



## MEDICAL / RETAIL PLAZA | FOR LEASE

616 State Road 13  
Fruit Cove, FL 32259

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
kayla@cantrellmorgan.com



# PROPERTY HIGHLIGHTS

Cantrell & Morgan exclusively presents Plantation Plaza, a neighborhood medical plaza located just off busy State Road 13 in Fruit Cove, FL.

The Fruit Cove sub-market lies between Mandarin and Julington Creek and includes a busy retail corridor on SR-13. The central location of this neighborhood and its easy access to I-95 and I-295 make it just a short drive to Downtown Jacksonville, the Southside, St. John's County, and Orange Park.



## PROPERTY HIGHLIGHTS

- Under new ownership
- Last unit available
- Endcap
- Former gym
- Can be sub-divided
- Monument Signage
- National retailers in the area include Publix, Starbucks, Wal-Mart, McDonalds, CVS, and many more.

## LEASE DETAILS

| Suite        | Size     | Lease Rate        | Notes              |
|--------------|----------|-------------------|--------------------|
| Suites 17-18 | 3,100 SF | \$25/SF + \$4 NNN | Can be sub-divided |



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# AERIAL OVERVIEW

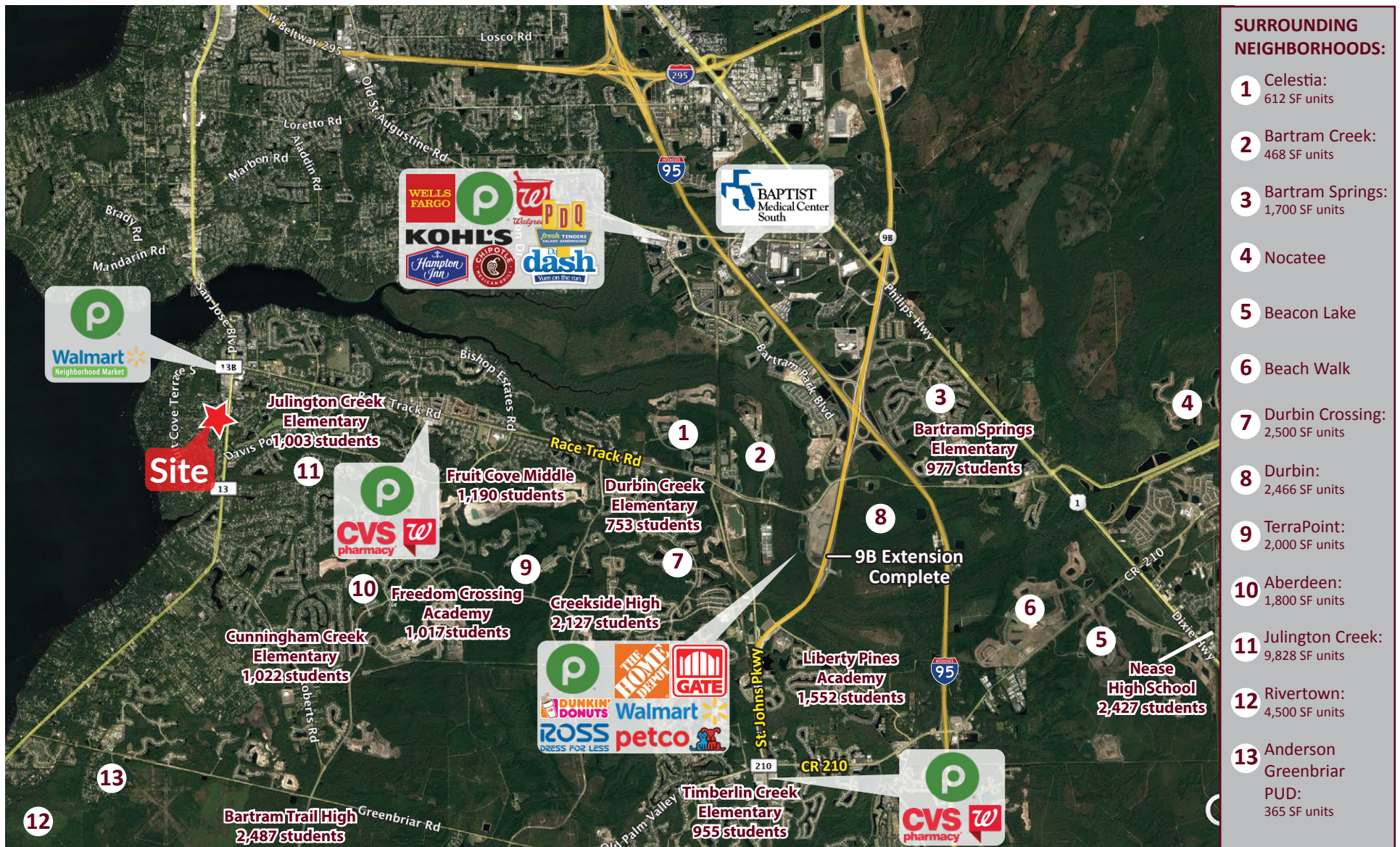


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# RETAILER MAP & SURROUNDING NEIGHBORHOODS



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