

VILLAGE SHOPPES AT DOCTOR'S INLET

2550 CR 220 • MIDDLEBURG, FL

1,200 SF AVAILABLE

- ◆ ± 51,500 SF SHOPPING CENTER
- ◆ NE CORNER OF CR 220 AND COLLEGE DRIVE
- ◆ ANCHORED BY WALMART NEIGHBORHOOD MARKET
- ◆ OTHER TENANTS: FIRST WOK, TOP 10 NAILS, AND SALSA'S MEXICAN RESTAURANT

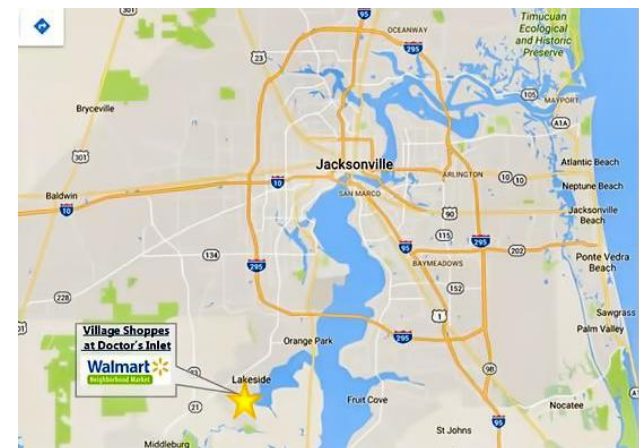
DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	6,858	41,910	95,265
DAYTIME POP.	849	6,918	25,735
AVG. HH INCOME	\$111,075	\$101,763	\$106,799

TRAFFIC COUNTS

DOCTORS INLET RD
27,429 VPD

COLLEGE DR
20,065 VPD





TENANT LIST

ANCHOR	WALMART NEIGHBORHOOD MARKET	38,700 SF	5	FIRST WOK	1,200 SF
1	PLANTATION DENTAL CARE	2,000 SF	6	TOP TEN NAILS	1,200 SF
2	LIQUOR STORE	1,200 SF	7	SALSA'S MEXICAN RESTAURANT	4,800 SF
3	AVAILABLE	1,200 SF	ATM	VYSTAR CREDIT UNION	Kiosk
4	TOBACCO SHOP	1,200 SF			