



# VILLAGE SHOPPES AT DOCTOR'S INLET

2550 CR 220 • MIDDLEBURG, FL

**1,200 SF AVAILABLE**

- ◆ ± 51,500 SF SHOPPING CENTER
- ◆ NE CORNER OF CR 220 AND COLLEGE DRIVE
- ◆ ANCHORED BY WALMART NEIGHBORHOOD MARKET
- ◆ OTHER TENANTS: FIRST WOK, TOP 10 NAILS, AND SALSA'S MEXICAN RESTAURANT

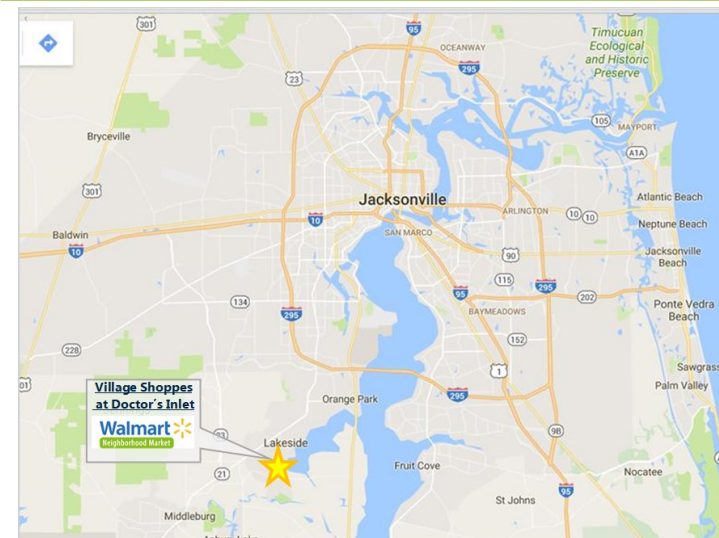
### DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	6,858	41,910	95,265
DAYTIME POP.	849	6,918	25,735
AVG. HH INCOME	\$111,075	\$101,763	\$106,799

### TRAFFIC COUNTS

DOCTORS INLET RD  
**27,429 VPD**

COLLEGE DR  
**20,065 VPD**





**TENANT LIST**

ANCHOR	WALMART NEIGHBORHOOD MARKET	38,700 SF	5	FIRST WOK	1,200 SF
1	PLANTATION DENTAL CARE	2,000 SF	6	TOP 10 NAILS	1,200 SF
2	LIQUOR STORE	1,200 SF	7	SALSA'S MEXICAN RESTAURANT	4,800 SF
<b>3</b>	<b>AVAILABLE</b>	<b>1,200 SF</b>	ATM	VYSTAR CREDIT UNION	KIOSK
4	TOBACCO SHOP	1,200 SF			