



Fleming Island Medical Plaza I

FOR LEASE

**1685 Eagle Harbor Pkwy.
Fleming Island, FL 32003**

FRAN PEPIS
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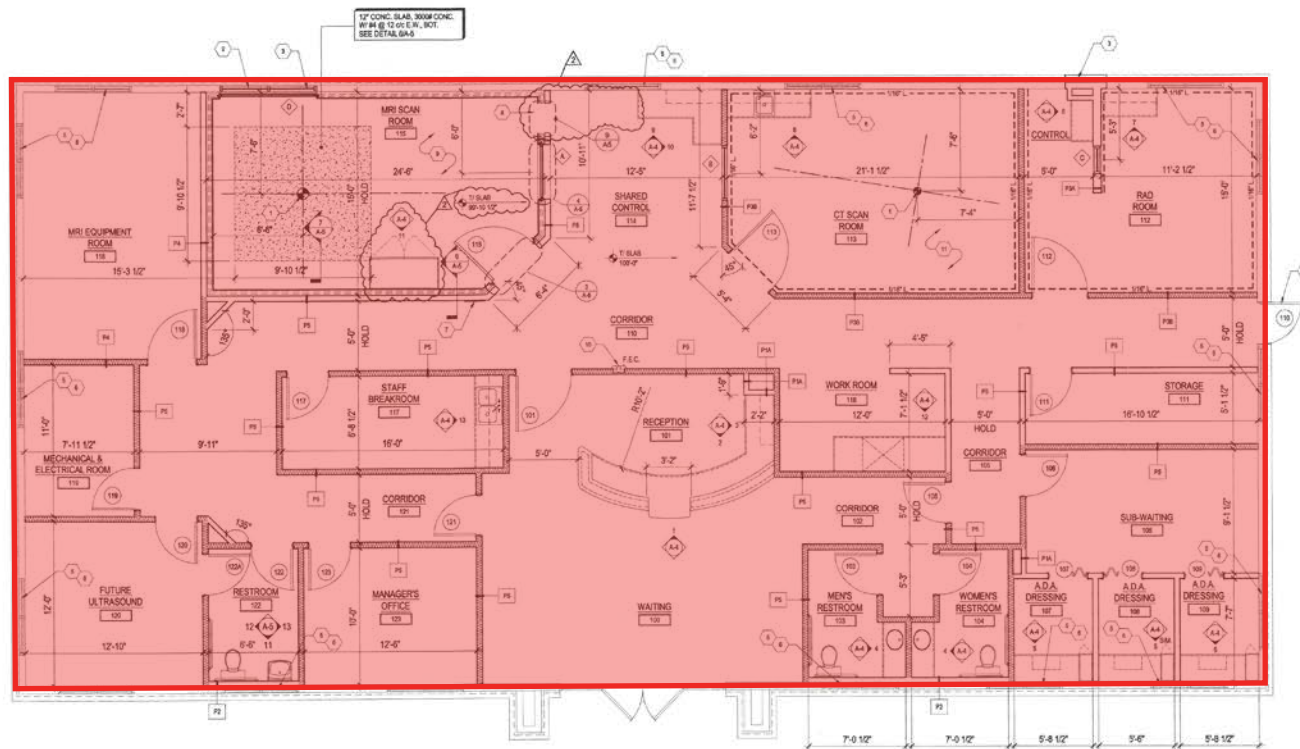


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FLOORPLAN



■ = AVAILABLE (4,232± SF)

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HIGHLIGHTS

- › 4,232± SF free standing building available
- › Former Imaging Center with 3 imaging rooms and 1 lead x-ray room
- › Dressing Rooms with lockers in place
- › Medical build-outs with customized cabinets
- › Built-in reception desk
- › Building signage and property monument signage is available
- › Located within minutes from Baptist & Wolfson Children's Emergency Center
- › Many premier medical tenants surrounding the property
- › Strong demographics
- › Building Class: B+
- › 113 parking spaces

AVAILABILITY

Available SF	Rate (per SF)
4,232±	\$22.00 MG

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Demographics	1 Mile	3 Miles	5 Miles
2018 Population Estimate	4,478	29,955	77,380
2023 Population Projection	4,846	32,274	83,341
2018 Average Household Income	\$99,954	\$107,938	\$102,051

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