

DOCTOR'S LAKE MARINA

ORANGE PARK (FLEMING ISLAND), FL



OFFERING MEMORANDUM

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ORANGE PARK (FLEMING ISLAND), FL

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DOCTOR'S LAKE MARINA

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

MARINA DESCRIPTION

PROPERTY DETAILS

HIGHLIGHTS

LAID BACK MARINA WITH AMENITIES FOR ALL

RENTAL BOATS, REC 90 FUEL & DIESEL

PLENTIFUL DOCKAGE

UNDERCOVER DOCKAGE AND MORE

CONVENIENT RAMP AND EQUIPMENT

Executive Summary



SALE PRICE: \$3,900,000

LOT SIZE: 5.2 Acres

BUILDING SIZE: 2,000 SF

CLEAN MARINA

A Florida Certified Clean Marina and Clean Boatyard on protected waters with permits to install two new undercover wet slip sheds. Room to expand operations such as a restaurant, a dry-storage shed and more. Located on Doctors Lake about 10 miles south of Jacksonville on the St. Johns River. Massive dry-by and visibility.

PROPERTY FEATURES

- Full Service (Leased to Dealership)
- New Boat Sales (Leased to Dealership)
- Boat Rentals
- Fuel (Rec 90 & Diesel)
- Wet Slips 17' to 70'
- Huge Dry Storage area for boats on Trailers
- Launch Ramp
- Pump Out
- Diesel Fuel

MARINA DESCRIPTION



ESTABLISHED MARINA PROPERTY

Doctors Lake Marina provides wet slips to accommodate vessels up to 70 feet and provides dry storage for an additional 200 boats on trailers. Draft is generally 7 feet over soft bottoms. Predominantly fresh water is easy on the vessel bottoms and running gear, and protection is offered from storms as the facility is located on the west side of Hwy 17 on protected Doctors Lake.

The Marina offers Rec 90 gasoline and ValvTec treated diesel fuel, certified service technicians on site, a showroom, offices, boat storage on trailers, slips in the water, covered slips, boat rentals, a convenient ramp, a ship's store, WI-FI access, ample parking and more. Massive drive-by traffic with visibility directly from Hwy 17 which is enhanced in the southbound lane as motorists cross the bridge and have an unobstructed view looking down at the marina. Commuters pass by daily heading in and out of Jacksonville.

Value-add opportunities abound where projects such as a Dry Storage building, a restaurant, additional covered slips (already fully permitted to add 60) and more.

Property Details

PROPERTY NAME: DOCTOR'S LAKE MARINA

STREET ADDRESS: 3108 US-17

CITY, STATE, ZIP: Orange Park (Fleming Island), FL 32003

APN: 44-04-26-013991-000-00

YEAR BUILT: 1963



Highlights

PROPERTY HIGHLIGHTS

- Boat Rentals
- New Boat Sales
- Used Boat Sales
- Ship Store
- New Boat Showroom
- Full Service
- Wet Slips 17' to 70'
- Dry Slips
- 60 Add'l Slips Permitted
- Boat Storage on Trailers
- Covered Slips
- Pump Out
- Gas
- Diesel Fuel
- Dry Storage
- Ample Parking
- Picnic Areas
- Laundry
- Ice
- Restroom
- Showers



Laid Back Marina With Amenities For All



Rental Boats, Rec 90 Fuel & Diesel



Plentiful Dockage



Undercover Dockage And More



Convenient Ramp And Equipment



DOCTOR'S LAKE MARINA

LOCATION INFORMATION

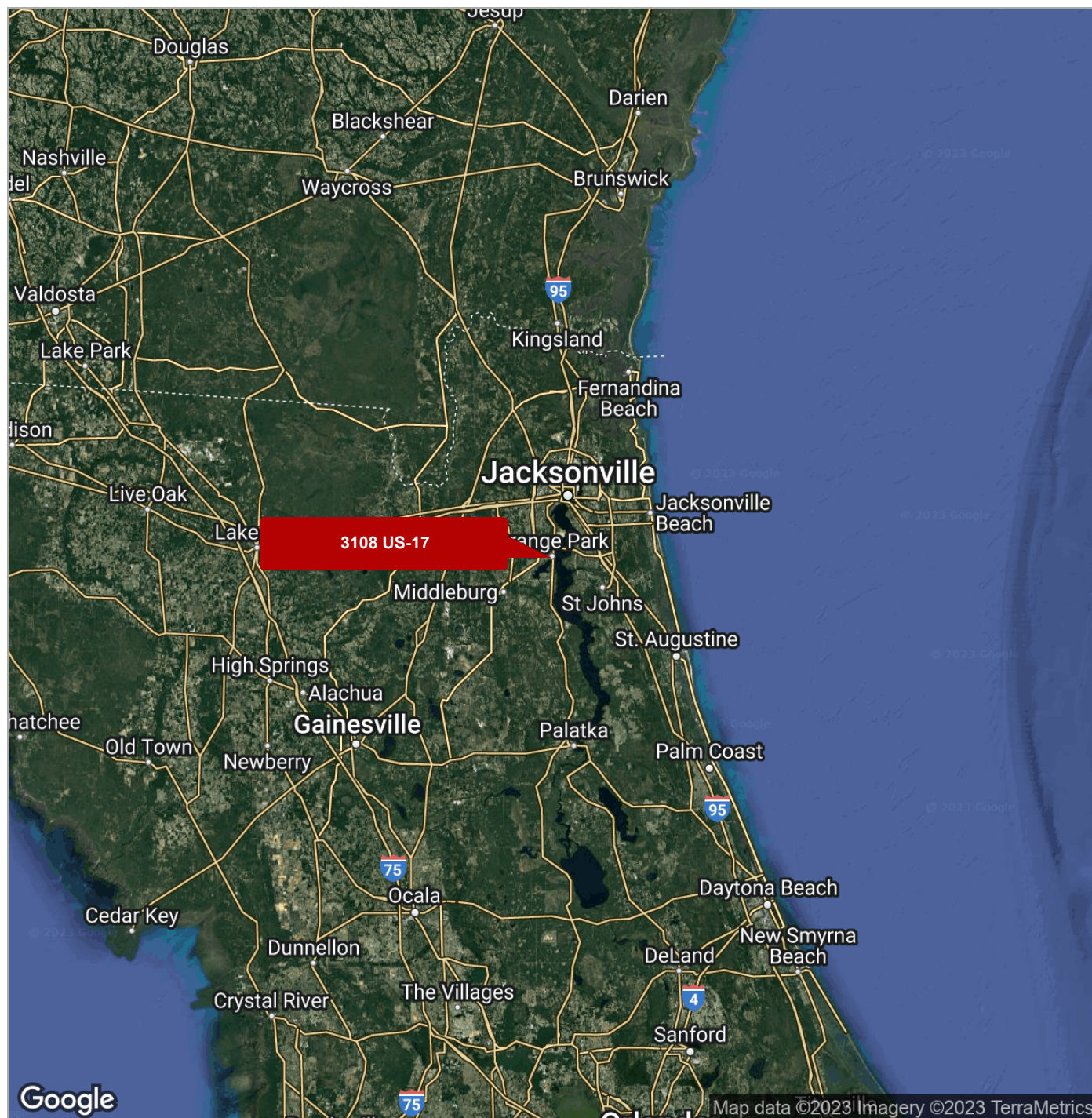
2

REGIONAL MAP

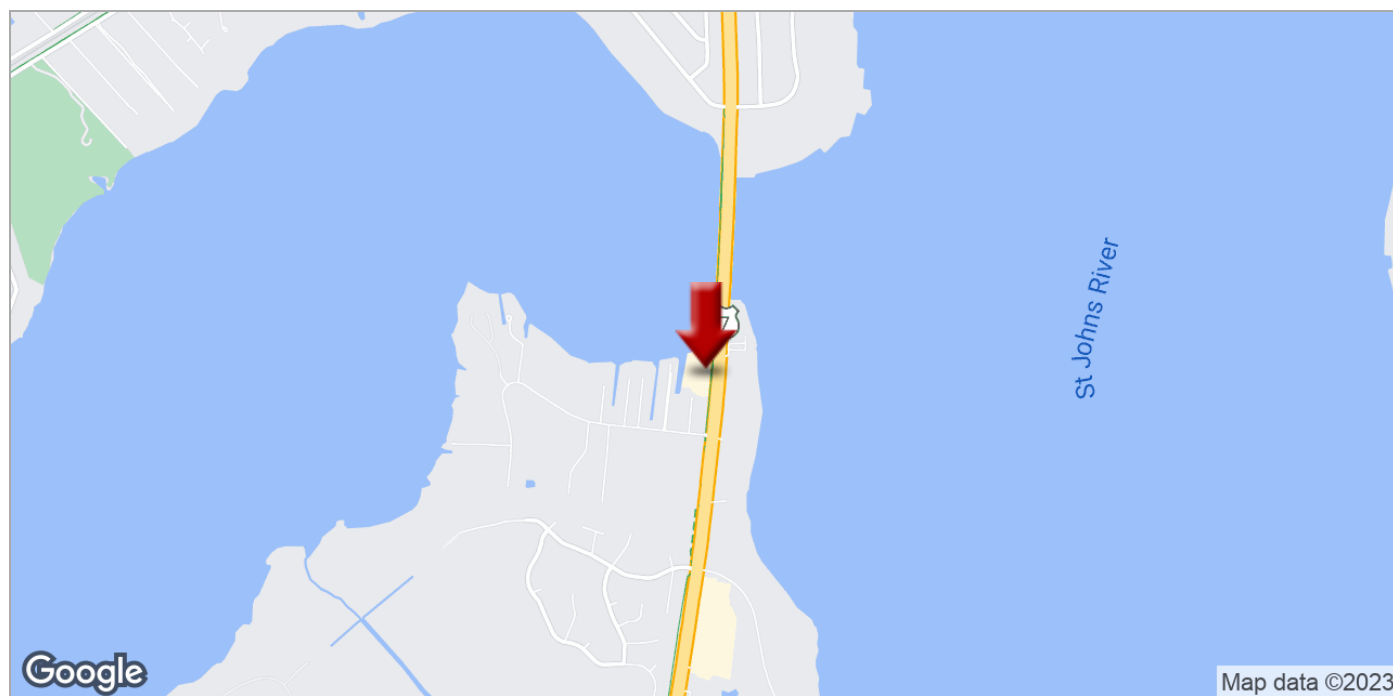
LOCATION MAPS

AERIAL MAP

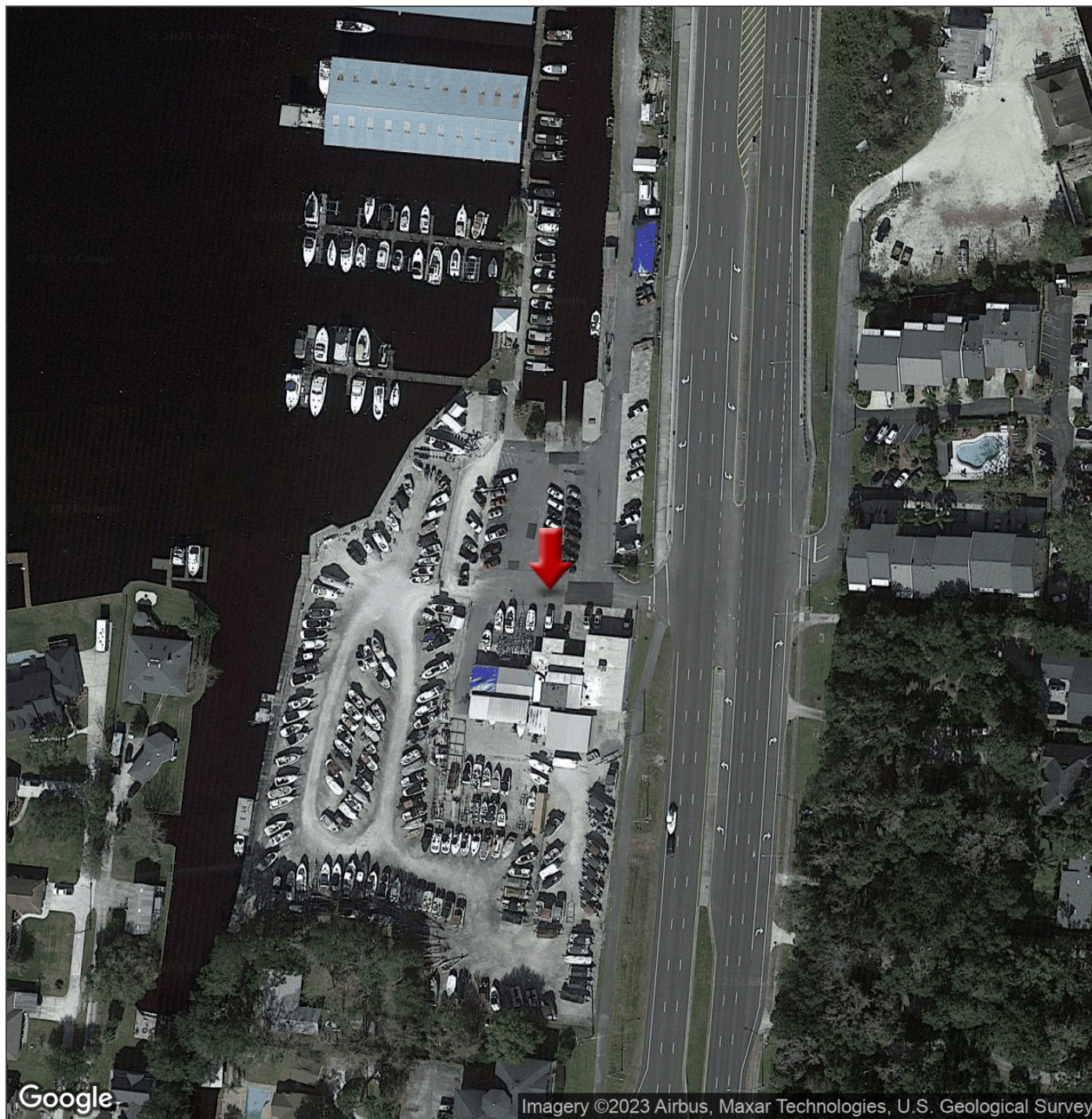
Regional Map



Location Maps



Aerial Map



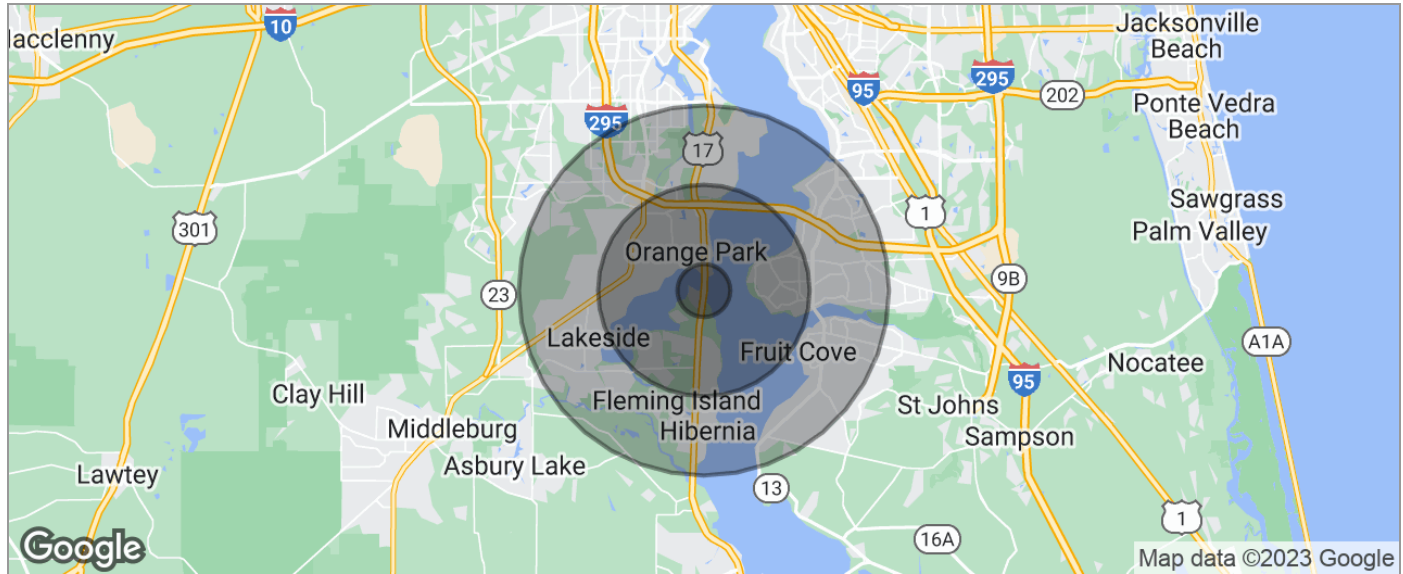
DOCTOR'S LAKE MARINA

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	4 MILES	7 MILES
TOTAL POPULATION	3,594	61,868	200,051
MEDIAN AGE	44.2	41.4	38.1
MEDIAN AGE (MALE)	42.5	39.8	36.8
MEDIAN AGE (FEMALE)	45.9	43.1	39.5
HOUSEHOLDS & INCOME	1 MILE	4 MILES	7 MILES
TOTAL HOUSEHOLDS	1,335	23,267	74,982
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$94,730	\$90,275	\$81,958
AVERAGE HOUSE VALUE	\$341,243	\$317,014	\$264,156
RACE	1 MILE	4 MILES	7 MILES
% WHITE	88.7%	84.6%	79.2%
% BLACK	4.4%	7.8%	12.6%
% ASIAN	2.8%	3.0%	3.3%
% HAWAIIAN	0.7%	0.2%	0.1%
% INDIAN	0.4%	0.5%	0.4%
% OTHER	0.7%	1.3%	1.6%
ETHNICITY	1 MILE	4 MILES	7 MILES
% HISPANIC	7.0%	8.0%	7.8%

* Demographic data derived from 2020 ACS - US Census