

NOW UNDER NEW OWNERSHIP



FOR LEASE

Two Class A medical office buildings located in the growing community of Fleming Island.

FLEMING ISLAND MEDICAL PLAZA

GENEROUS TI ALLOWANCE

Generous Tenant Improvement Allowances available for customizable space layouts.

SUPERIOR LOCATION

Great visibility off US 17 with a daily traffic count of 58,000 vehicles

CUSTOMIZABLE SUITES

Generous Tenant Improvement Allowances available for customizable space layouts.





FLEMING ISLAND MEDICAL PLAZA



4565 US Highway 17

65,220 SF
Two-Story
Class A MOB
19,000 SF Available

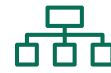
TRAFFIC COUNT
58,000 VPD



4575 US Highway 17

17,330 SF
Single-Story
Class A MOB
11,000 SF Available

PARKING RATIO
5/1,000



REFERRAL OPPORTUNITIES

Primary Care
Imaging
Orthopedics
Dialysis

DEMOGRAPHICS 5-MILE RADIUS



KEY FACTS

91,962
2020 Population

2.7
Average Household Size

43.5
Median Age



POPULATION TRENDS

4.8%
2000-2020 Annual Population Growth
(per square mile)

1.4%
2021-2026 Population Annual
Growth Rate



WEALTH

\$114,139
Median Household Income

\$248,419
Median Home Value

4.0%
Unemployment Rate



4565 & 4575 US Highway 17
Orange Park, FL 32003

FLEMING ISLAND MEDICAL PLAZA

