US 17 and CR 220
- > Aggressive Landlord willing to provide a quality build out
- > High parking ratio to support medical users, financial services, universities or trade schools
- > Walking paths, outside gazebos and flowing fountains provide a great tranquil work environment
- > Join the Clay County Chamber, Clay Public Library, BankerLife, AV Logistics and others who find this site to be the perfect place to grow their business!
- > Lease Rate: \$14.00/SF plus CAM of \$4.56/SF
- > Broker incentives and Tenant incentives available

BLDG.	SUITE	SF
300	305	4,866±
300	360	9,036±
400	405	4,834±
400	460	1,153±
400	465	1,000±
400	475	1,113±
500	560	4,366±
600	660	10,620±



BROKER & TENANT INCENTIVES

Broker Incentives

SPENDING \$
\$500

2 ROUNDS
GOLF

\$500 spending money and two (2) rounds of golf at the Conservatory in Palm Coast to any Broker who brings any qualified Tenant(s) who sign a 5-year lease term

Tenant Incentives

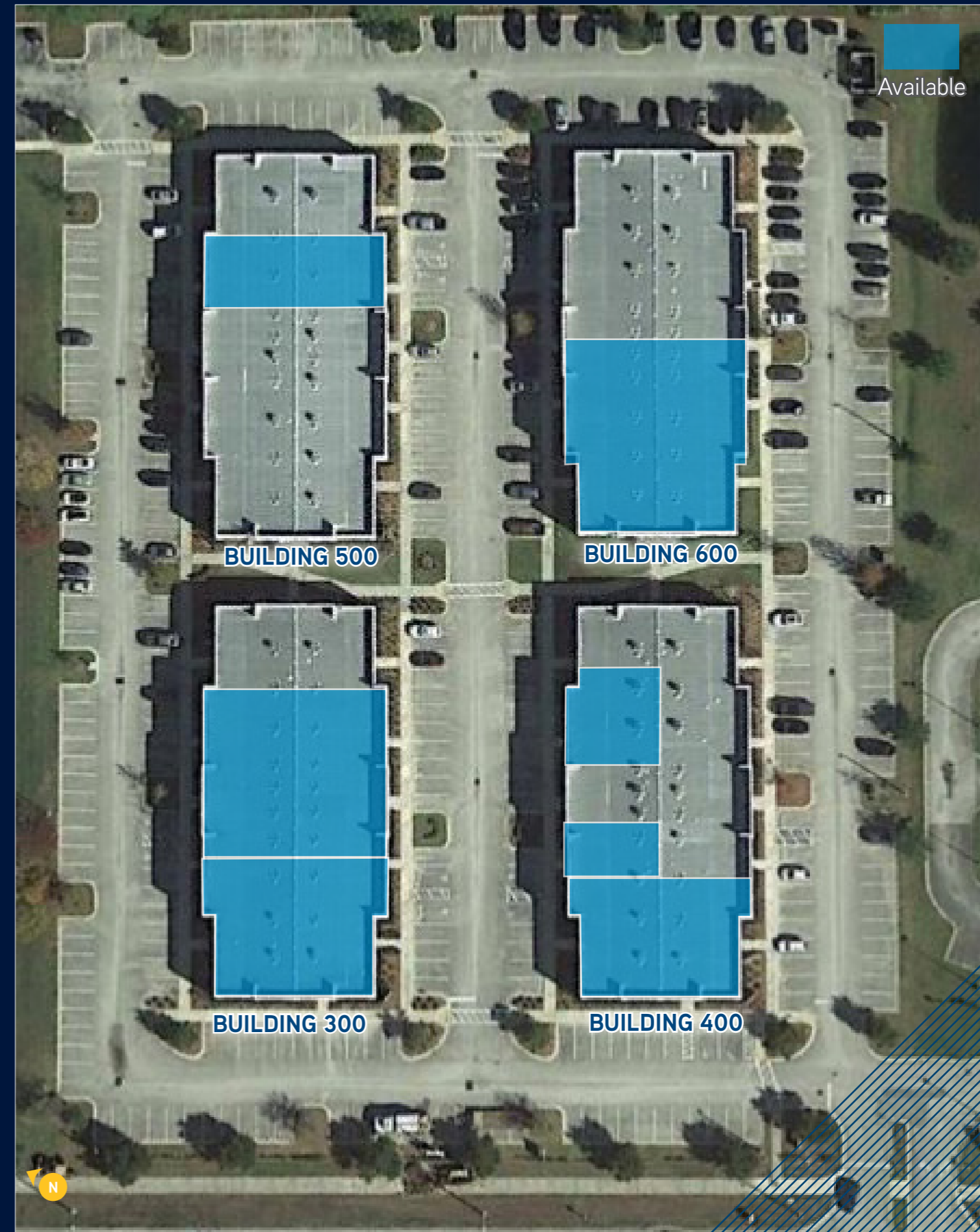
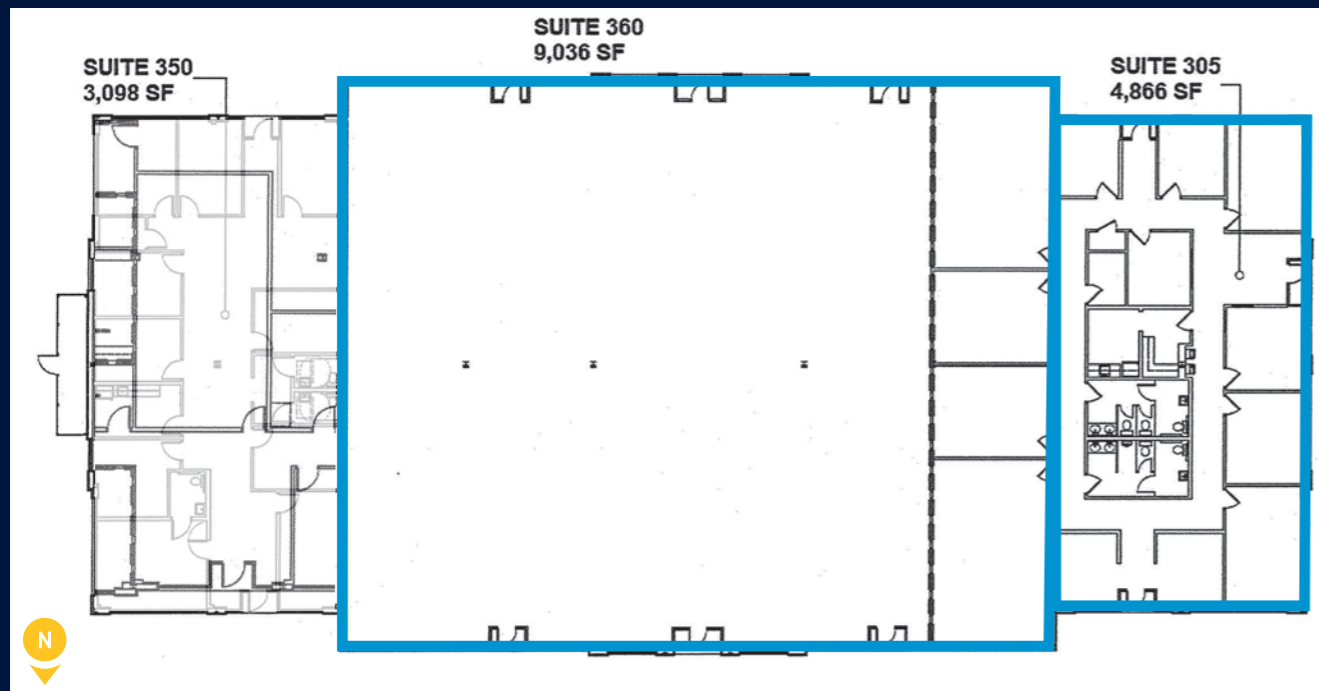
\$4,000

MOVING
EXPENSES

Landlord will pay up to \$4,000 for Tenant moving expenses for qualified Tenant(s) who sign a 5-year lease term.

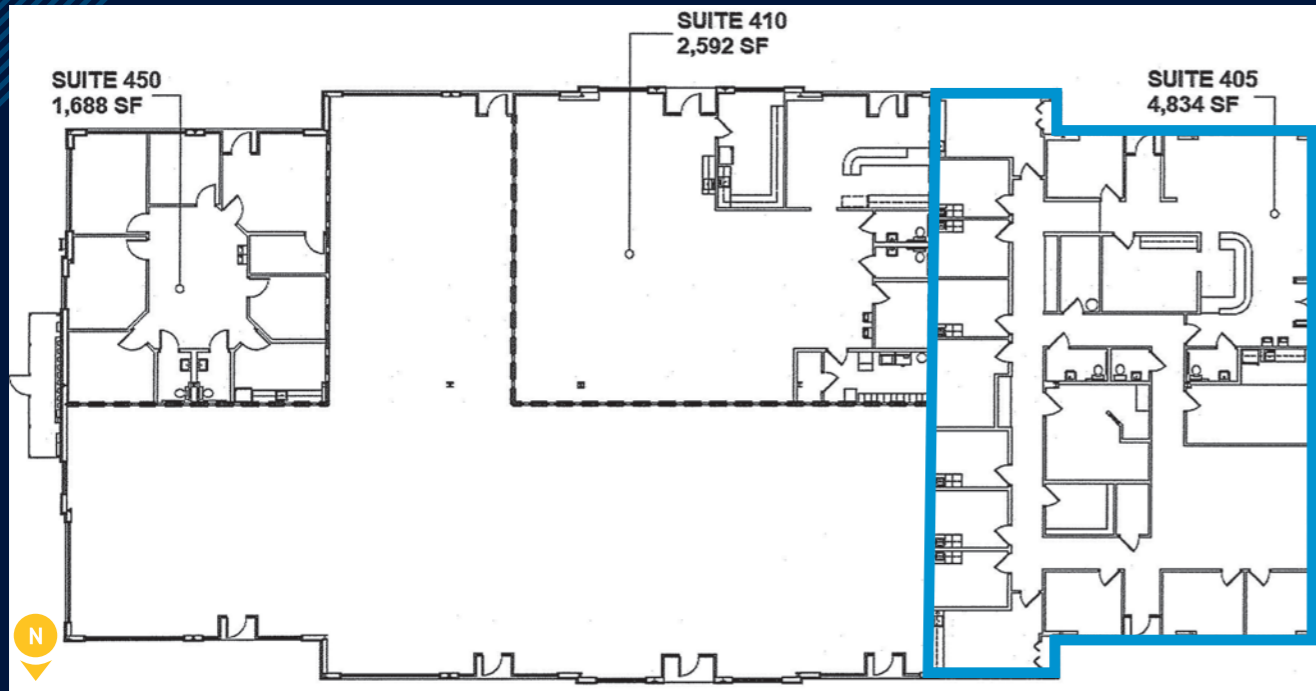
LEASE AVAILABILITIES

300

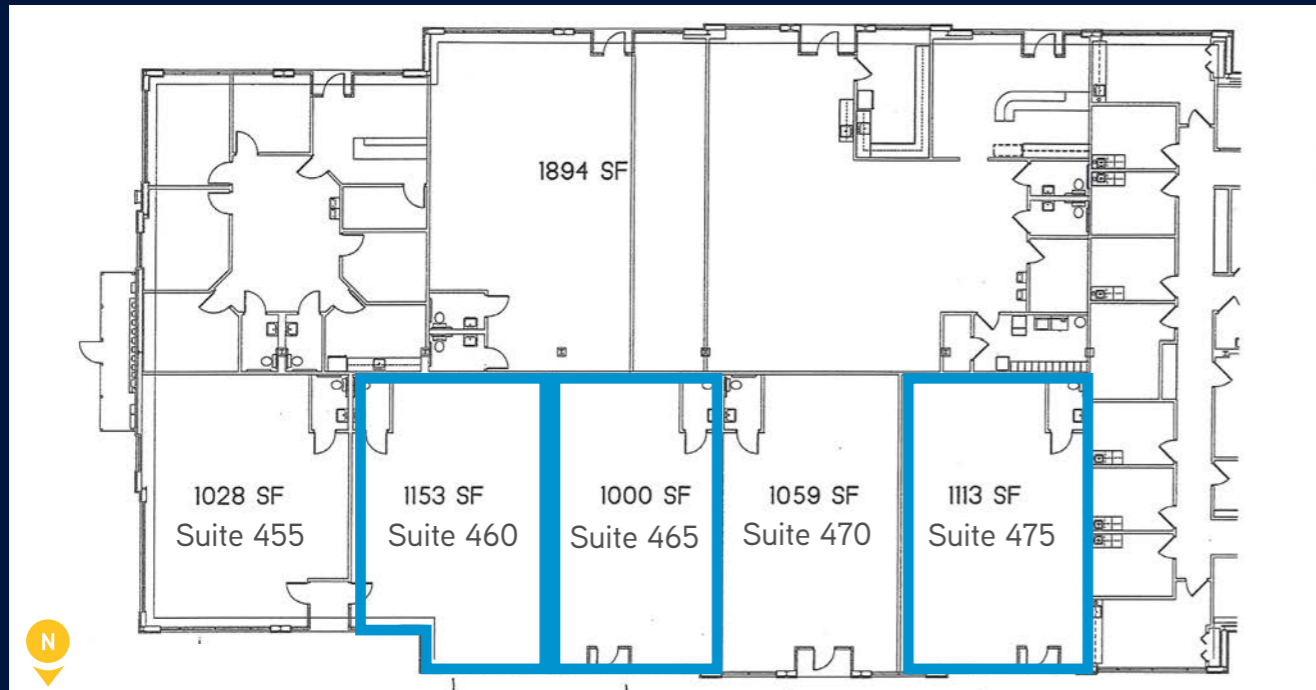


LEASE AVAILABILITIES

400

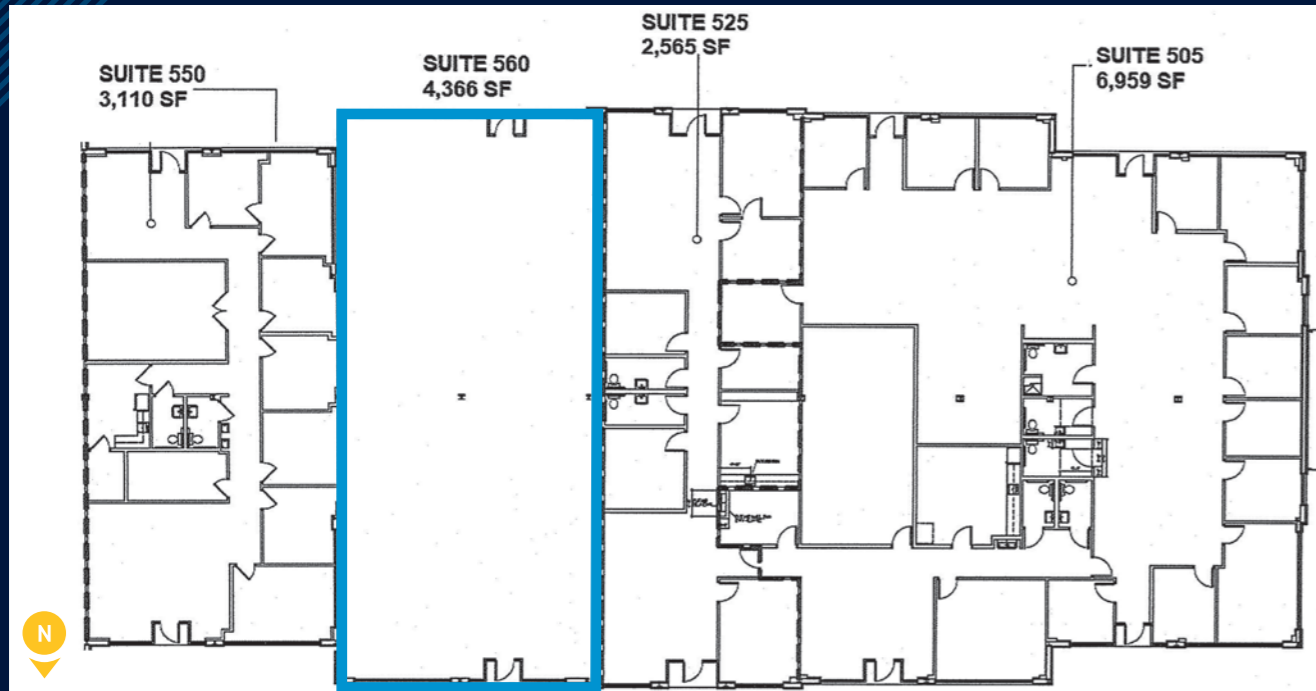


400

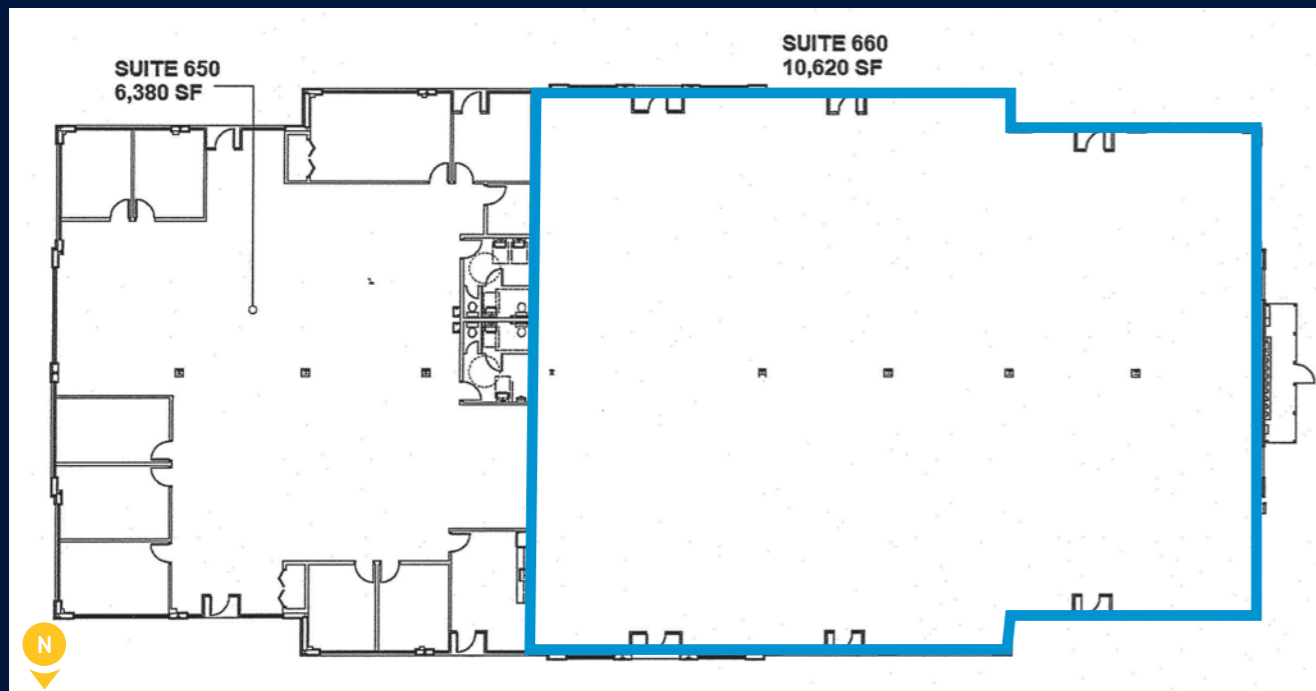


LEASE AVAILABILITIES

500



600



LOCATION AERIAL & DEMOS

Source: ESRI

Source: Imagery © 2018 Google Maps



2019 TOTAL POPULATION

- 1 Mile: 7,132
- 3 Mile: 34,794
- 5 Mile: 73,942



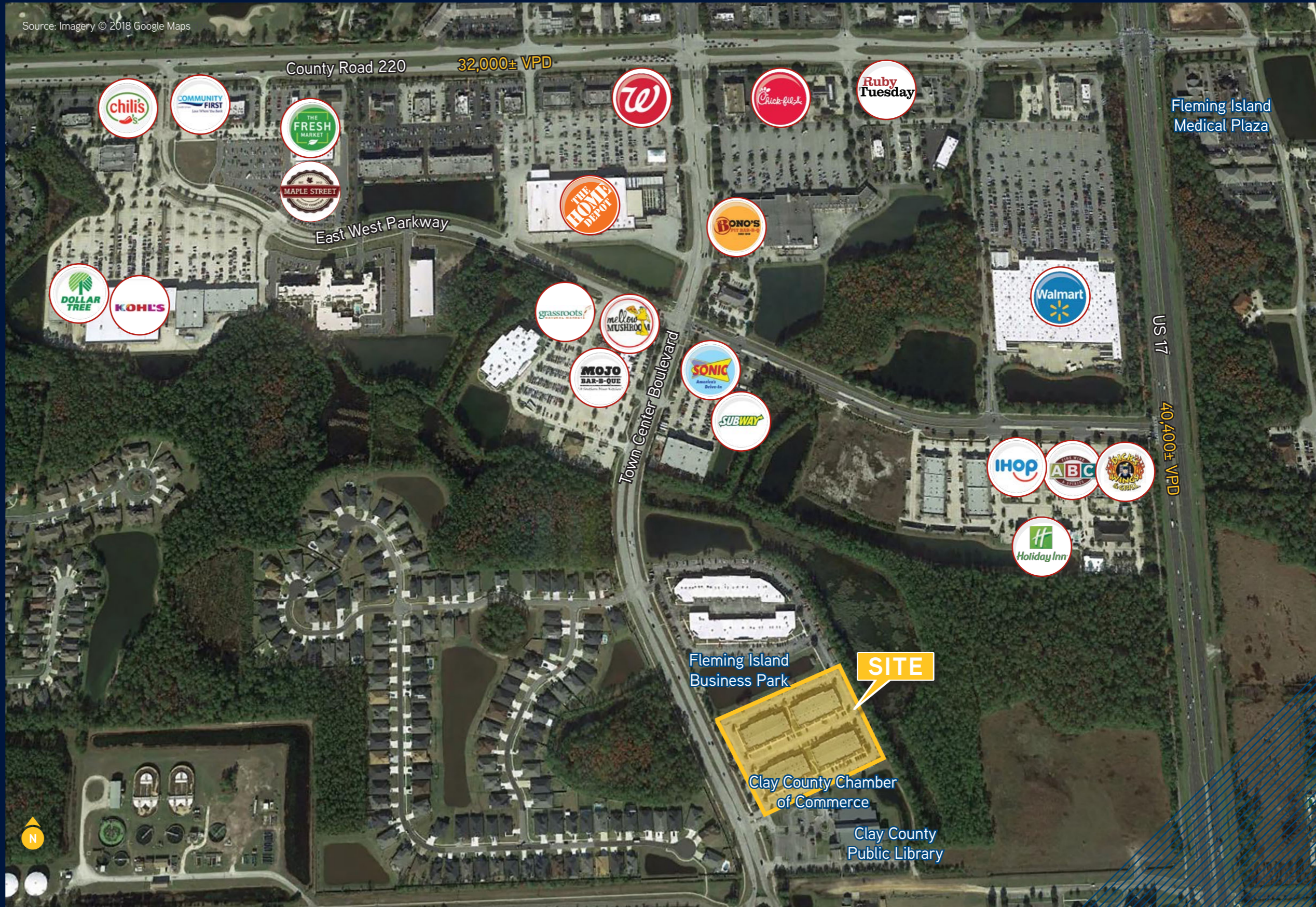
2019 DAYTIME POPULATION

- 1 Mile: 9,735
- 3 Mile: 26,743
- 5 Mile: 57,822



2019 AVERAGE HH INCOME

- 1 Mile: \$99,033
- 3 Mile: \$1104,945
- 5 Mile: \$99,015



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