

# FREE-STANDING RETAIL/RESTAURANT SPACE

1517 County Road 220, Fleming Island, FL 32003

FOR SALE



## DEMOGRAPHICS

### POPULATION



1 Mile	5,976
3 Mile	31,655
5 Mile	81,078

### HOUSEHOLDS



1 Mile	2,327
3 Mile	12,109
5 Mile	31,106

### DAYTIME POPULATION



1 Mile	5,851
3 Mile	17,465
5 Mile	48,120

### AVE. HOUSEHOLD INCOME



1 Mile	\$162,928
3 Mile	\$161,606
5 Mile	\$145,494

### DAILY TRAFFIC COUNT



CR-220	33,000 AADT
US Hwy 17	52,500 AADT

## PROPERTY HIGHLIGHTS

- 3,052 SF free-standing building for sale
- Sits on 1.63 acres
- Second generation restaurant with drive-thru
- Located on CR-220 just half a mile west of US-17 with a combined traffic count of 85K cars per day
- Strong demographics with an average household income of more than \$160,000 within a three-mile radius
- Nearby major retailers include Walmart Supercenter, Winn Dixie, Chick-fil-A, The Home Depot, Target, and Publix







