

FOR LEASE > OFFICE



Northeast Florida

Doctors Inlet Center

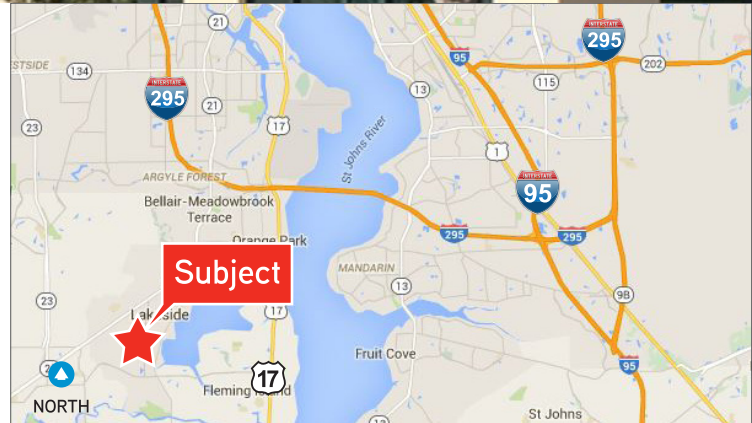
400-420 COLLEGE DR. MIDDLEBURG, FL 32068

2 BUILDINGS TOTALING 69,523± SF AVAILABLE



Property Features

- > Bldg. 400 excellent location for medical office
- > Bldg. 420 great for office, school, church or retail application
- > Suites available from 1,000± SF to 24,274± 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: 18,500± vehicles/day on College Drive
- > 2017 Estimated CAM Rate: \$2.50/SF
- > **Lease Rates:** \$10.00 - \$12.00/SF NNN



Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	6,527	44,335	94,825
2016 Est. Households	2,237	15,459	33,964
2016 Est. Avg. HH Income	\$75,267	\$80,044	\$83,476

Source: Nielsen

CHUCK DIEBEL, CCIM
+1 904 358 1206 | EXT 1112
JACKSONVILLE, FL
5493 chuck.diebel@colliers.com

RONALD A. MCVAY
+1 904 358 1206 | EXT 1123
JACKSONVILLE, FL
ronald.mcvay@colliers.com

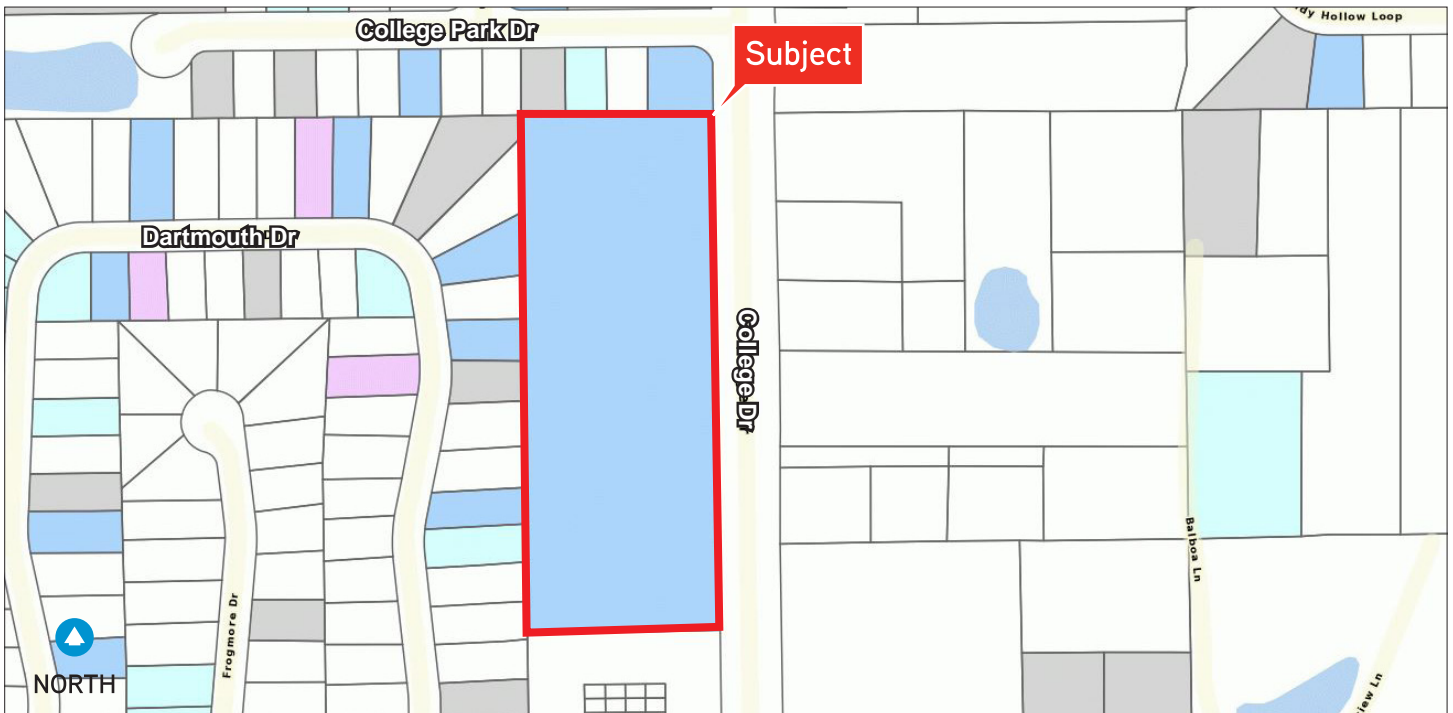
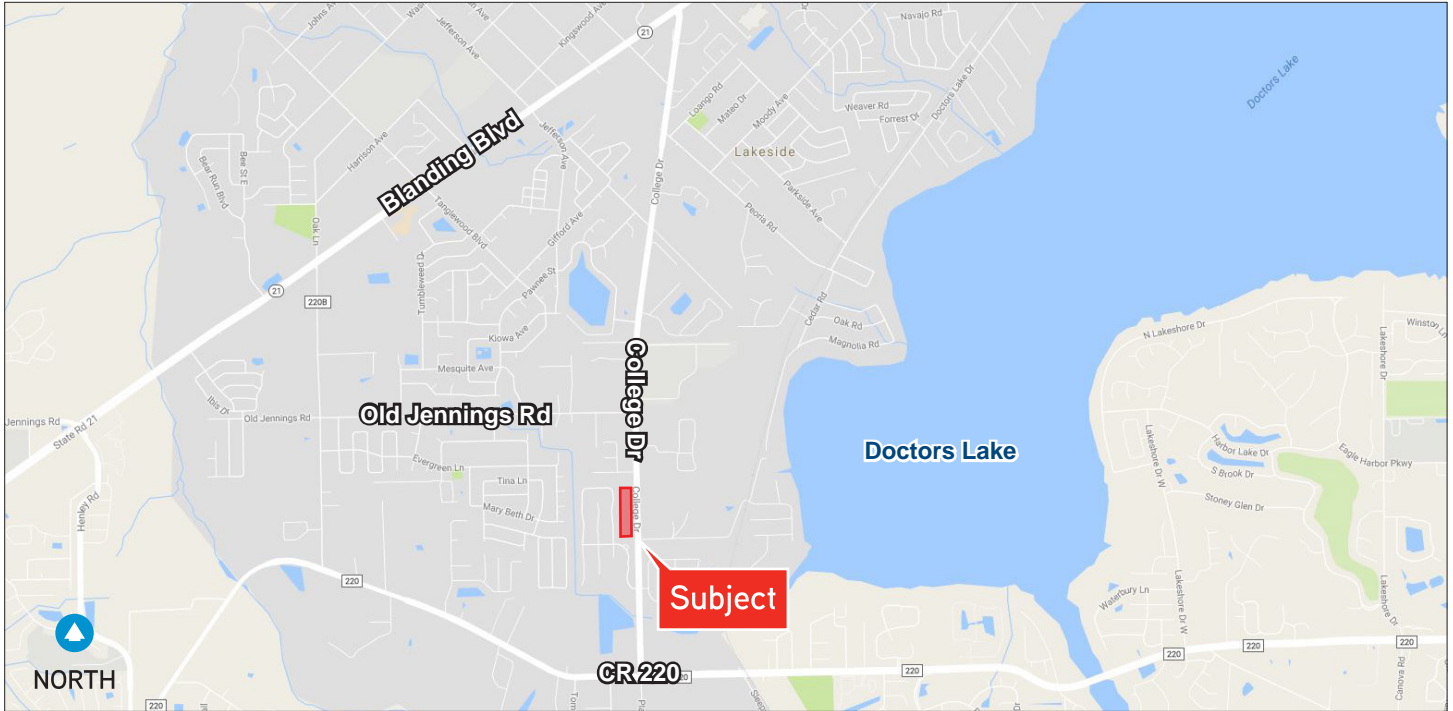
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Street & Plat Map

400-420 COLLEGE DR. MIDDLEBURG, FL 32068

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Photos

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400-420 COLLEGE DR. MIDDLEBURG, FL 32068

400 College Drive

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



420 College Drive

- > 29,175± SF available
- > Current Tenants: Anytime Fitness, YUM Market, Nail Salon, Interstate Commodities, and Discount Tire



Site Plan - Building 400

400 COLLEGE DR. MIDDLEBURG, FL 32068

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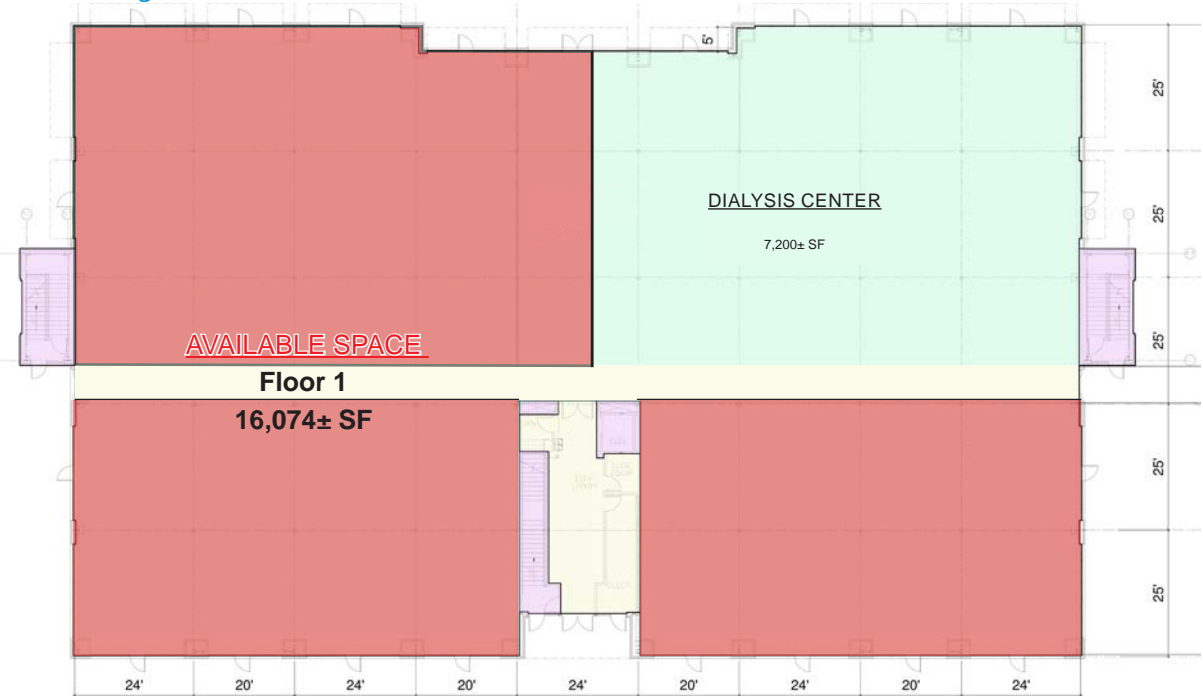
College Dr

400 College Dr - First Floor

Bldg 400	
Space	RSF
1st Floor Total	23,274±
Dialysis Ctr	7,200±
Available	16,074±
2nd Floor Total	24,274±
Available	24,274±
TOTAL AVAILABLE: 40,348± SF	

Minimum Divisible:
1,000± SF

Maximum Contiguous:
24,274± SF (2nd Floor)



400 College Dr - Second Floor



Site Plan - Building 420

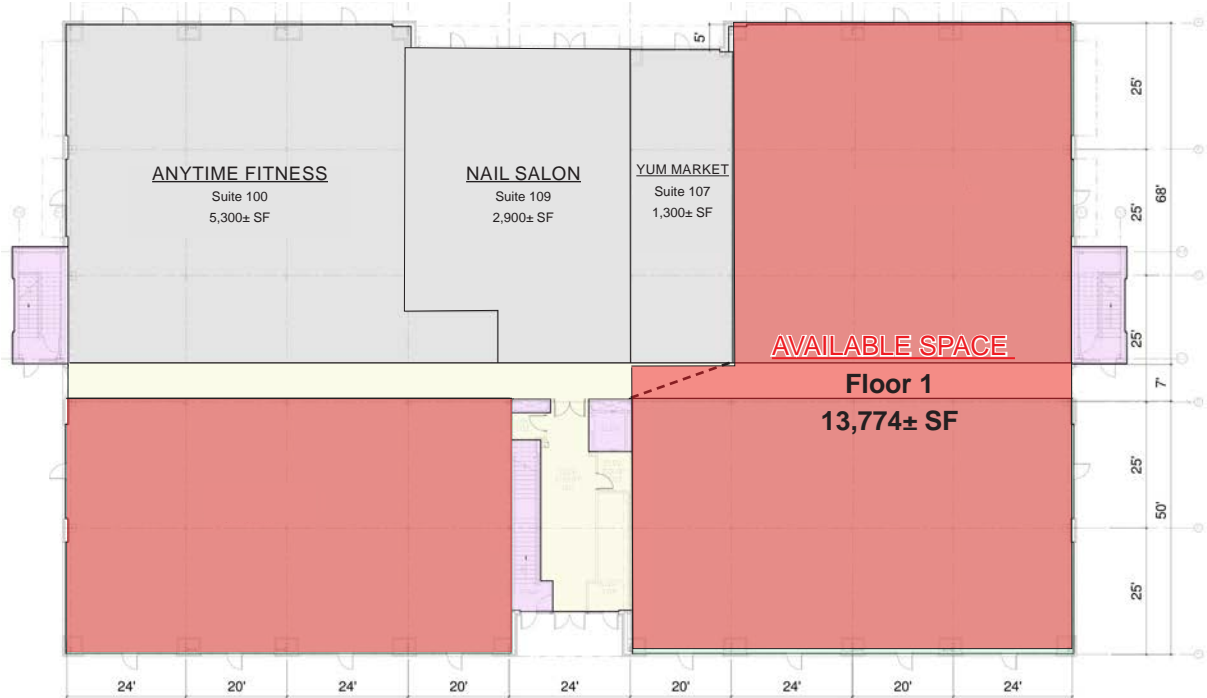
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College Dr

420 College Dr - First Floor

Bldg 400	
Space	RSF
1st Floor Total	23,274±
Anytime Fitness	5,300±
Nail Salon	2,900±
Yum Market	1,300±
Available	13,744±
2nd Floor Total	24,274±
Discount Tire	6,277±
Interstate Commodities	2,596±
Available	15,401±
TOTAL AVAILABLE:	
29,175± SF	



Minimum Divisible:
1,000± SF

Maximum Contiguous:
15,401± SF

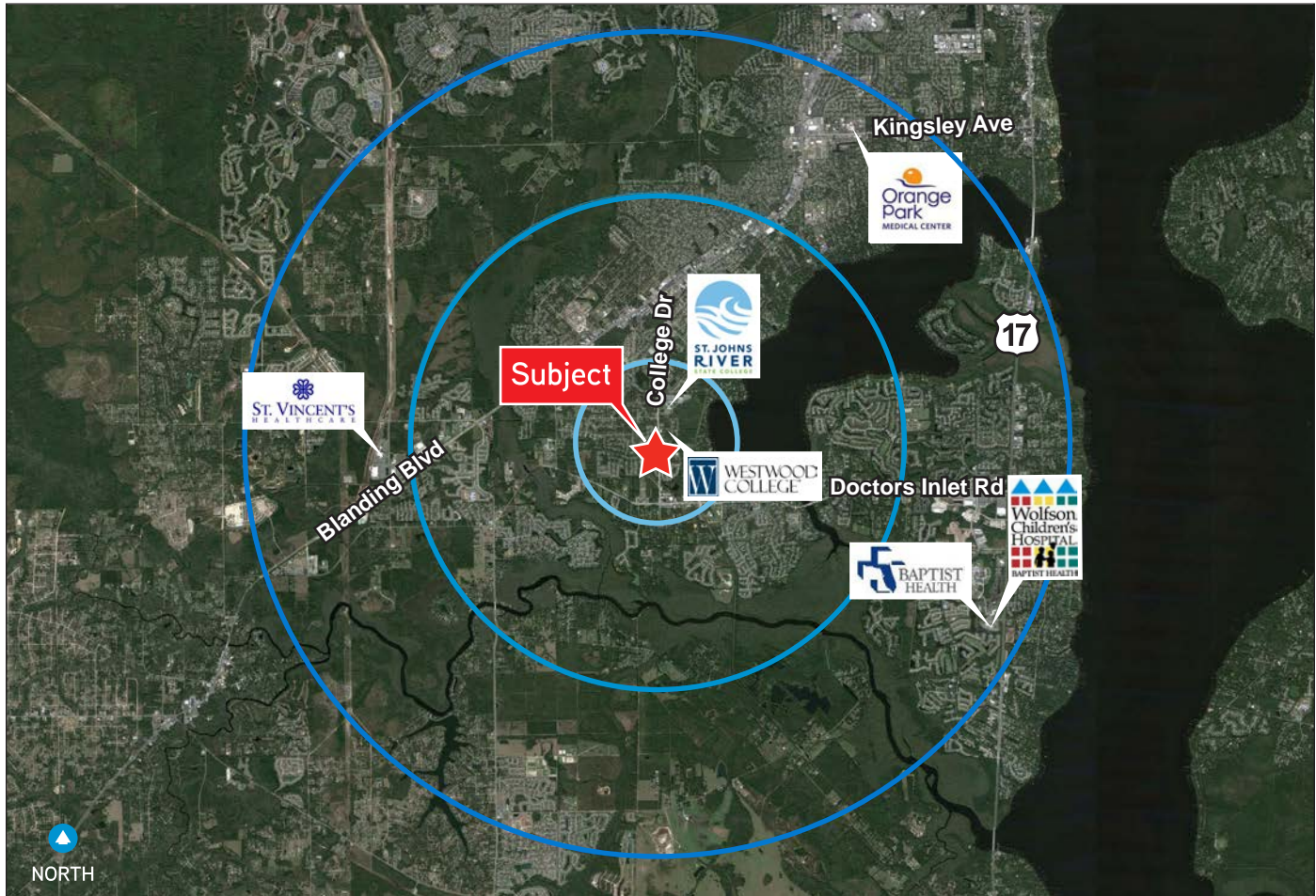
420 College Dr - Second Floor



Aerial

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Source: Nielsen

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

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Please contact us to see this property

Contact Us

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