

# MEDICAL OFFICE SPACE FOR LEASE

4565 & 4575 US HIGHWAY 17  
ORANGE PARK, FL



## PROPERTY OVERVIEW

- Suites Available from 4,000 - 12,088 SF
- Two medical office buildings located in the growing community of Fleming Island, just south of Jacksonville
- Excellent location with great visibility off US 17 with nearby hospitals, retail, and hotels
- Customizable suites with generous Tenant Improvement Allowances
- Direct access and ample parking on-site for tenants and patients
- Neighboring tenants include Southeast Orthopedic, DaVita, Brooks Rehab, Akumin, First Coast Heart, and Family Care Partners

## 2022 DEMOGRAPHICS WITHIN A 5-MILE RADIUS



POPULATION

93,078



MEDIAN AGE

42



MEDIAN HH  
INCOME

\$114,139



## CONTACT US TODAY!

[holladayproperties.com](http://holladayproperties.com)

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## ABOUT 4565

- Suites 4,000 - 12,088 SF Available
- 2-story building
- Generous Tenant Improvement allowance
- Customize to your practice needs

## ABOUT 4575

- 6,560 SF Available
- Single story building
- Generous tenant improvement allowance
- Customize to your practice needs



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