

FOR SUBLEASE > FLEX/WAREHOUSE



Northeast Florida

# Silo Shoppes at Heritage Farms

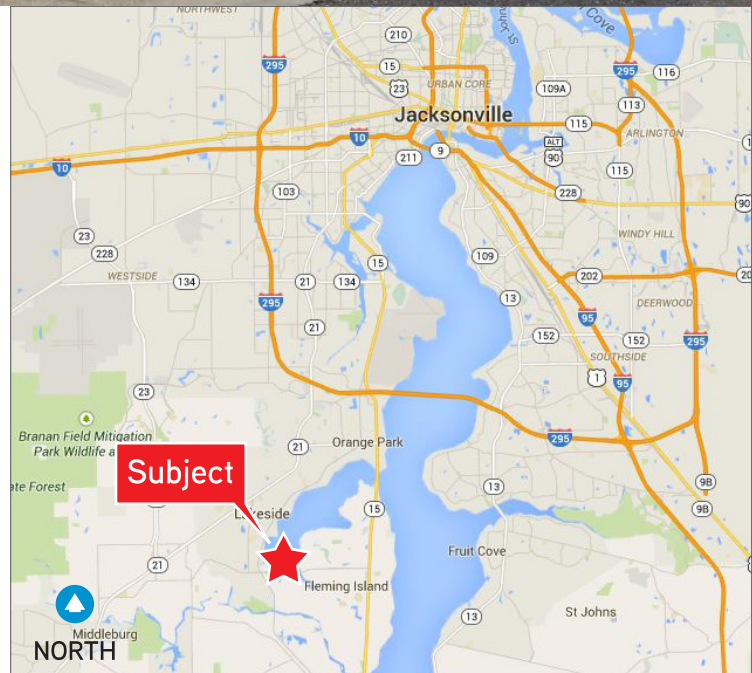
1633 FARM WAY RD, STE 507, MIDDLEBURG, FL 32068

2,500± SF AVAILABLE



## Building Features

- > Suite 507 totaling 2,500± SF
- > Great location for sub-contractor's Office
- > Centrally located to shopping, housing, and restaurants
- > Frontage on Heritage Farms Blvd and Farm Way Rd
- > Sublease available through 3/31/2019
- > Tenant is motivated to complete a competitive sublease
- > Zoning is PUD
- > Base Rent: \$1,648/month NNN (\$7.91/SF)
- > Operating Expenses: \$625.00/month (\$3.00/SF)



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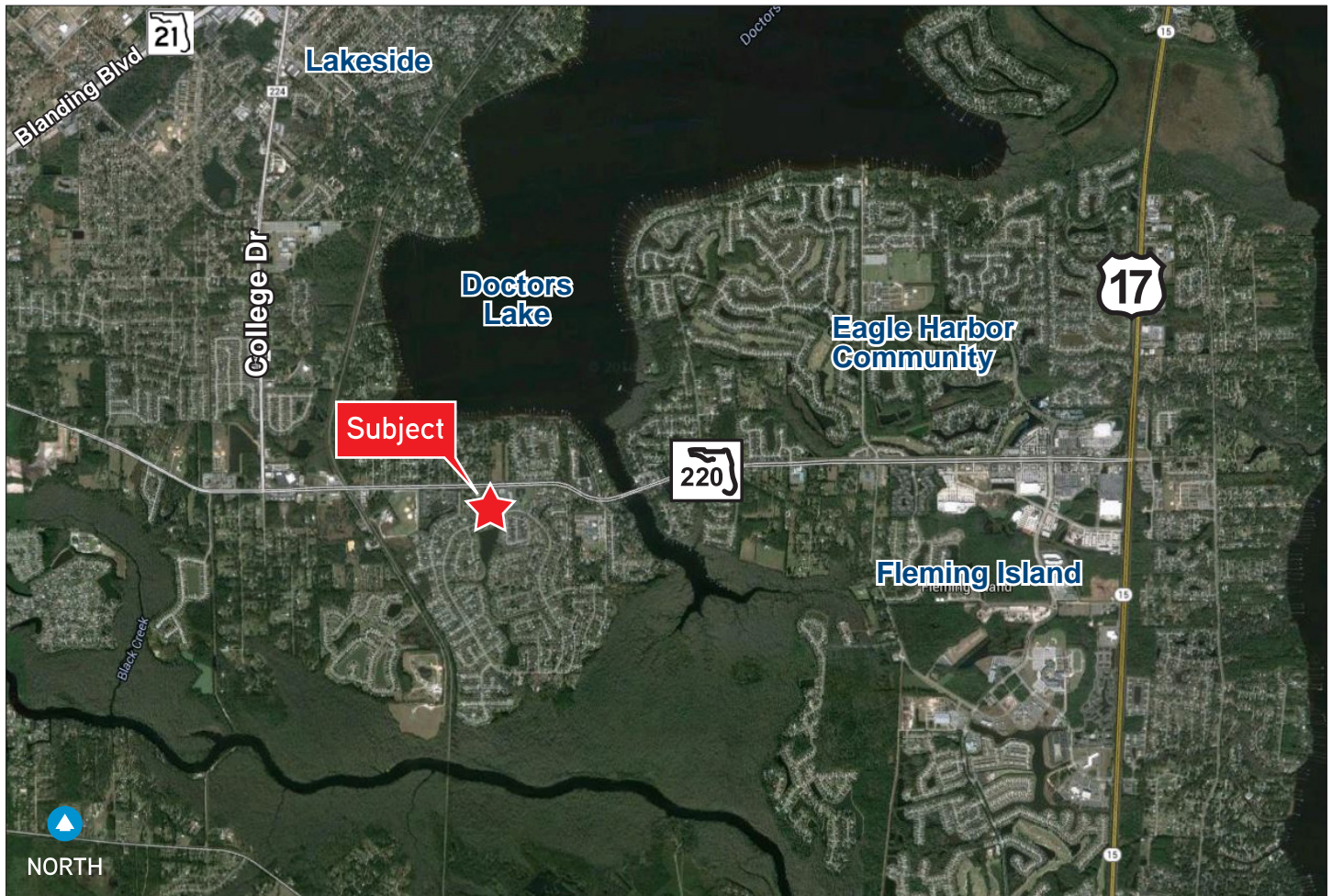
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# Aerial

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	6,691	38,447	90,735
Pop. Est. 2021	7,132	40,220	95,663
2016 Est. Avg. HH Income	\$90,147	\$88,333	\$86,096

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
CR 220	29,000	406

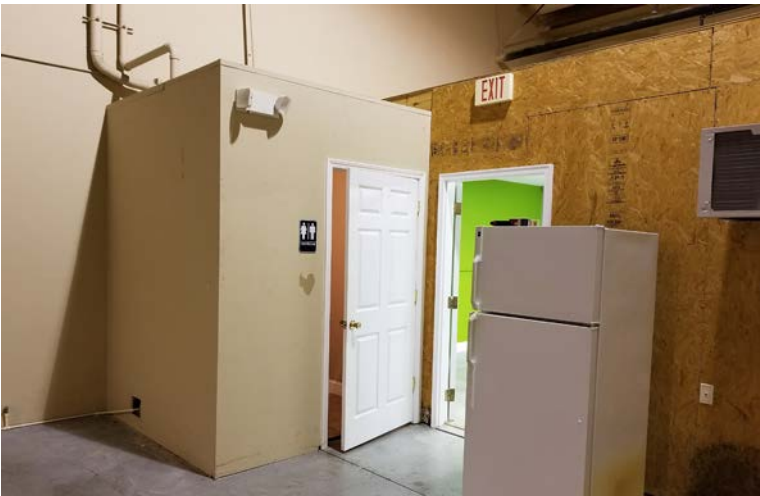
Source: Florida Department of Transportation (FDOT)



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# Property Photos

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# 2,500± SF Available

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## Contact Us

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Please contact us to see this property

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