

FOR LEASE > OFFICE



Northeast Florida

Doctors Inlet Center

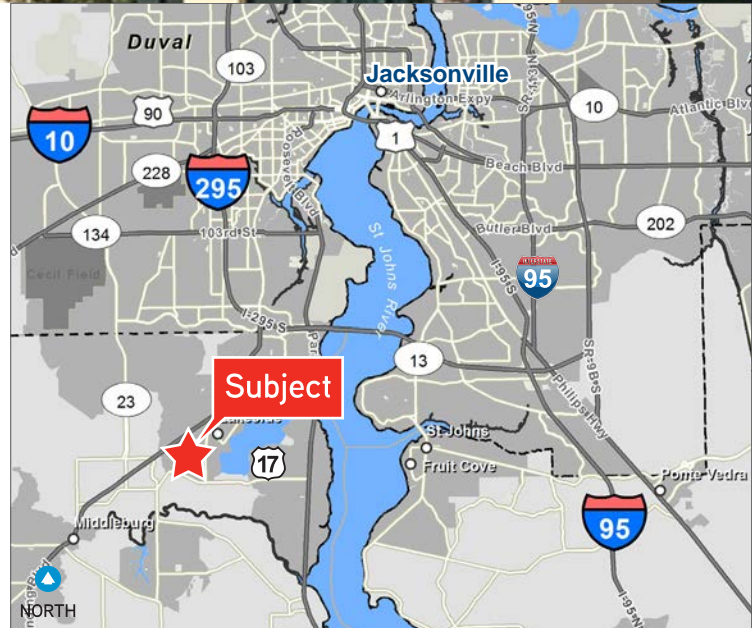
400-420 COLLEGE DR., MIDDLEBURG, FL 32068

2 BUILDINGS TOTALING 60,074± SF AVAILABLE



Property Features

- > Bldg. 400 Available for medical office
- > Bldg. 420 great for office, school, church or retail application
- > Suites available from 1,000± SF to 40,348± SF
- > Street front exposure with excellent visibility and 820'± of frontage on College Drive
- > Located in densely populated residential area
- > Ample parking
- > Centrally located and within 15 minutes of 3 hospitals: Orange Park Medical Center, St. Vincent's Clay County Hospital and Baptist Clay Medical Campus
- > Traffic Count: 19,700± vehicles/day on College Drive
- > Estimated CAM Rate: \$2.50/SF
- > **Lease Rate: \$12.00/SF NNN**



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Photos

DOCTORS
INLET
CENTER

400-420 COLLEGE DR., MIDDLEBURG, FL 32068

400 College Drive

- > 40,348± SF available
- > Current Tenant: Biomedical Applications of Florida



420 College Drive

- > 19,726± SF available
- > Current Tenants: Anytime Fitness, YUM Market, Nail Salon, Lansing Trade Group, and Discount Tire



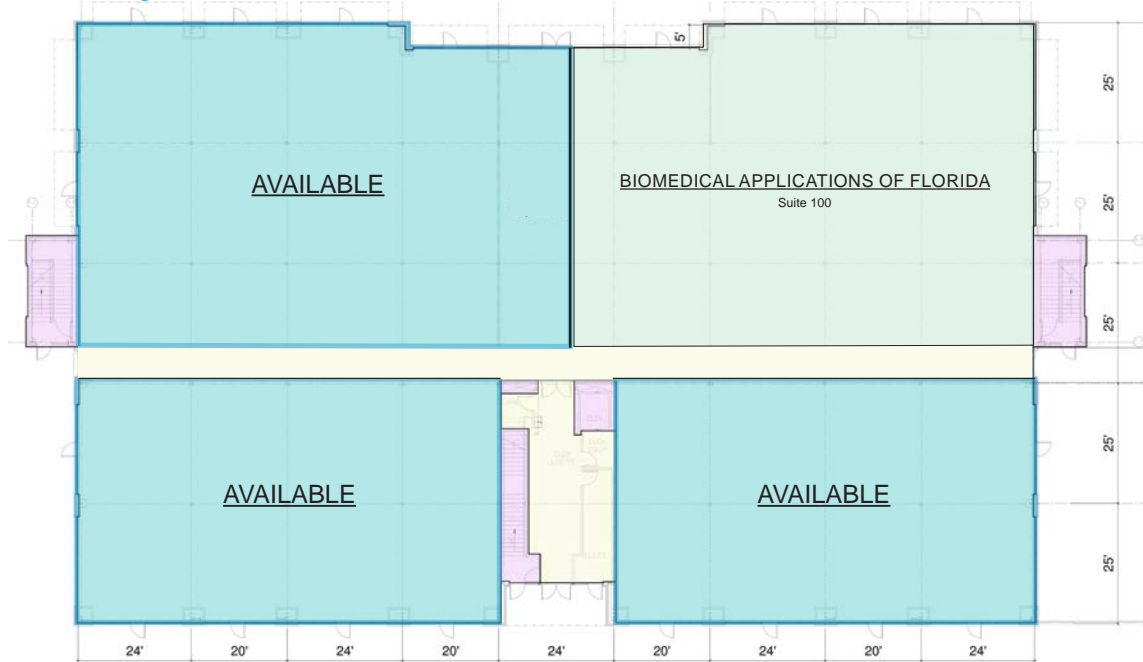
Site Plan - Building 400

400 COLLEGE DR., MIDDLEBURG, FL 32068



Available Space: 1,431± SF to 40,348± SF

400 College Dr. - First Floor - 16,074± SF Available



400 College Dr. - Second Floor - 24,274± SF Available



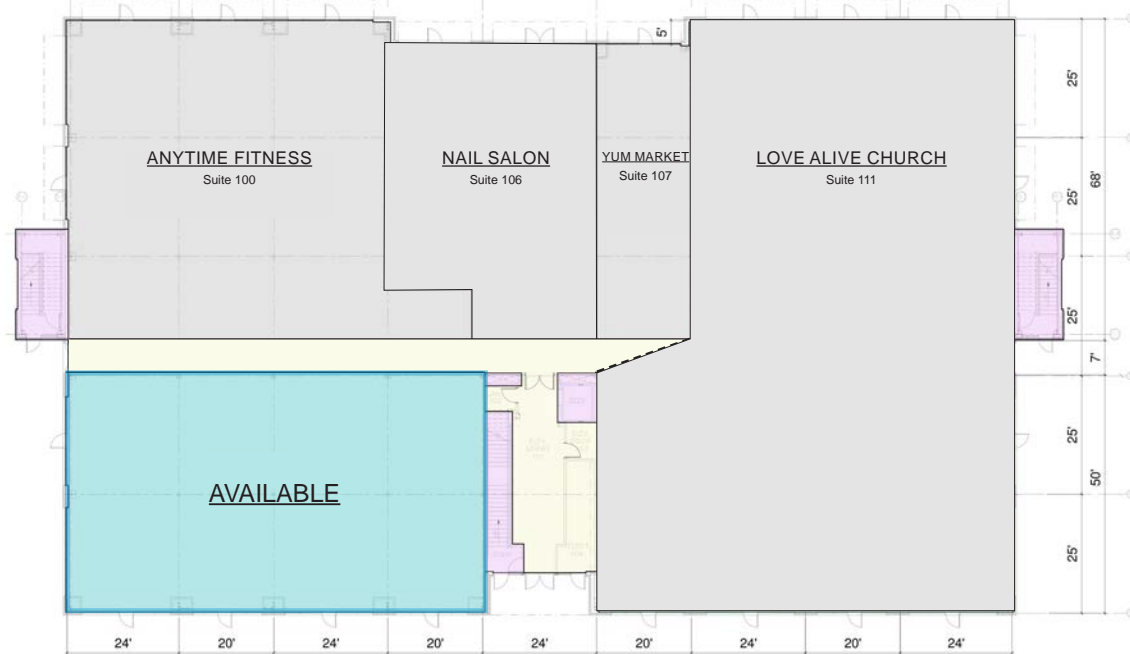
Site Plan - Building 420

420 COLLEGE DR., MIDDLEBURG, FL 32068

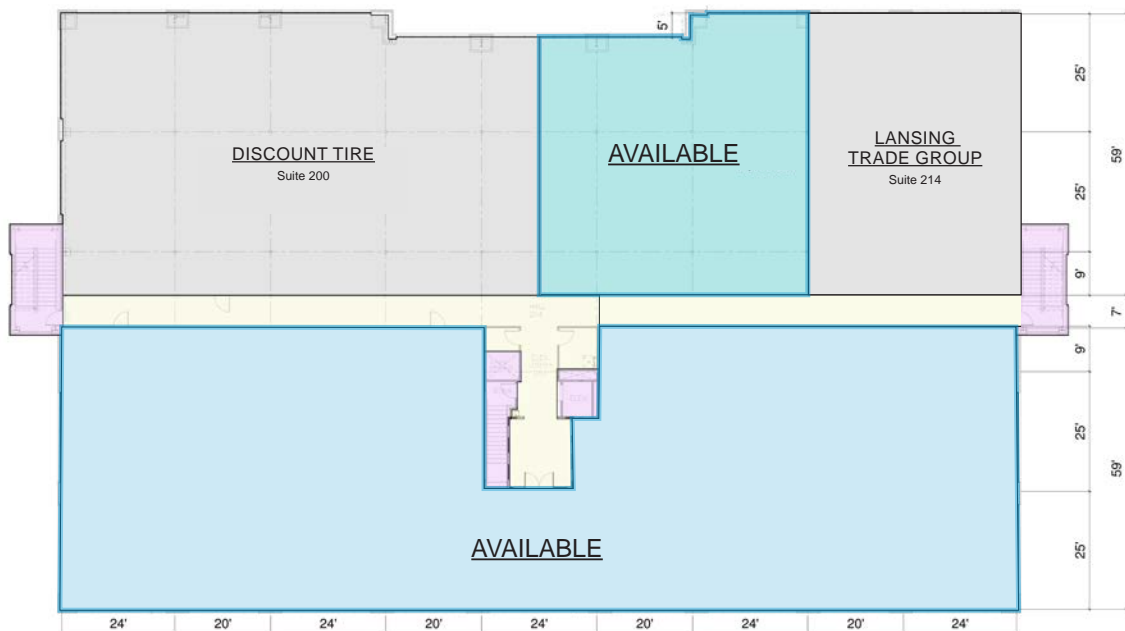


Available Space: 1,000± SF to 19,726± SF

420 College Dr. - First Floor - 4,325± SF Available



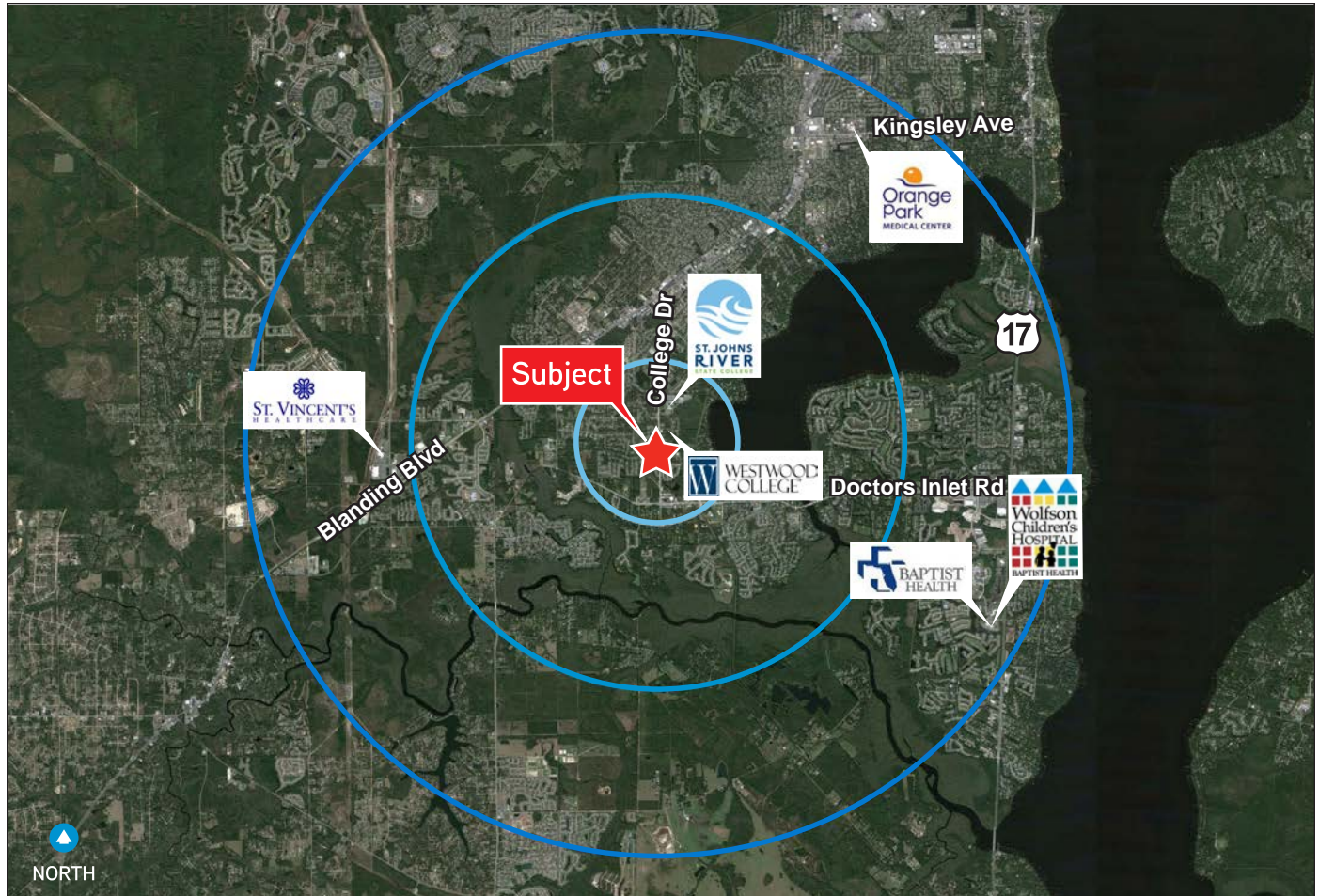
420 College Dr. - Second Floor - 15,401± SF Available



Aerial

400-420 COLLEGE DR., MIDDLEBURG, FL 32068

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DISTANCE TO:

Blanding Blvd.	2.2 mi	St. Vincent's Healthcare	5.2 mi
CR 220	0.6 mi	Wolfson Children's Hospital	22.7 mi
Fleming Island	4.1 mi	I-295	7.1 mi
Orange Park Mall	6.2 mi	I-10	15.8 mi

Demographics	1 Mile	3 Mile	5 Mile
2017 Population	6,781	45,442	97,987
2017 Households	2,306	15,964	34,773
2017 Avg. Household Income	\$75,267	\$80,044	\$83,476

Source: STDB

Contact Us

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