

MARKET FORCE
COMMERCIAL

2276 Village Square | Fleming Island, Florida

FOR LEASE



6,487+- SQUARE FEET

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The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Market Force CRE has not and will not verify any of this information, nor has Market Force CRE conducted any investigation regarding these matters. Market Force CRE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Market Force CRE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Market Force CRE Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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**YOUR SIGNAGE HERE**

Click or Scan for
the Marketing
Video:



MARKET FORCE is pleased to present this exclusive opportunity at 2276 Village Square Parkway for Educational/Medical or other retail/office uses.

Highlights:

- 100+- Parking Spaces on Site
- Less than ½ mile to Baptist Medical Center
- Multiple Synergistic Medical providers in the vicinity for outpatient referral options.

Offering Summary

| | |
|----------------|----------------------------|
| Asking Rate | \$23/PSF NNN |
| Square Footage | 6,487F+- |
| Acreage | 2.23+- ac |
| Space Delivery | Grey Shell |
| Zoning | Office/Medical/Educational |

2276 Village Square Site Plan

6,487+- SF

100+- Parking
Spaces
Available

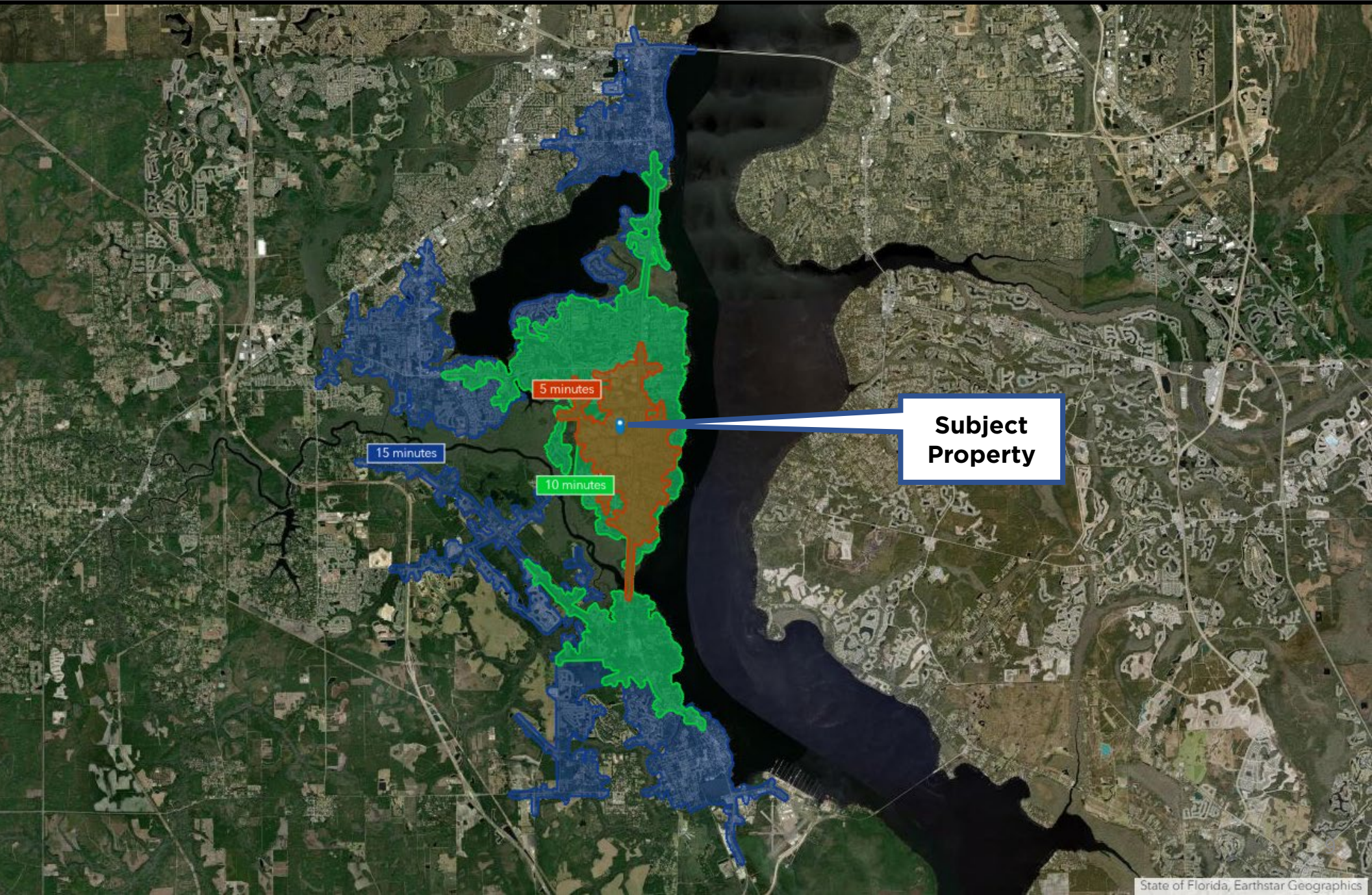


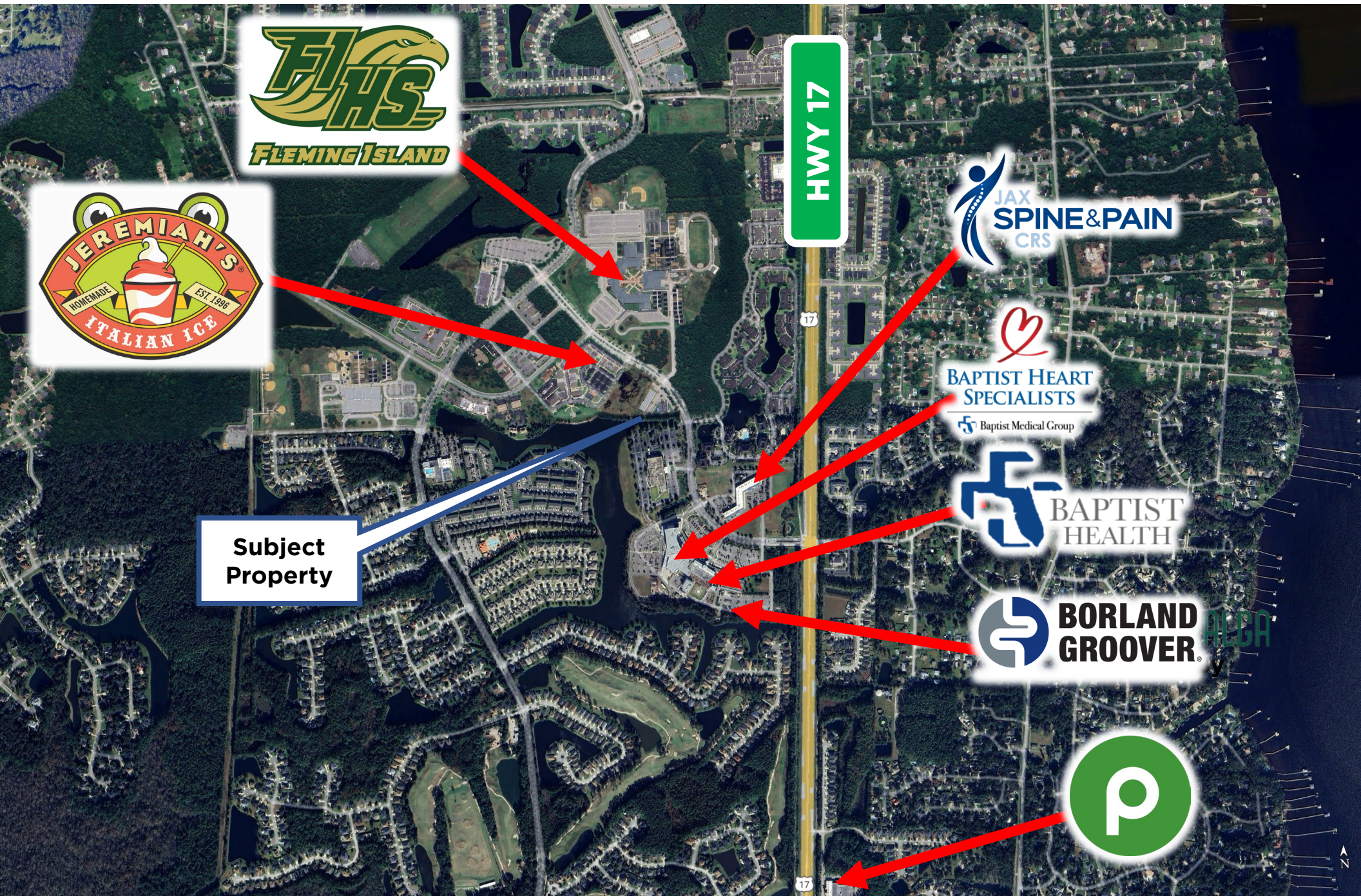


**Subject
Property**



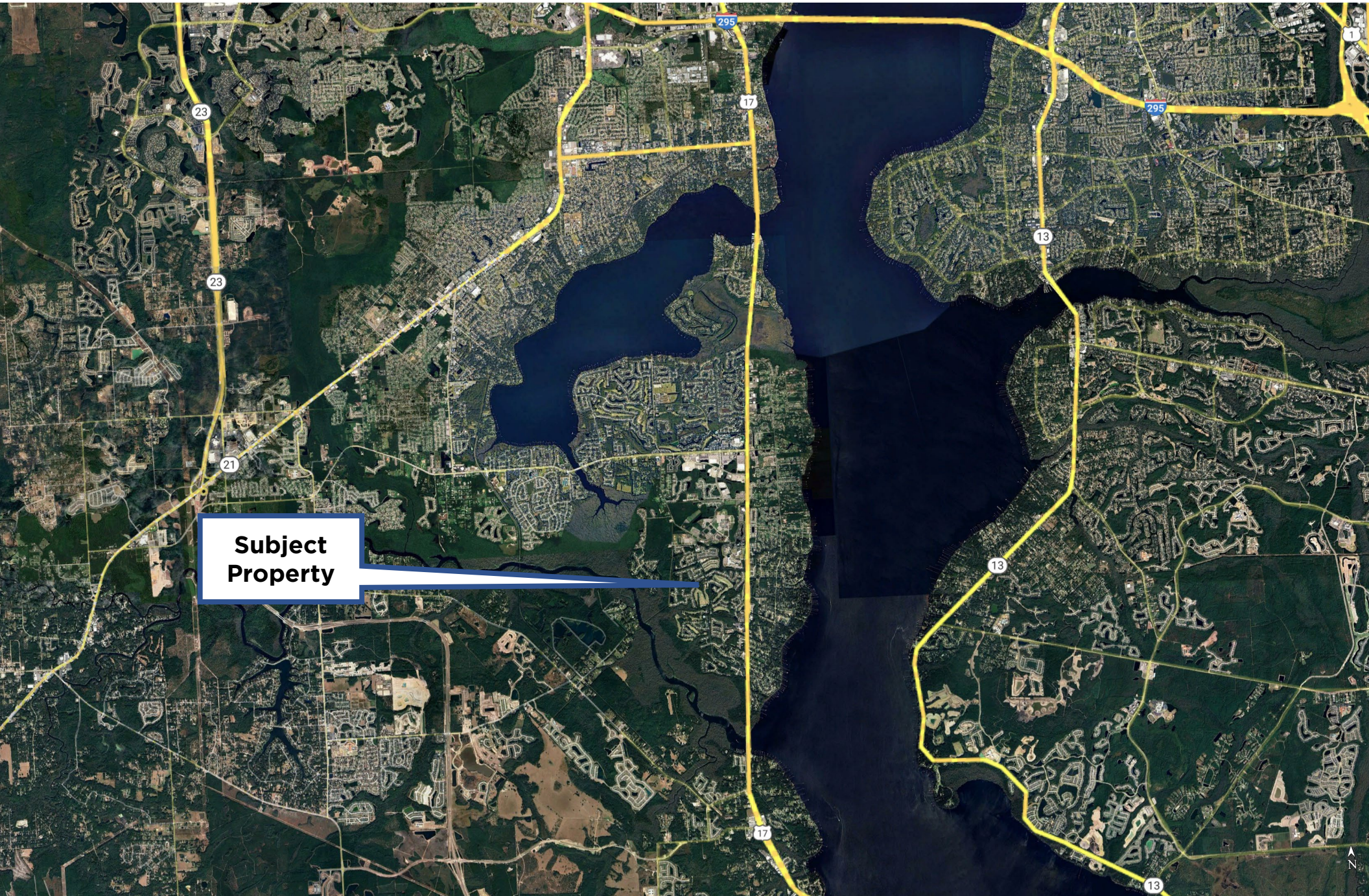
Drive Time Map





2276 Village Square | Fleming Island, Florida

Satellite Map



**Specifics and more details available on
request.**

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Sales

We are Commercial Investment Listing Brokers, experts in analyzing, valuing, and packaging an asset to bring to market to extract the highest possible value for the seller.

Leasing

In our ongoing quest to provide value to our clients, we do landlord representation as part of the total asset life cycle.

Advisory

For us, the broker-client relationship is an ongoing process of analysis, discourse, and research to determine the right course of action to serve the investment needs of the client.

Valuation

Using the latest market data, statistical tools, and our years of experience, we value every asset to extract maximum equity from the market.

Marketing

Our marketing expertise is second to none. As affiliates of the World's Largest Real Estate Brand, our network of affiliate brokers is unmatched.

Negotiation

We put the clients needs first at the negotiation table, period.



Zach Lemke
Commercial Associate

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Zach Lemke specializes in retail sales and leasing, with a focus on restaurant and bar properties. He holds a bachelors degree in Chemistry from the United States Military Academy at West Point, and previously served 6 years as an Infantry Officer in the United States Army.