

LEASE RETAIL | C-Store

2225 Doctors Inlet Rd.
CR 220
Middleburg, FL 32068

SPACE AVAILABLE:

1,200± sf End-cap

LEASE RATE - NNN

\$18/sf Base Rent + \$4.50/sf CAM
plus sales tax



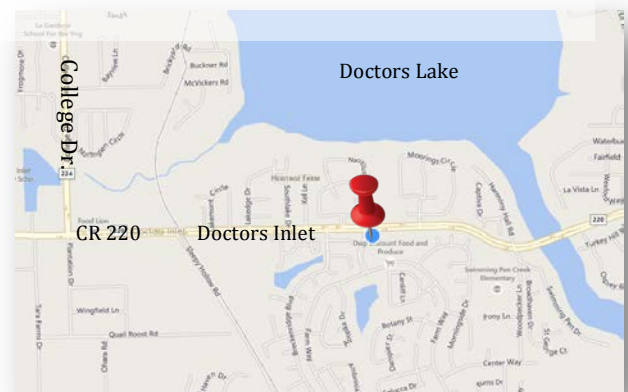
SPACE DESCRIPTION: Retail space with own entrance, next to convenience store. Signage over store entrance and space on monument signage on CR 220. Easy access in and out of property.

TRAFFIC COUNTS: 26,550 AADT (2013)

LOCATION: Property is located on Doctors Inlet Rd. (CR 220) just east of College Rd. (CR 224). Situated next to Silo Shoppes retail center.

2013 DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	5,488	38,418	87,311
Avg. HH Income	\$78,002	\$82,839	\$82,124
Daytime Businesses	236	2,227	4,975
Daytime Employees	708	9,335	23,015



Jeffery T. Robison

Broker | Principal

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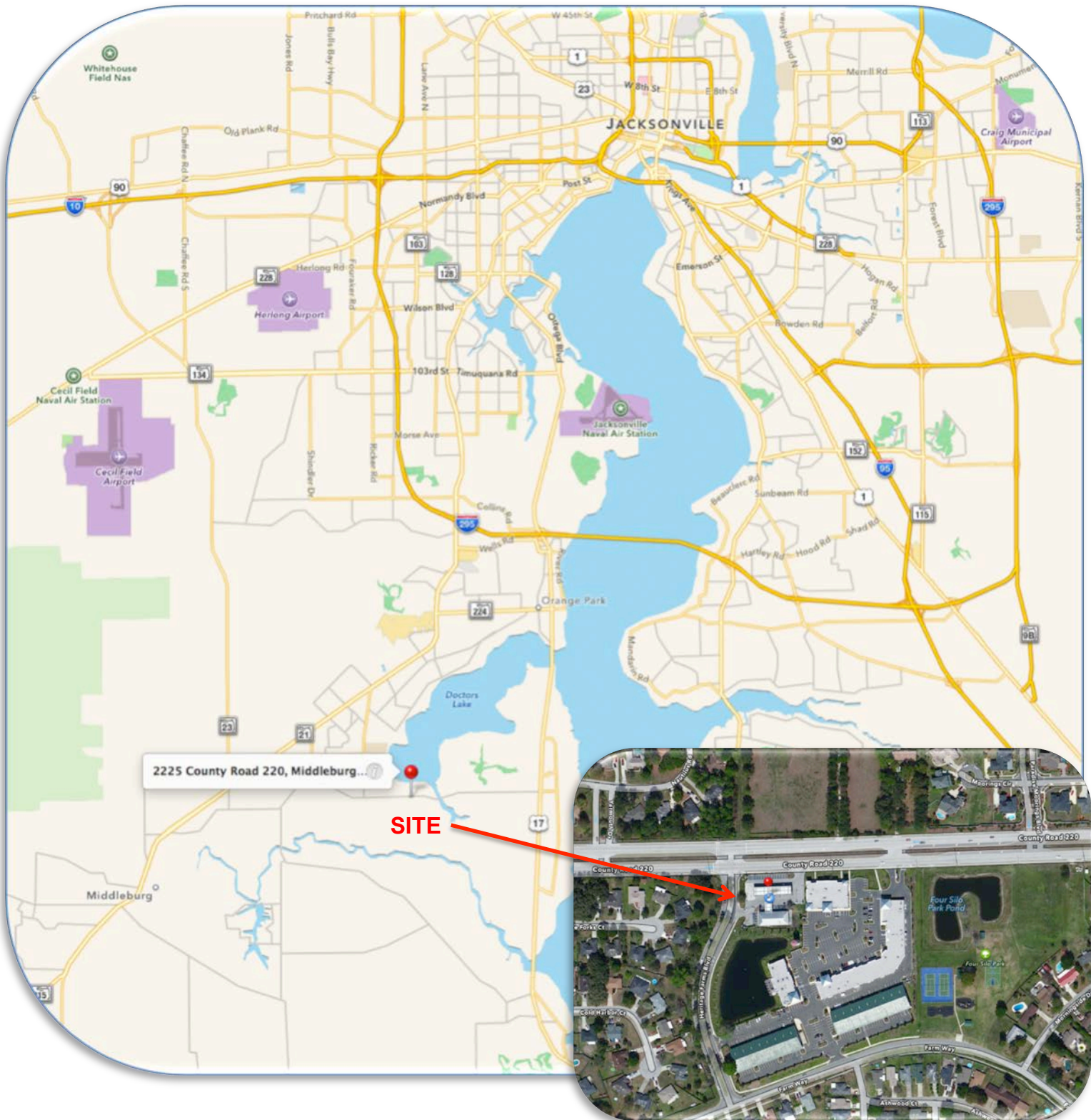
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MAP of 2225 Doctors Inlet Rd. (CR 220), Middleburg, FL 32068



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