

**FOR LEASE**

# COLLEGE STATION

2561 - 2575 COUNTY RD 220 (SOUTH ORANGE PARK) MIDDLEBURG, FL 32068

## RETAIL & OFFICE SPACE FOR LEASE



### PROPERTY HIGHLIGHTS

- 5,400 SF daycare space available 1st quarter 2021
- Space has 6 classrooms, 5 bathrooms, large dining/kitchen area, 1 private office and an outdoor playground
- 2,000 SF fully built out chiropractor space available for immediate occupancy
- Average Daily Traffic Count:
  - CR 220: 32,000 VPD
  - College Dr: 20,000 VPD
- Lighted intersection of College Drive and County Road 220

### DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population	6,746	22,099	41,412
Average HH Income	\$88,721	\$86,380	\$87,343
Daytime Population	3,982	12,658	27,923

FOR ADDITIONAL INFORMATION PLEASE CONTACT

**Jessica Malcolmson**  
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# 954.559-1154

**J. MALCOLMSON**  
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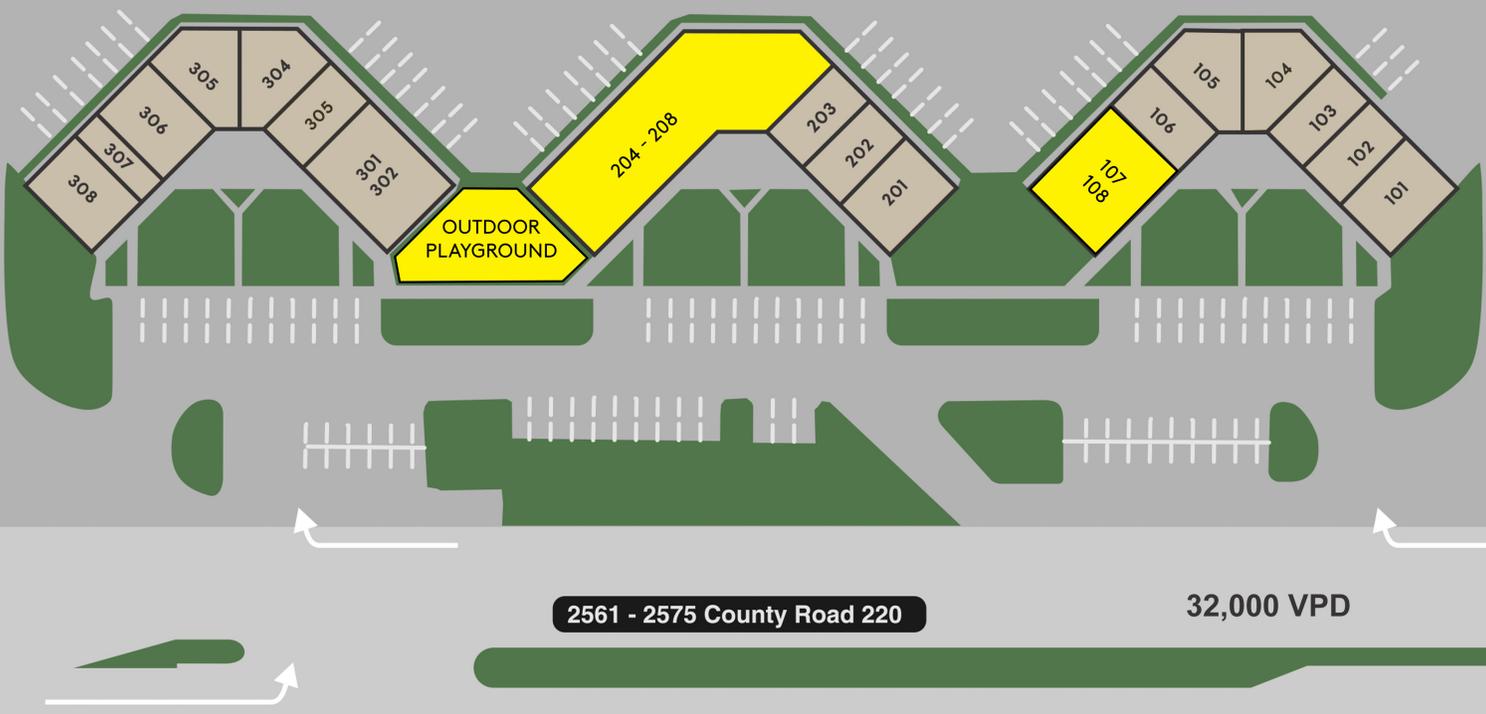


1000 LINCOLN ROAD, SUITE 240 | MIAMI BEACH | FL 33139

NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

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2561 - 2575 COUNTY ROAD 220 (SOUTH ORANGE PARK) MIDDLEBURG, FL 32068



## TENANTS

- 101 BAMBINO'S PIZZA
- 102 FULL CIRCLE COUNSELING
- 103 CHARISMA SPA
- 104 TEAL HAMMER
- 105 MARY'S RIGHT CUT
- 106 WEIGHTLESS WEIGHT LOSS
- 107-108 VACANT 2,000 SF (CHIROPRACTOR SPACE)**
- 201 YAMASUSHI
- 202 AARON INSURANCE
- 203 DOG GROOMING
- 204-208 VACANT 5,400 SF (DAYCARE SPACE)**
- 301-302 ROUND ROBIN CONSIGNMENT
- 303 ALTERATIONS
- 304 DIGITAL PLANET
- 305 PRESENT TENSE COFFEE & BOOKS
- 306 QQ MASSAGE
- 307 LOCKSMITH
- 308 GOOD DAY PHARMACY

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