

Westover Office Park

Smith
& Young
Co.

3509 U.S. Highway 17, Fleming Island, Florida 32003

2,500 SF OFFICE/MEDICAL FOR LEASE

UNIT INFORMATION

- Freestanding building in office park
- Top monument sign panel
- 60' wide x 42.5' deep
- 200 amp electrical service
- 10 tons of HVAC (2x 5-ton units)
- 2 restrooms (1x ADA/handicapped-accessible)
- 6 offices
- Reception counter
- Waiting room
- Break/copy room
- Large conference room



PROPERTY INFORMATION

- Total 51,250 SF
- Conveniently located at the southeast corner of U.S. Highway 17 & Westover Road (two traffic lights south of Doctors Lake Bridge & Orange Park)
- No CDD or DRI fees
- On-site owner, manager, & leasing office
- Excellent visibility & access

904.269.1377

AREA INFORMATION

- Just north of Eagle Harbor & Pace Island, affluent residential communities
- 60,000 vehicles per day on U.S. Highway 17
- 2024 median household income \$118,000 & population 31,600 (Fleming Island, FL)
- Highly rated Clay County schools



smithyoungco.com

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WEBSITE



3509 U.S. HIGHWAY 17 FLOOR PLAN

