



PLANTATION PLAZA

3,400 SF RETAIL/MEDICAL/OFFICE SPACE | FOR LEASE

616 State Road 13
Fruit Cove, FL 32259

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PROPERTY HIGHLIGHTS

Discover a prime leasing opportunity at **Plantation Plaza** in the heart of Fruit Cove, FL. This **3,400 SF vacancy** offers a versatile, move-in-ready layout ideal for a wide range of uses, including retail, medical, office, or educational purposes. The space features **high ceilings, large open rooms, and an indoor sprinkler system**, providing both functionality and flexibility for your business needs.

Join a strong tenant mix including **Dermatology Southeast, The Crossing Church, Spectrum Thrift Store, and a Martial Arts** facility in this newly renovated shopping center. Located in the desirable Fruit Cove sub-market—nestled between Mandarin and Julington Creek—Plantation Plaza benefits from heavy traffic along SR-13 and convenient access to I-95 and I-295. This central location offers a quick drive to **Downtown Jacksonville, the Southside, St. Johns County, and Orange Park.**

PROPERTY HIGHLIGHTS

- 3,400 SF versatile space
- High ceilings, spacious rooms, indoor sprinkler system
- Monument signage available
- Excellent tenant mix & recent renovations
- Prime location with strong demographics
- Surrounded by national retailers including Publix, Starbucks, Walmart, McDonald's, CVS, and more
- Zoning: CG & Frontage: 434' on State Road 13
- Parking: 100+ paved spaces

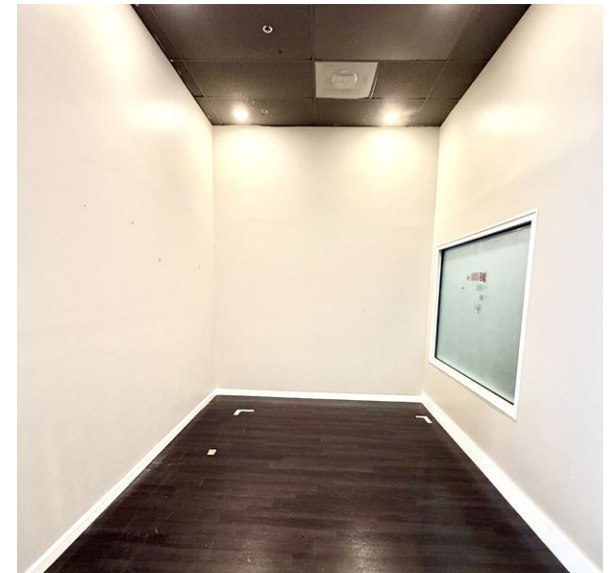
Don't miss this opportunity to position your business in one of Fruit Cove's most accessible and thriving retail corridors.

LEASE DETAILS

Suite	Size	Lease Rate
Suites 12-13	3,400 SF	\$27/SF + \$4.45 NNN



SUITES 12-13 INTERIOR PHOTOS



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AERIAL OVERVIEW



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- 1 Celestia:
612 SF units
- 2 Bartram Creek:
468 SF units
- 3 Bartram Springs:
1,700 SF units
- 4 Nocatee
- 5 Beacon Lake
- 6 Beach Walk
- 7 Durbin Crossing:
2,500 SF units
- 8 Durbin:
2,466 SF units
- 9 TerraPoint:
2,000 SF units
- 10 Aberdeen:
1,800 SF units
- 11 Julington Creek:
9,828 SF units
- 12 Rivertown:
4,500 SF units
- 13 Anderson
Greenbriar
PUD:
365 SF units

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