



Fleming Island Medical Plaza II

FOR LEASE

**1679 Eagle Harbor Pkwy.
Suite C & D
Fleming Island, FL 32003**

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[illegible]

 = COMMON AREA

 = AVAILABLE

[illegible]

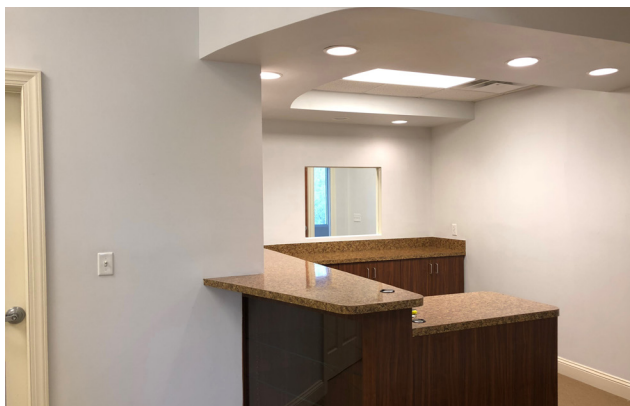
 = COMMON AREA
 = AVAILABLE

- › 2-story building (11,926± total SF)
- › Suite C (2,200± SF) and Suite D (2,300± SF) can be combined
- › Medical build-outs with customized cabinets and plumbing in each exam room
- › Labs, break room and walk-in showers in private doctors offices
- › Elevator access
- › Building signage and property monument signage available
- › Located within minutes from Baptist & Wolfson Children's Emergency Center
- › Many premier medical tenants surrounding the property
- › Strong demographics
- › Building Class: B+
- › 96 parking spaces

Suite	Available SF	Rate (per SF)
C	2,200±	\$22.00 MG
D	2,300±	\$22.00 MG
Total	4,500±	\$22.00 MG

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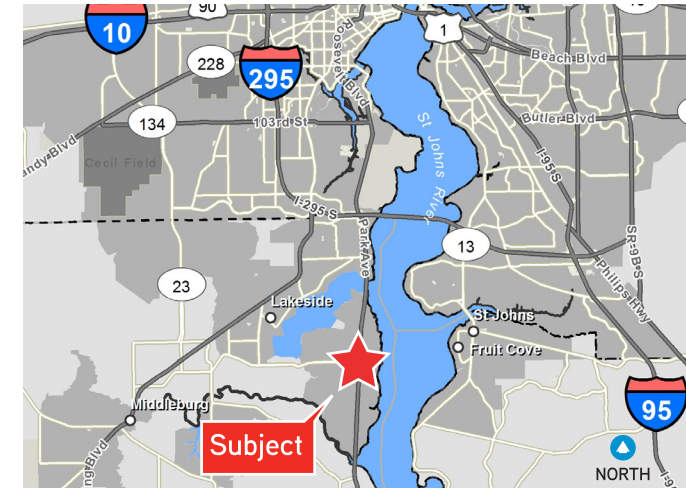
AERIAL



DEMOGRAPHIC SUMMARY

Demographics	1 Mile	3 Miles	5 Miles
2017 Population Estimate	4,235	29,736	76,432
2022 Population Projection	4,569	31,924	82,106
2017 Average Household Income	\$106,353	\$105,913	\$100,441

Source: Esri Business Analyst Online



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