

MEDICAL SPACE FOR LEASE

1853 County Road 220 | Fleming Island, Clay County, FL

OM VENTURES



PRIME MEDICAL USE OPPORTUNITY
2,000 – 8,000 SF Available

The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

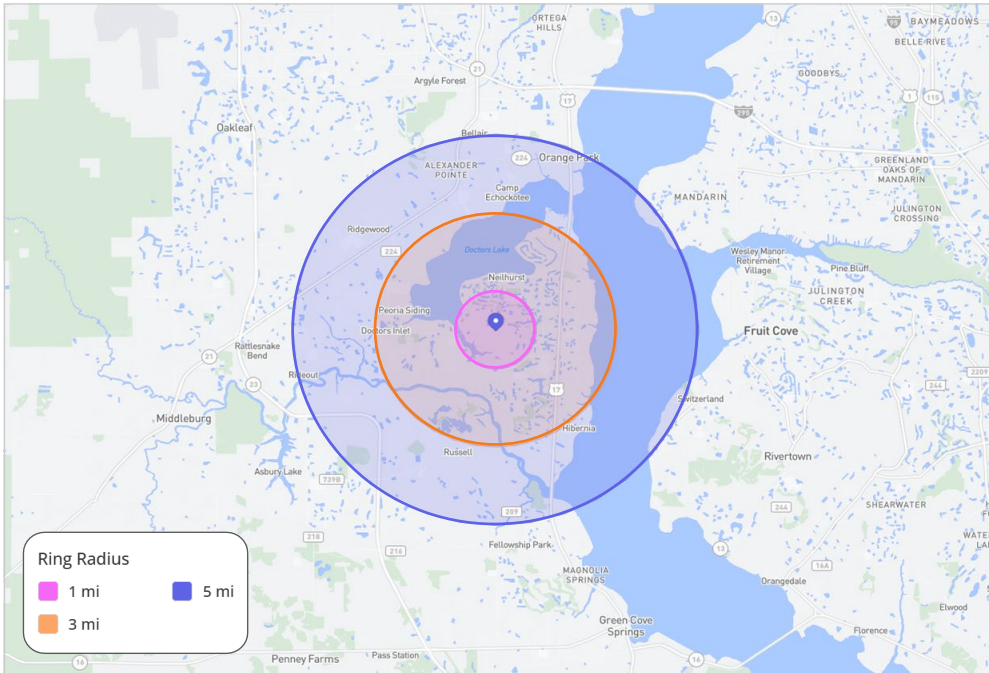
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2025 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Total Population	7,464	44,695	86,465
Average Age	42.88	43.24	43.17
Total Households	2,684	16,459	32,056
Average HH Income	\$137,555	\$136,640	\$120,018



LOCATION

SWQ CR 220 & Claude Rd
1853 County Road 220, Fleming Island, FL 32003



AVAILABLE

2,000 – 8,000 SF



RATE

Call for Details



HIGHLIGHTS

- Frontage along CR 220
- High Traffic Corridors
- Close to Complementary Services
- Ideal Demographics and Patient Base
- 5/1,000 Parking Ratio



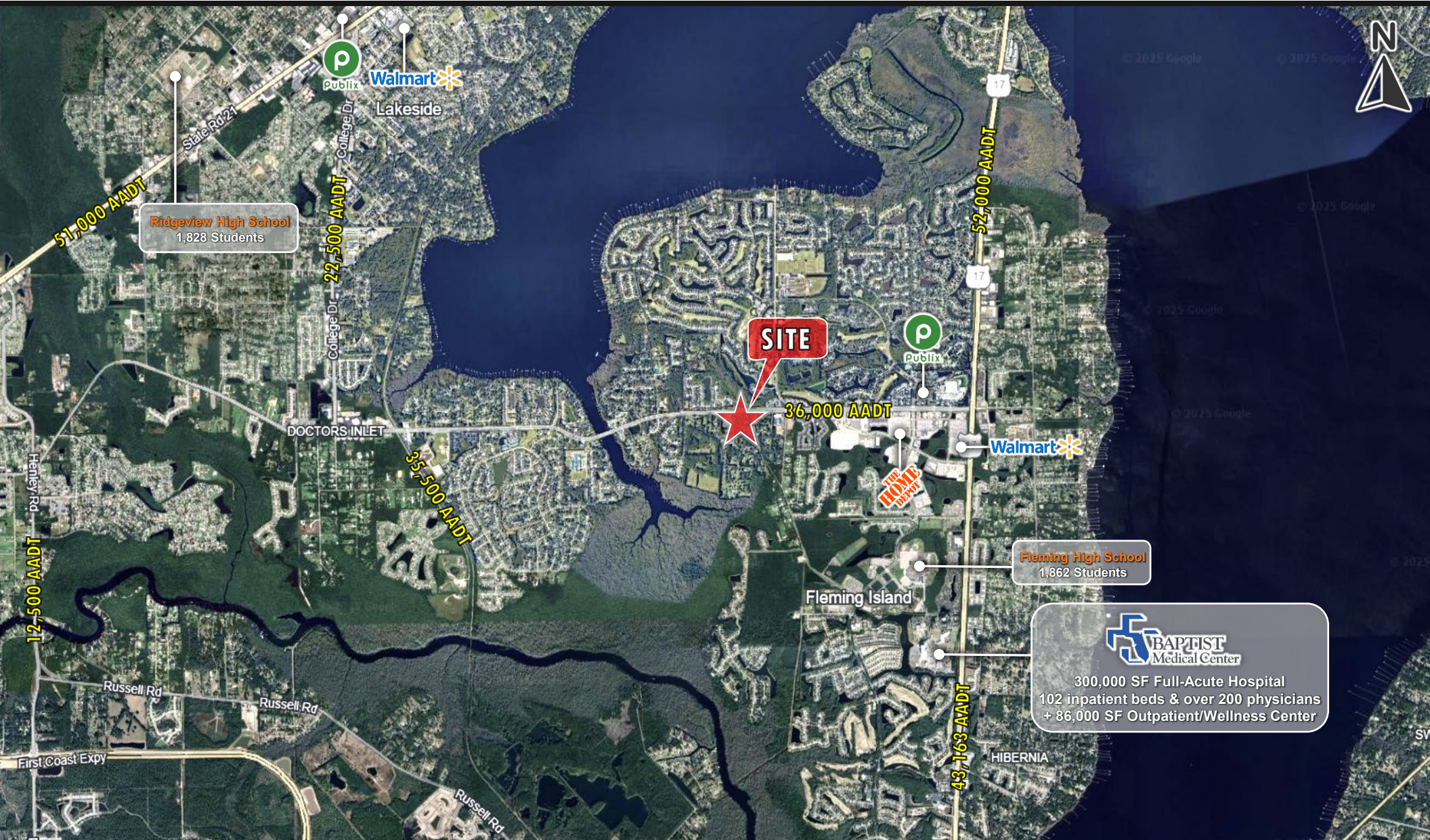
TRAFFIC COUNTS (FDOT)

CR 220: **36,000 VPD**
US Hwy 17: **52,000 VPD**

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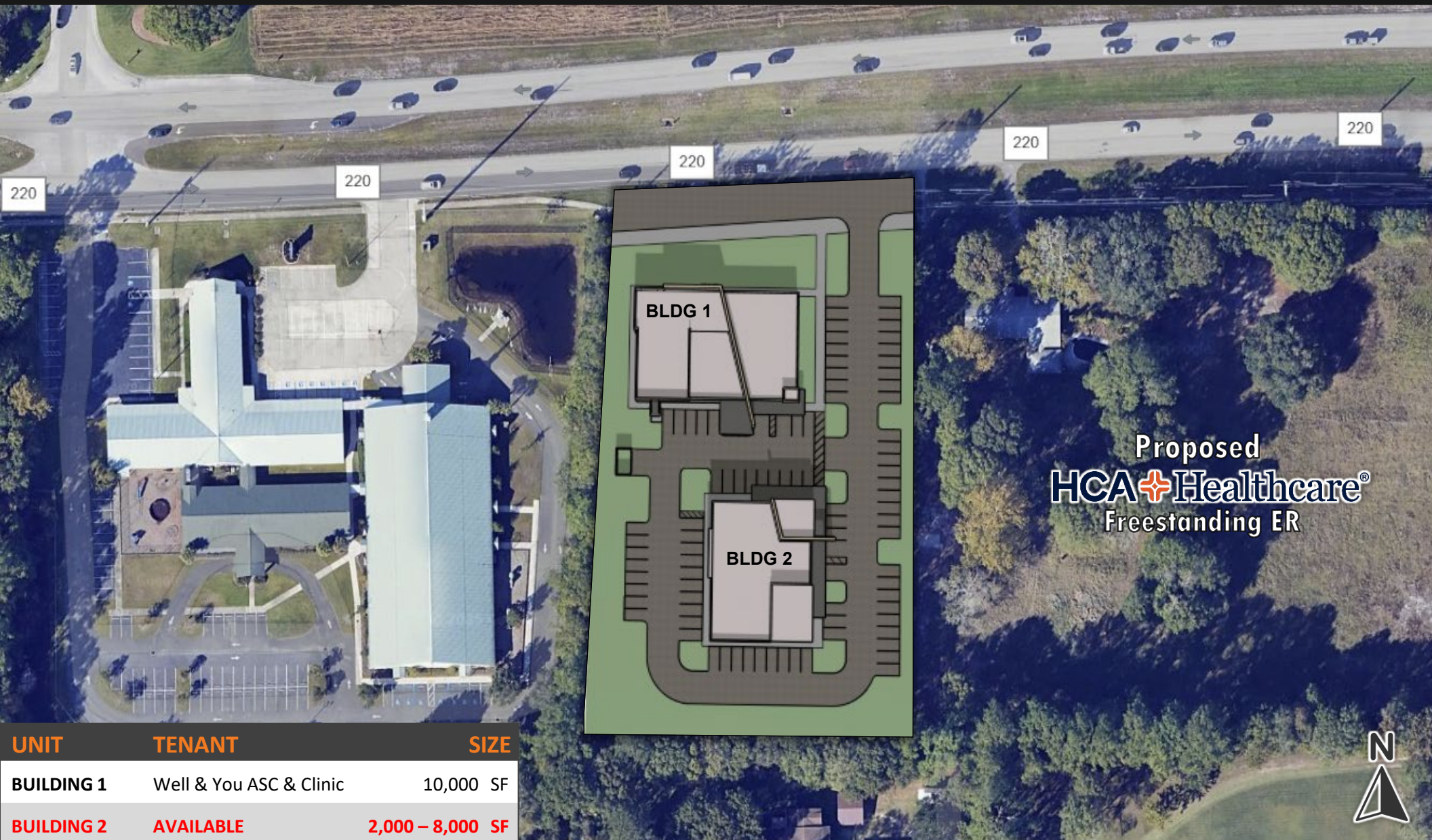
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Proposed
HCA+Healthcare®
Freestanding ER

UNIT	TENANT	SIZE
BUILDING 1	Well & You ASC & Clinic	10,000 SF
BUILDING 2	AVAILABLE	2,000 – 8,000 SF

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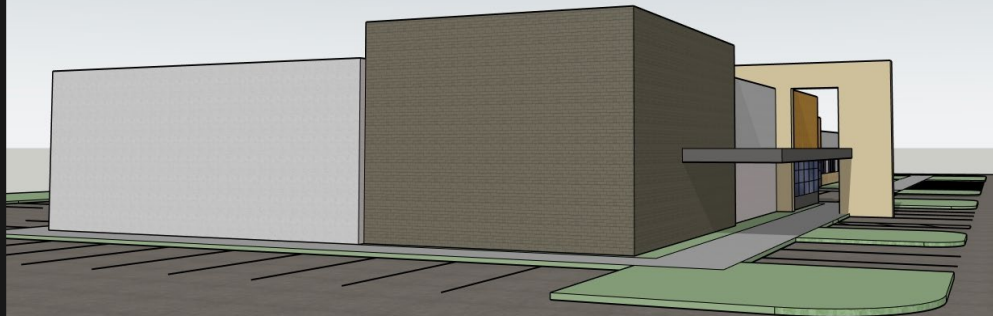
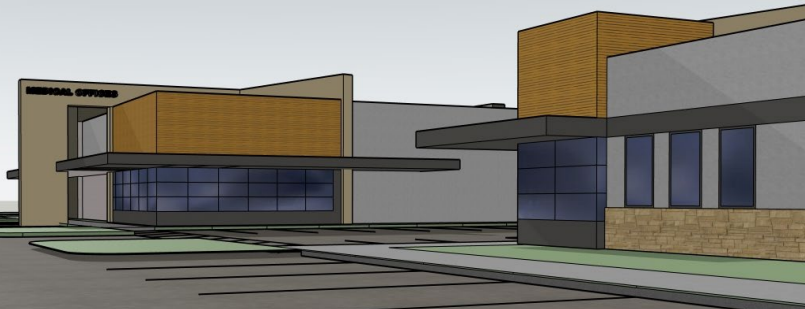
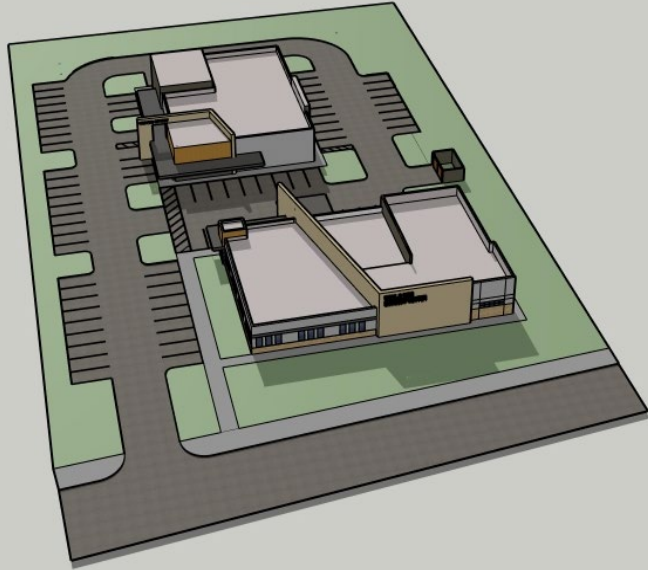
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