

MULTIPURPOSE SPACE FOR LEASE

4711 US HWY 17 STE C6, FLEMING ISLAND, 32003

Kahle Commercial Group



PROPERTY DESCRIPTION

An exceptional opportunity for your business at 4711 Hwy 17 STE C6, Fleming Island, FL, 32003. This dynamic commercial property offers a rare vacancy in Fleming Island Plaza for retail or office use. The versatile layout and prominent location make it perfect for a range of business ventures. With its ample parking with front and side entrances this space is ready to inspire success for you and your business.

PROPERTY HIGHLIGHTS

- End Unit with large offices
- Heavy center traffic for all tenants
- 40k cars per day on Hwy 17 with signage on the pylon and the unit
- Storage and restroom that includes a shower
- Ready for occupancy

OFFERING SUMMARY

Lease Price:	\$18sf/yr NNN
CAM:	\$2.95/sf
Available SF:	1,006 sf
Zoning:	BA

CYNTHIA MCLAIN, CCIM

Broker Owner
O: 904.541.0700
cmclain@kahlecg.com

SANDRA KAHLE, CCIM

Broker Associate
O: 904.541.0700
skahle@kahlecg.com

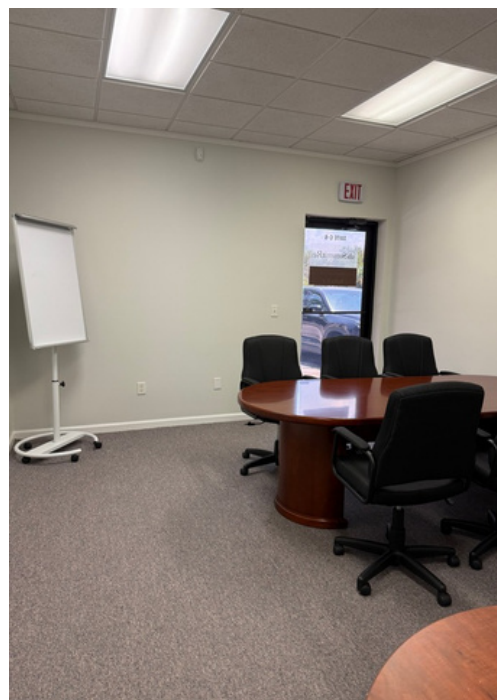
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2821 Bolton Rd. Suite A
Orange Park, FL 32073

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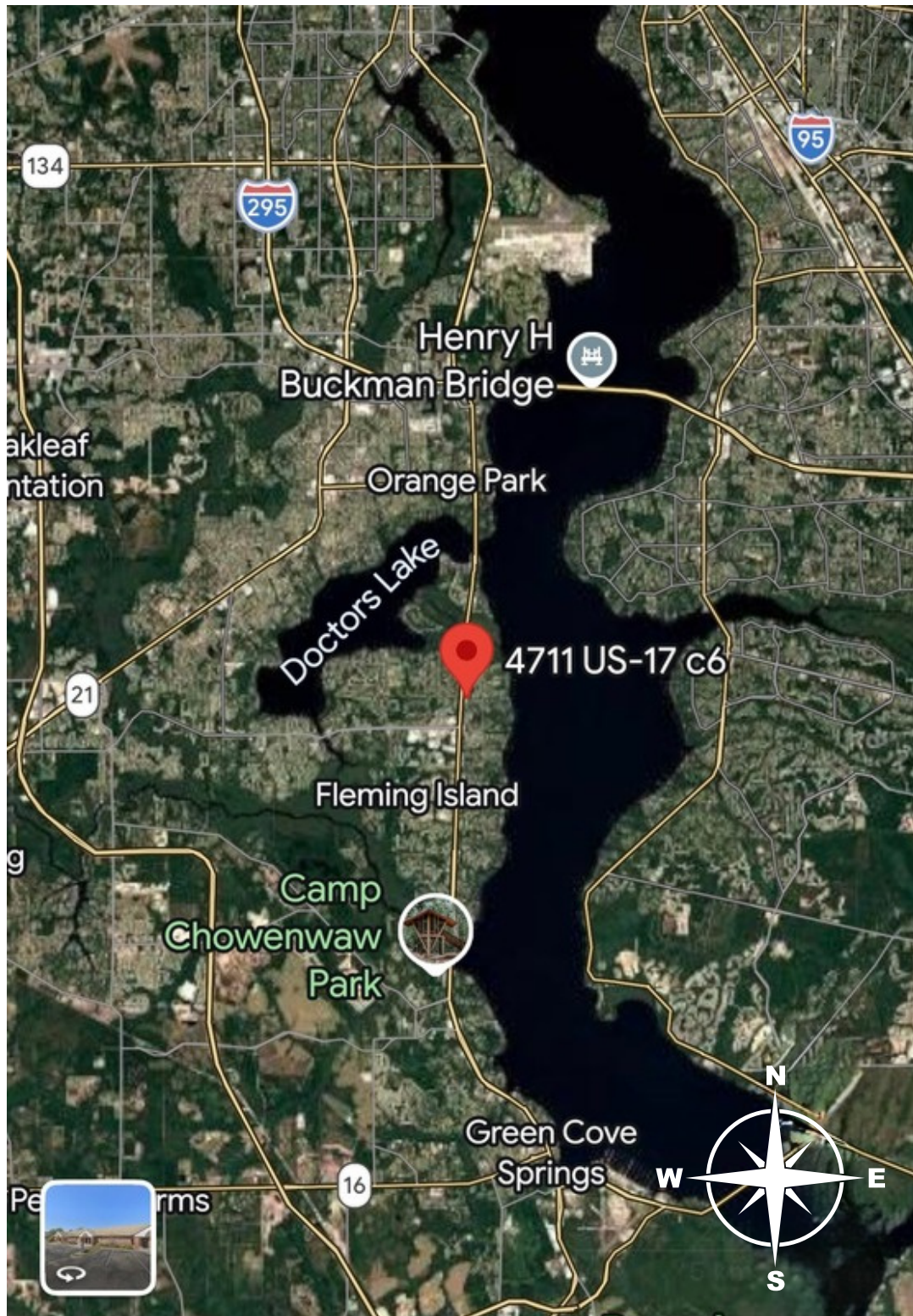
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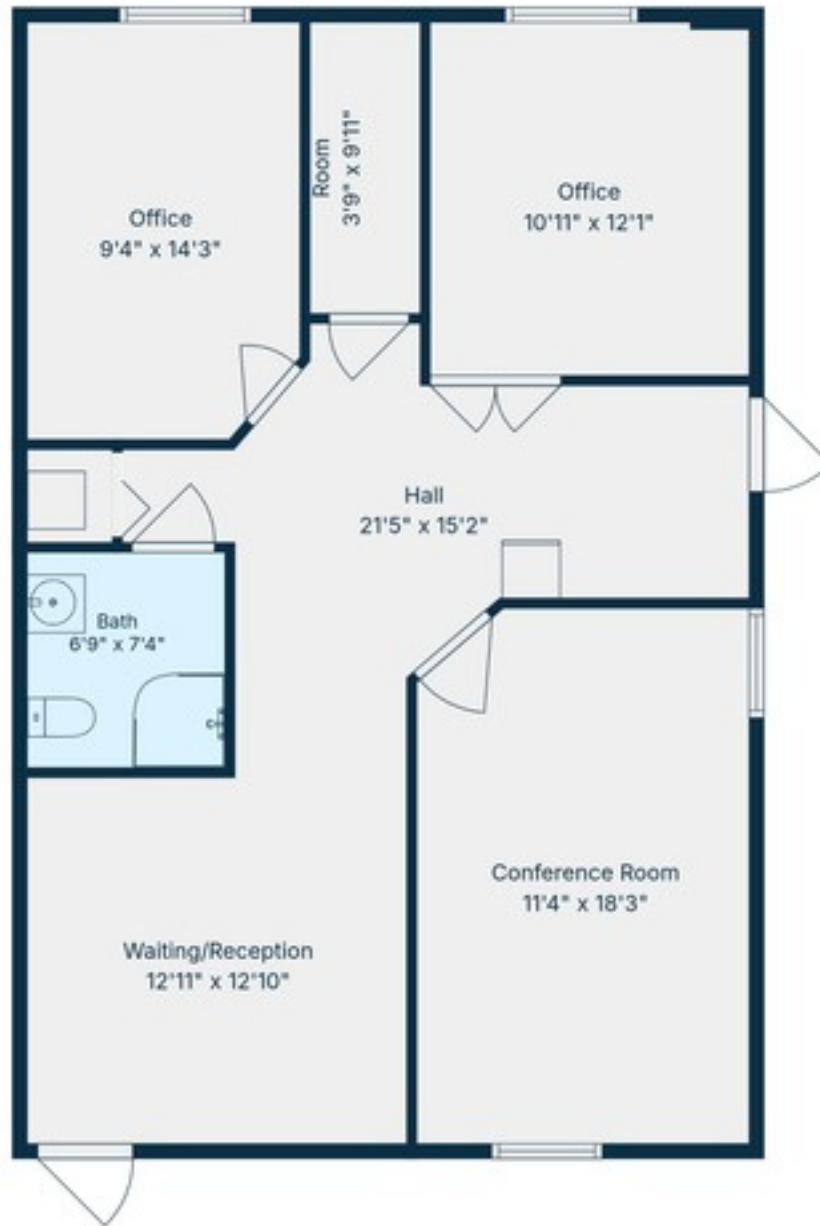
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TOTAL: 1006 sq. ft
1st floor: 1006 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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