



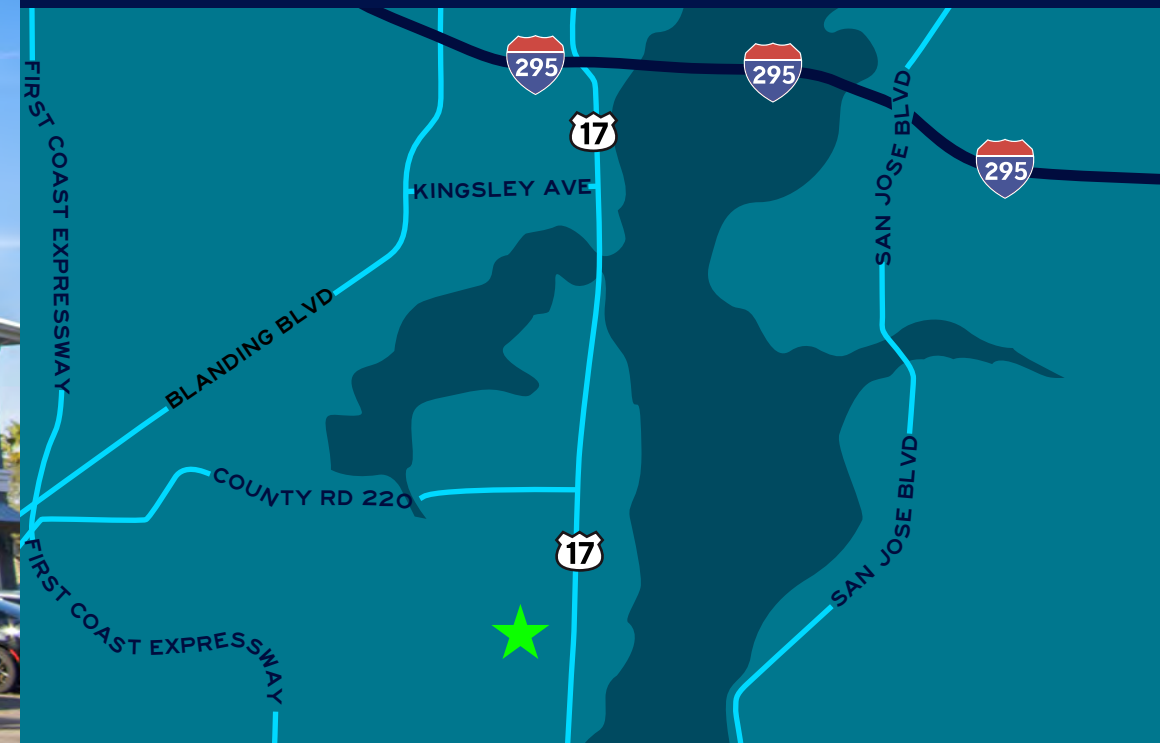
# THE TOWN SHOPPES OF FLEMING ISLAND

📍 406 Old Hard Road | Fleming Island, FL 32003



## FEATURES

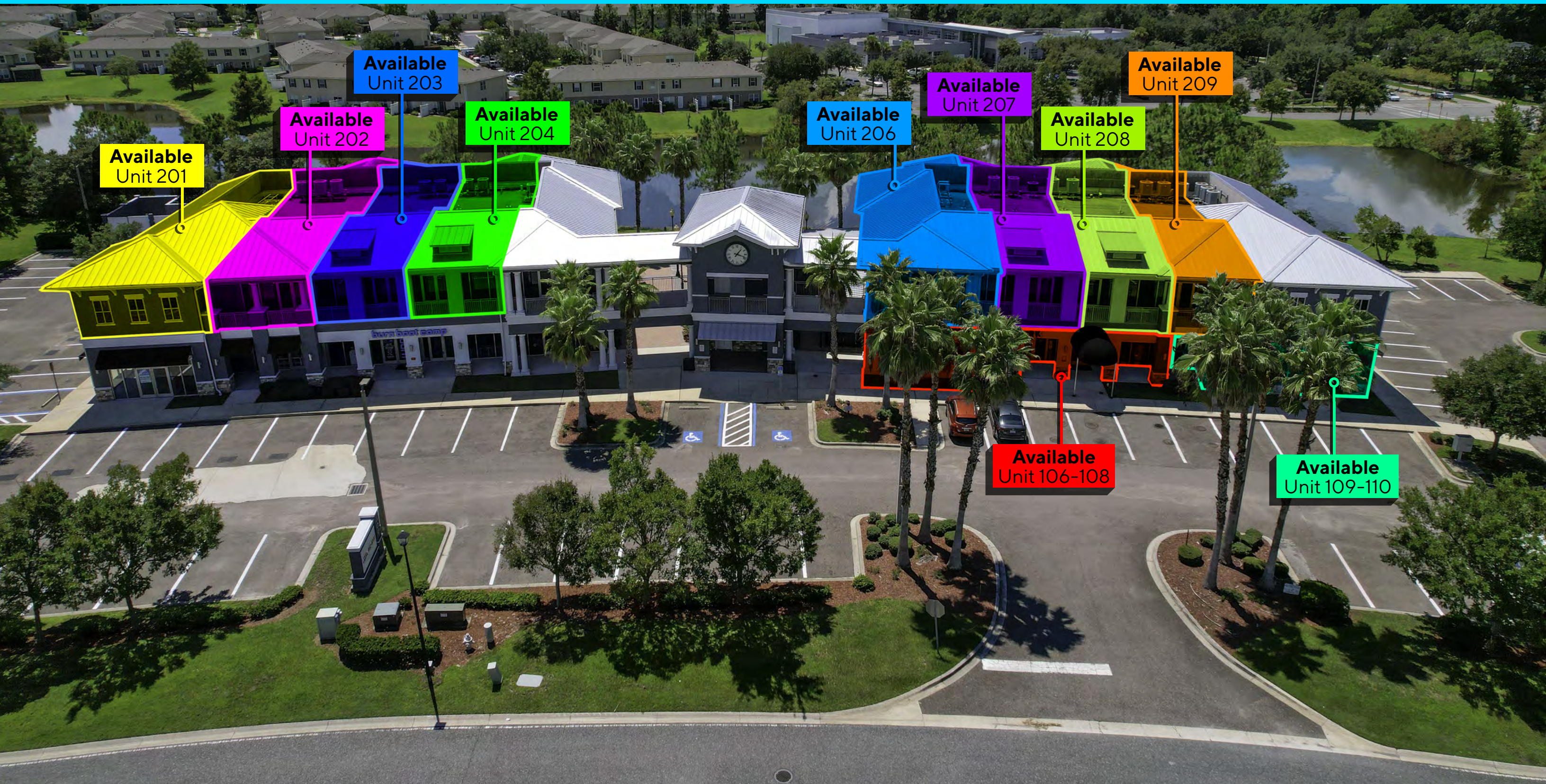
- ◆ 28,000 sq. ft. two-story development with water views
- ◆ Exceptional opportunity for a variety of uses, including restaurants, corporate headquarters, executive office suites, specialty retail shops, and more
- ◆ Desirable location in the center of Fleming Island Plantation where annual household incomes approach \$130k within one mile



904.992.9000 ◆ [leasing@ashproperties.com](mailto:leasing@ashproperties.com)

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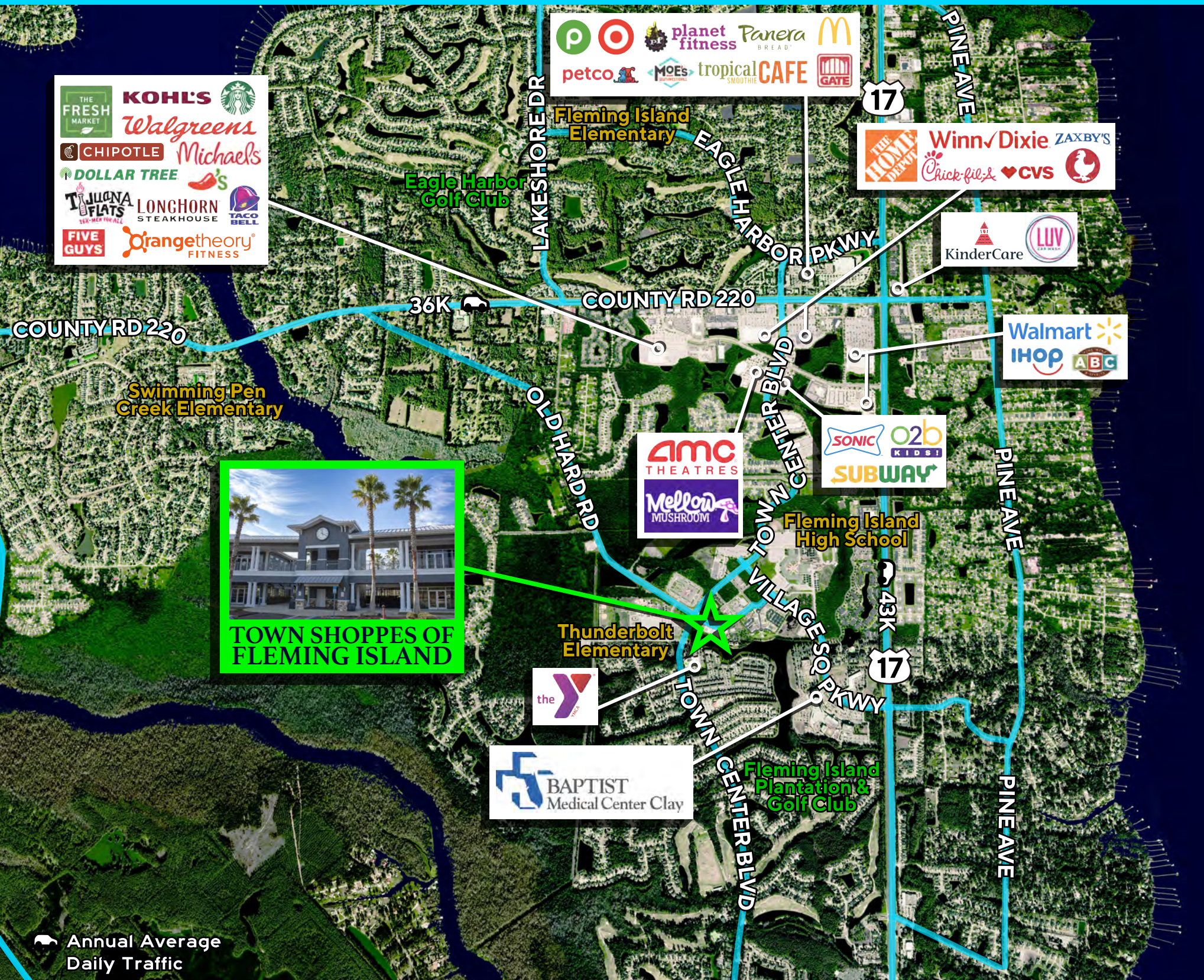
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## NEARBY BUSINESS, RETAIL AND RESIDENTIAL



### Wealthy Communities

Residents of Fleming Island Plantation & Golf Club, Eagle Harbor Golf Club, as well as homeowners along the nearby St Johns Riverfront provide high average household incomes, averaging nearly \$150k within three miles.



### Baptist Medical Center

*2 minute drive*

Clay county's new \$234 million dollar hospital opened in 2023 and was designed with room for expansion as the community continues to grow. The campus includes Baptist HealthPlace, a new health and wellness center which provides a variety of specialties.



### Schools

The shopping center sits between two schools: Thunderbolt Elementary and Fleming Island High School. Their combined enrollment of over 2,500 students drives daily traffic to the area

## DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	6,390	32,617	66,330
Households	2,740	12,364	25,247
Average HH Income	\$126,075	\$146,497	\$133,733

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SUITE	TENANT	SF
101-102	Pan-Am Dental	2,280
103-105	Burn Boot Camp	4,934
106-108	Available	4,029
109-110	Available	3,181
201	Available	1,585
202	Available	1,320
203	Available	1,400
204	Available	1,400
205	Americlean of Jax	1,505
206	Available	1,510
207	Available	1,400
208	Available	1,400
209	Available	1,400
210	FirstStar HR Solutions	1,320

