



4,000 SF MEDICAL/OFFICE SPACE | FOR LEASE

1915 E West Pkwy #2
Fleming Island, FL 32003

KAYLA DEGUZMAN
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PROPERTY OVERVIEW

Cantrell & Morgan is pleased to present 4,000 SF of medical / office space available for lease in Grassroots Market Center! Located in the heart of Fleming Island's primary retail corridor. Neighboring retailers include; The Home Depot, AMC Theater, Grass Roots, Mellow Mushroom, Hurricane Wings, Mojo BBQ, and so much more!

Fleming Island is recognized as the gem of Clay County. With strong demographics, this property offers the opportunity to join a solid and still growing market.

1915 East West Parkway is strategically located in the southwest quadrant of the signalized intersection of Interstate 17 (42,200 AADT) and County Road 220 (33,000 AADT).



PROPERTY HIGHLIGHTS

- Surrounded by national retailers.
- 35+ parking spaces
- Average Households income of \$137,117 within 3 miles
- Great visibility
- Building and Monument signage available

OFFERING SUMMARY

Address:	1915 East West Parkway #2 Fleming Island
Lease Rate:	\$19/SF NNN
Size:	4,000 SF
Zoning:	PUD
Year Built:	2007



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AERIAL OVERVIEW



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AERIAL OVERVIEW

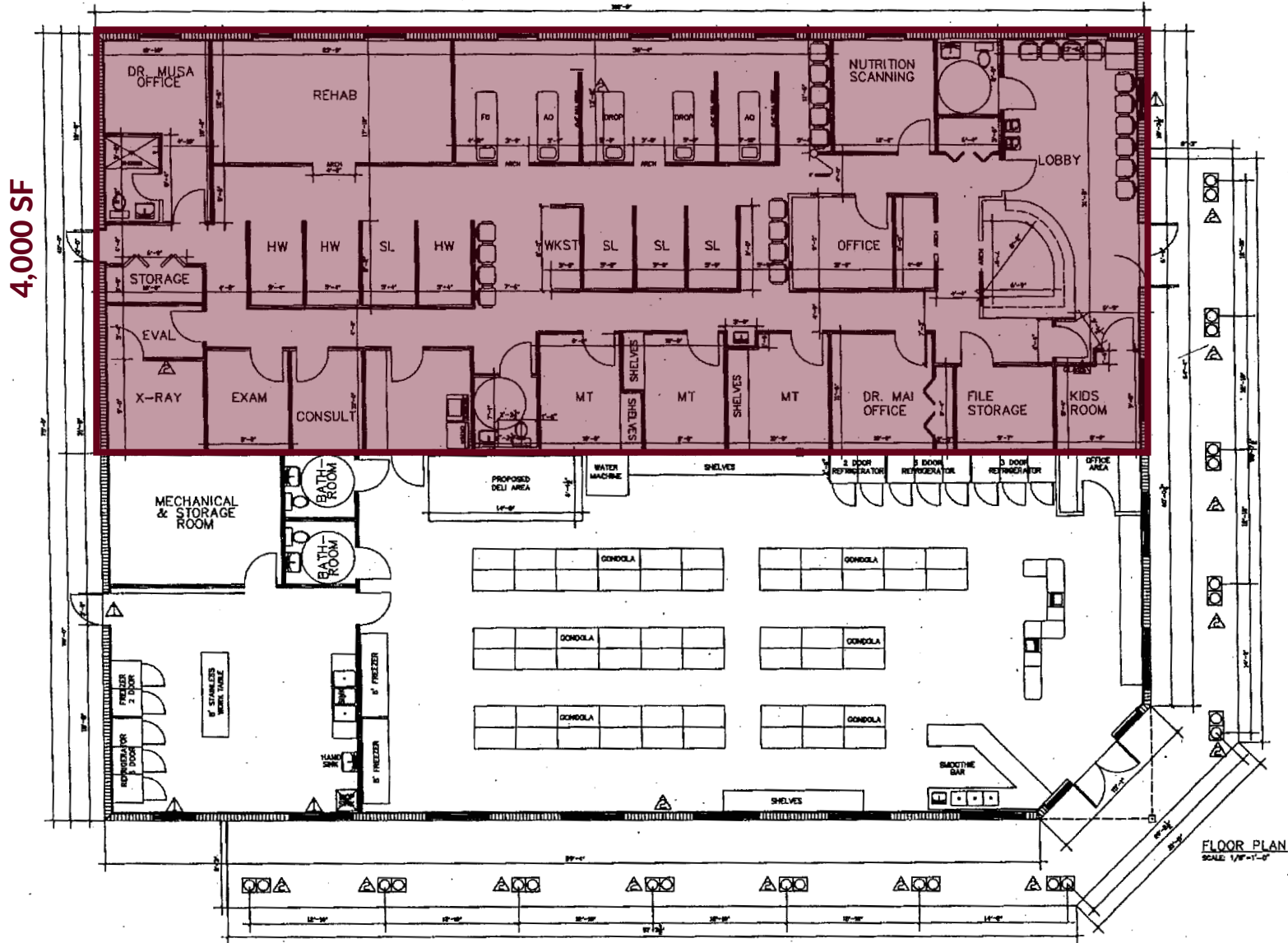


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FLOOR PLAN | SUITE #2



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RETAILER MAP



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