

179 COLLEGE DRIVE – PHASE I

JEFFERSON CROSSING
ORANGE PARK, FL
32065



±13,750 SF Multi-Tenant Retail Investment Opportunity- FOR SALE

As exclusive agents, we are pleased to offer the following space for sale:



- ◆ 100% Leased
- ◆ Located at the fully signalized intersection of College Drive and Jefferson Avenue
- ◆ Ample Parking
- ◆ County Water & Electric
- ◆ Each space is heavily insulated and air conditioned
- ◆ All gutters drain underground- no sheet flow across the parking lot
- ◆ Year Built: 2007
- ◆ Lot Size: 1.37 Acres
- ◆ **Sale Price: \$1,700,000.00**

For further information, please contact our exclusive agents:

Jeffrey Frandsen Office Specialist jfrandsen@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

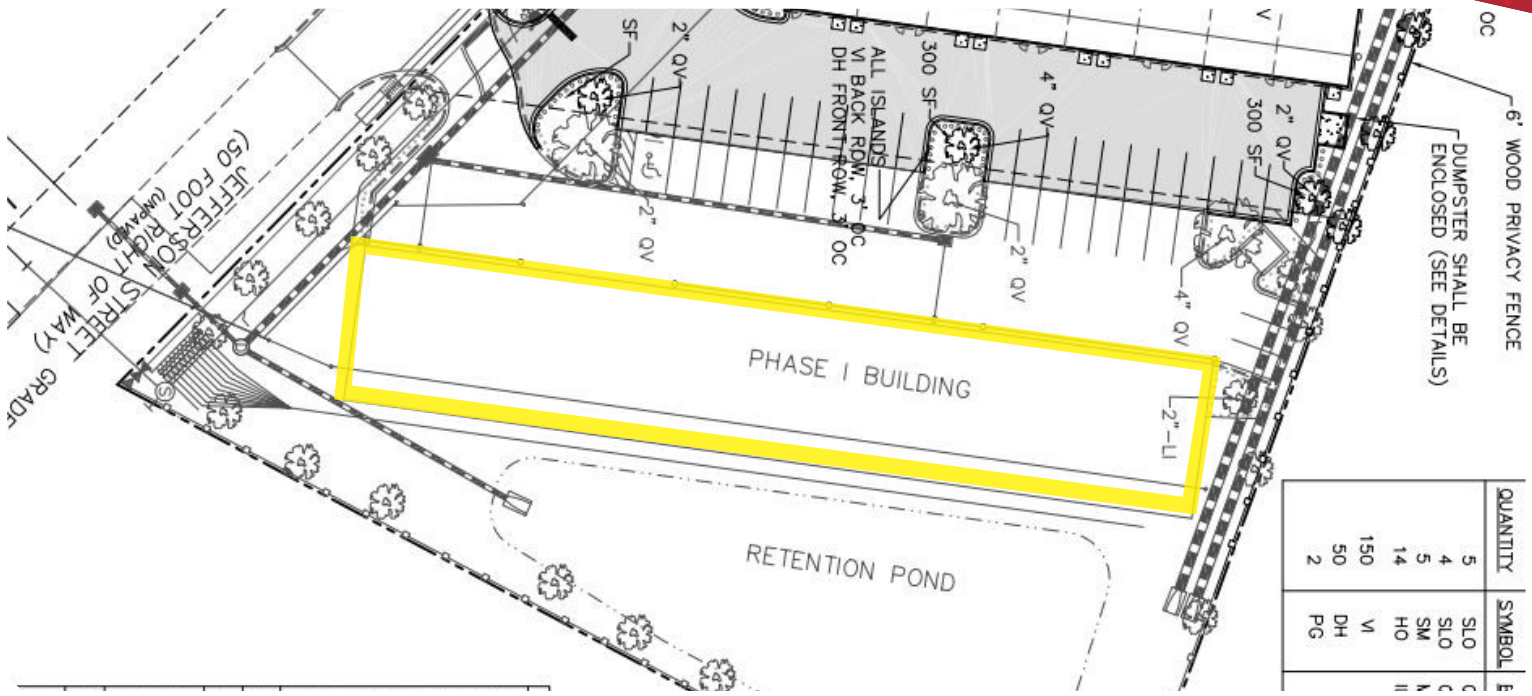
Newmark
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www.phoenixrealty.net

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

FLOOR PLAN

179 COLLEGE DRIVE - BLDG 2
ORANGE PARK, FL 32065



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