




# For lease

Fleming Island Village  
4689 & 4701 US 17, Fleming Island, FL

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# Overview

- Highly-visible multi-tenant center in the heart of Fleming Island, comprising two buildings with direct frontage on US 17, ideal for a variety of medical, retail, and office users.
- Convenient access to Fleming Island area amenities
- Professionally managed.
- Contact broker for pricing – tenant improvement allowances available.
- Parking Ratio 6.60/1,000 SF
- Traffic Count: 52,000 AADT



## 2025 Total Population

|        |         |         |
|--------|---------|---------|
| 1 mile | 3 miles | 5 miles |
| 5,640  | 23,853  | 87,807  |

## 2025 Total Households

|        |         |         |
|--------|---------|---------|
| 1 mile | 3 miles | 5 miles |
| 2,191  | 9,381   | 33,717  |

## 2025 Daytime Population

|        |         |         |
|--------|---------|---------|
| 1 mile | 3 miles | 5 miles |
| 7,725  | 23,037  | 83,327  |

## 2025 Median Household Income

|           |           |           |
|-----------|-----------|-----------|
| 1 mile    | 3 miles   | 5 miles   |
| \$152,953 | \$120,226 | \$101,029 |

# Specialty demand analysis

| Patient volume      |                |                       |                         | Providers       |                      |                       |                      |
|---------------------|----------------|-----------------------|-------------------------|-----------------|----------------------|-----------------------|----------------------|
| Physician Specialty | Current Volume | 5-Year Project Volume | 5-Year Projected Growth | Clinician Count | Benchmark (per 100K) | Current Clinician Gap | 5-Year Clinician Gap |
| Allergy             | 33,783         | 36,199                | 7.15%                   | 2               | 1.3                  | 3.9                   | 4.2                  |
| Cardiovascular      | 119,386        | 142,594               | 19.44%                  | 23              | 15.3                 | 47.9                  | 52                   |
| Dermatology         | 53,169         | 59,861                | 12.59%                  | 19              | 4.3                  | 1                     | 2.1                  |
| Emergency Dept      | 15,316         | 17,853                | 16.56%                  | 44              | 22.1                 | 58.2                  | 64.1                 |
| Endocrinology       | 2,705          | 3,690                 | 36.41%                  | 5               | 3.2                  | 9.7                   | 10.6                 |
| ENT                 | 39,801         | 47,357                | 18.98%                  | 13              | 3.4                  | 2.6                   | 3.4                  |
| Gastroenterology    | 29,255         | 32,203                | 10.08%                  | 14              | 7.6                  | 21.1                  | 23.2                 |
| General Surgery     | 6,819          | 7,540                 | 10.57%                  | 21              | 11.5                 | 32.1                  | 35.22                |
| Nephrology          | 6,467          | 7,366                 | 13.90%                  | 8               | 4.9                  | 14.6                  | 15.9                 |
| Neurology           | 21,940         | 25,163                | 14.69%                  | 12              | 12.8                 | 47.2                  | 50.6                 |
| Oncology            | 35,929         | 42,245                | 17.58%                  | 34              | 11                   | 16.9                  | 19.8                 |
| Ophthalmology       | 107,454        | 126,043               | 17.30%                  | 15              | 5.7                  | 11.3                  | 12.8                 |
| Orthopedics         | 35,929         | 42,245                | 17.58%                  | 25              | 8.6                  | 15                    | 17.3                 |
| Pathology           | 534,186        | 627,911               | 17.55%                  | 4               | 5.3                  | 20.6                  | 22.1                 |
| PT / Rehab          | 320,757        | 403,716               | 25.86%                  | 330             | 73.4                 | 10.2                  | 29.7                 |
| Plastic Surgery     | 9,802          | 11,282                | 15.10%                  | 5               | 2.4                  | 6.3                   | 7                    |
| Primary Care        | 756,435        | 866,784               | 14.59%                  | 269             | 79.6                 | 99.6                  | 120.9                |
| Psychiatry          | 171,259        | 219,224               | 28.01%                  | 32              | 10.9                 | 18.3                  | 21.2                 |
| Pulmonology         | 16,498         | 16,980                | 2.92%                   | 15              | 6.5                  | 15.3                  | 17                   |
| Radiology           | 303,291        | 339,514               | 11.94%                  | 17              | 15.9                 | 56.7                  | 61                   |
| Urology             | 11,700         | 12,601                | 7.70%                   | 10              | 3.9                  | 8.2                   | 9.2                  |
| Women's Health      | 55,312         | 62,729                | 13.41%                  | 48              | 15.1                 | 21.9                  | 25.9                 |

Data Source: The physician information is from Advisory Board and the demographic information is from ESRI

Notes: (i) Benchmarks are calculated using Hospital Referral Regions (HRRs) which have been defined by Dartmouth Atlas and represent regional health care markets for hospital care. (ii) A positive Clinician Gap value indicates undersupply; a negative value indicates oversupply

**Above is a clinician demand analysis within a 10-mile radius. This analysis outlines current and projected demand for specialties over a 5-year horizon. This data indicates a positive demand across an array of specialties.**

# Site plan

## Vacancies

### 4701 US Hwy. 17

- Full building  
2,500 - 6,000 SF
- Outparcel opportunity,  
ownership open  
to build to suit or  
sale of outparcel
- Current condition  
2nd-generation  
office / retail

### 4689 US Hwy. 17

#### Suite 11-12: 5,927 SF

- Nicely built  
out medical space

#### Suite 7-8: 3,543 SF

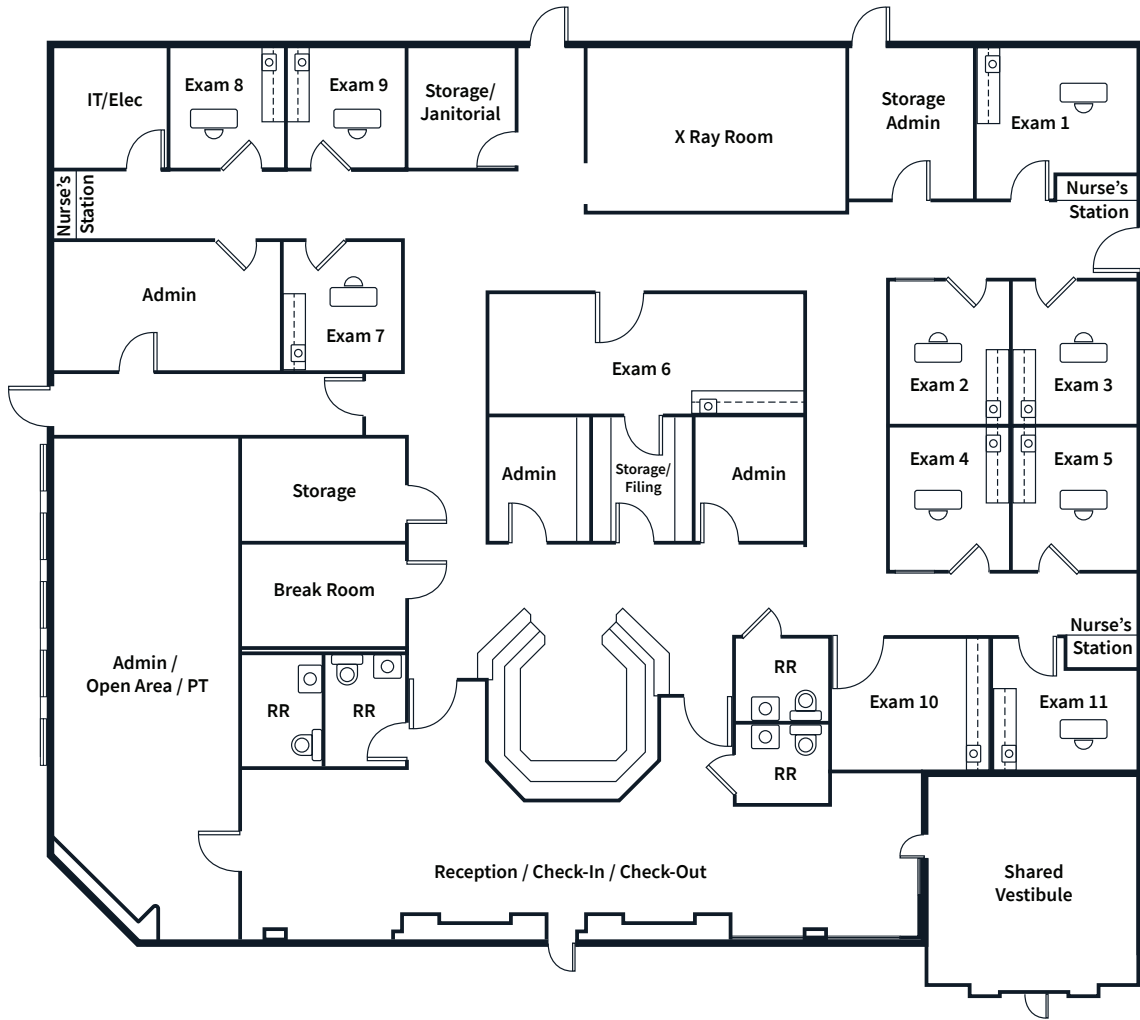
- Cold dark  
shell condition



# Floor plan

Suite 11-12

5,927 RSF



# Suite 11-12 interior photos



# Area amenities



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