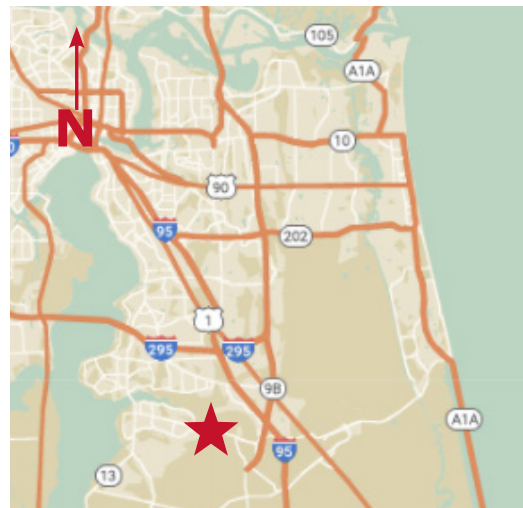


# MEDICAL/RETAIL/ OFFICE FOR LEASE

71 Doctors Village Drive, Suite 300, St. Johns, FL 32259



- **Available: Suite 300 +/-1,180 SF**
- Available Immediately
- Lease Rate: \$34/SF NNN
- CAM/Taxes/Insurance estimated \$9.89/SF
- Zoning: Neighborhood Business and Commercial - allows for retail, professional, medical, fitness and more
- Building and monument signage available
- Possible outdoor area available for lease in conjunction with suite 300
- Join Advanced Dermatology, Crosswinds Veterinary, F45 Training, Sage Dental, Smiles Orthodontist, and HCA Emergency
- Well-located in the Julington Creek submarket, off Race Track Rd.



| 2026 Demographics       | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------------|-----------|-----------|-----------|
| Estimated Population    | 6,063     | 55,566    | 127,861   |
| Average HH Income       | \$222,405 | \$177,909 | \$169,475 |
| Daytime Total Employees | 1,295     | 15,139    | 43,074    |



## STRATEGIC SITES Clifford Commercial

For Additional  
Information Contact:

JC Clifford  
jcc@strategicsites.com

OR

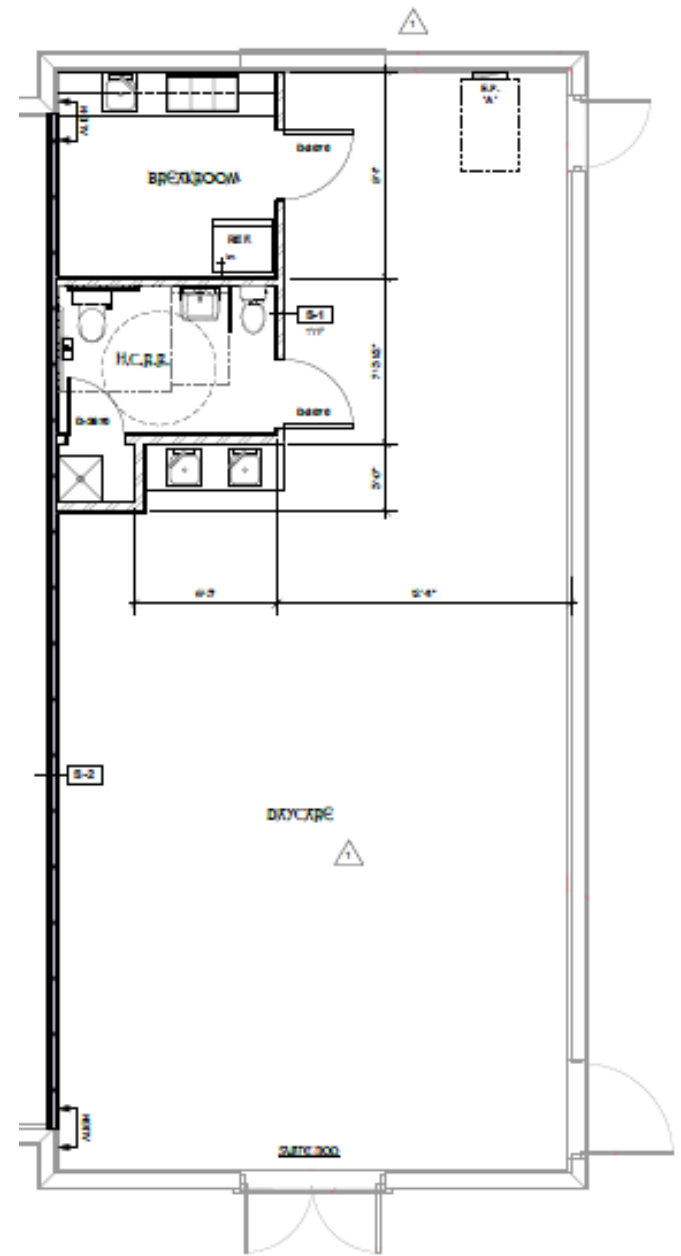
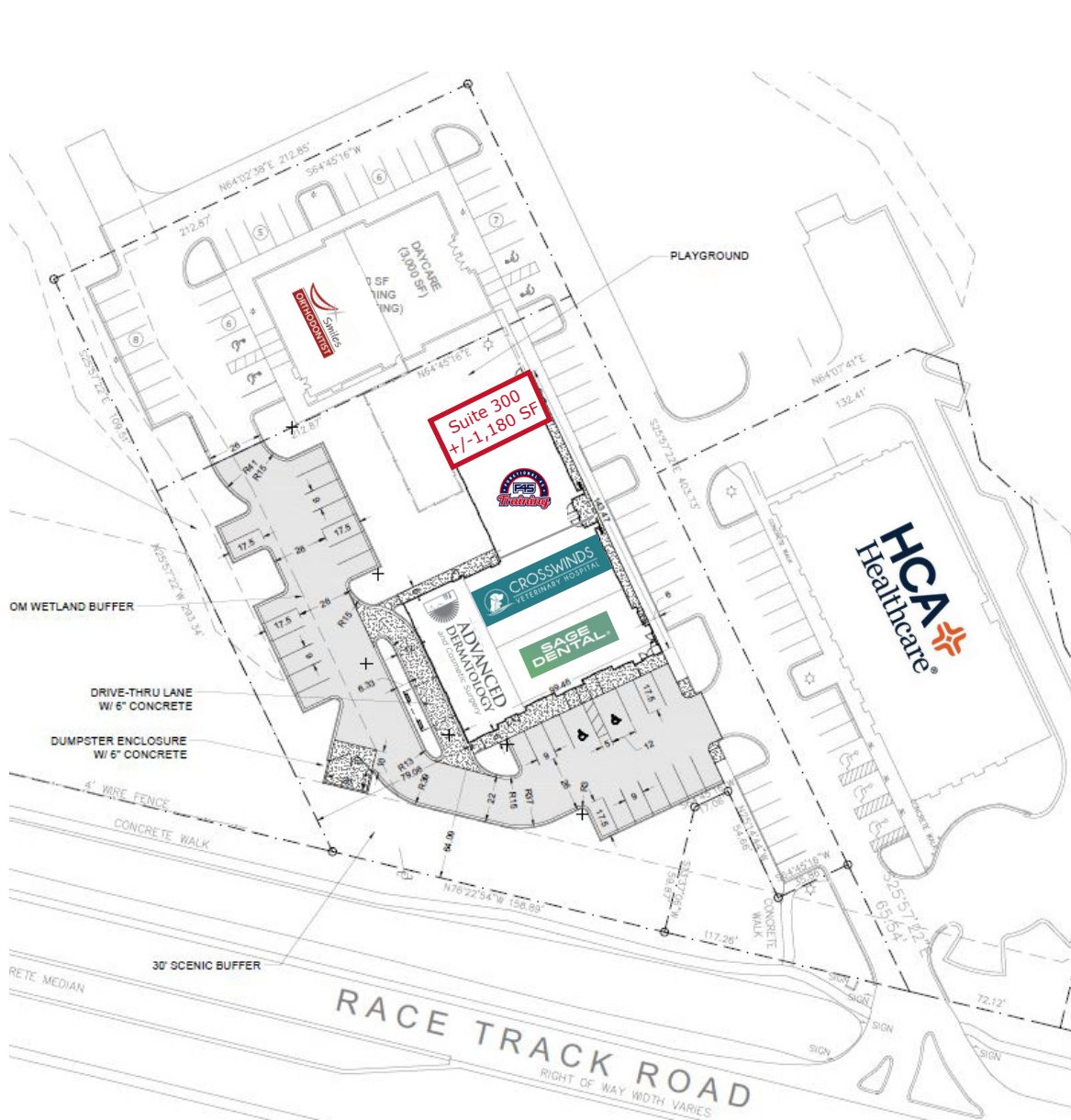
Kate Clifford  
kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ [www.strategicsites.com](http://www.strategicsites.com)

### Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

# Site Plan & Floor Plan +/-1,180 SF



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# Aerial



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