

35,000 VPD



LA Z BOY



Island Walk at  
Fleming Island



SEPHORA

KOHL'S

Michael's



KIRKLAND'S



ExtraSpace  
Storage



FOR LEASE

# Island Walk at Fleming Island

1985-1999 East West Parkway | Fleming Island, FL 32003





# Island Walk at Fleming Island

1985-1999 East West Parkway | Fleming Island, FL 32003



8,000-15,000 SF

Available

2 Units

Vacant

## Brokers -

**Stephanie McCullough**

stephanie.mccullough@srsre.com

**Annie Lee O'Steen**

annie.osteen@srsre.com

## ABOUT THE PROPERTY

- Situated in the heart of Fleming Island, this shopping center services the affluent neighborhoods and surrounding communities with average household incomes of \$140K+.
- Located on E West Parkway at the signalized intersection of the highly traveled corridor CR 220.
- Anchored by Kohls + Sephora, Michaels with surrounding retailers including The Fresh Market, Publix, Target, Home Depot and Walmart among others.
- Strong daytime populations with close proximity to Baptist Medical Center Clay and Jax Naval Air Station.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,527	34,792	82,792
Daytime Population	8,778	29,416	72,107
Average Household Income	\$152,833	\$141,161	\$124,398
Total Households	2,133	13,110	72,107

Year: 2024 | Source: ESRI

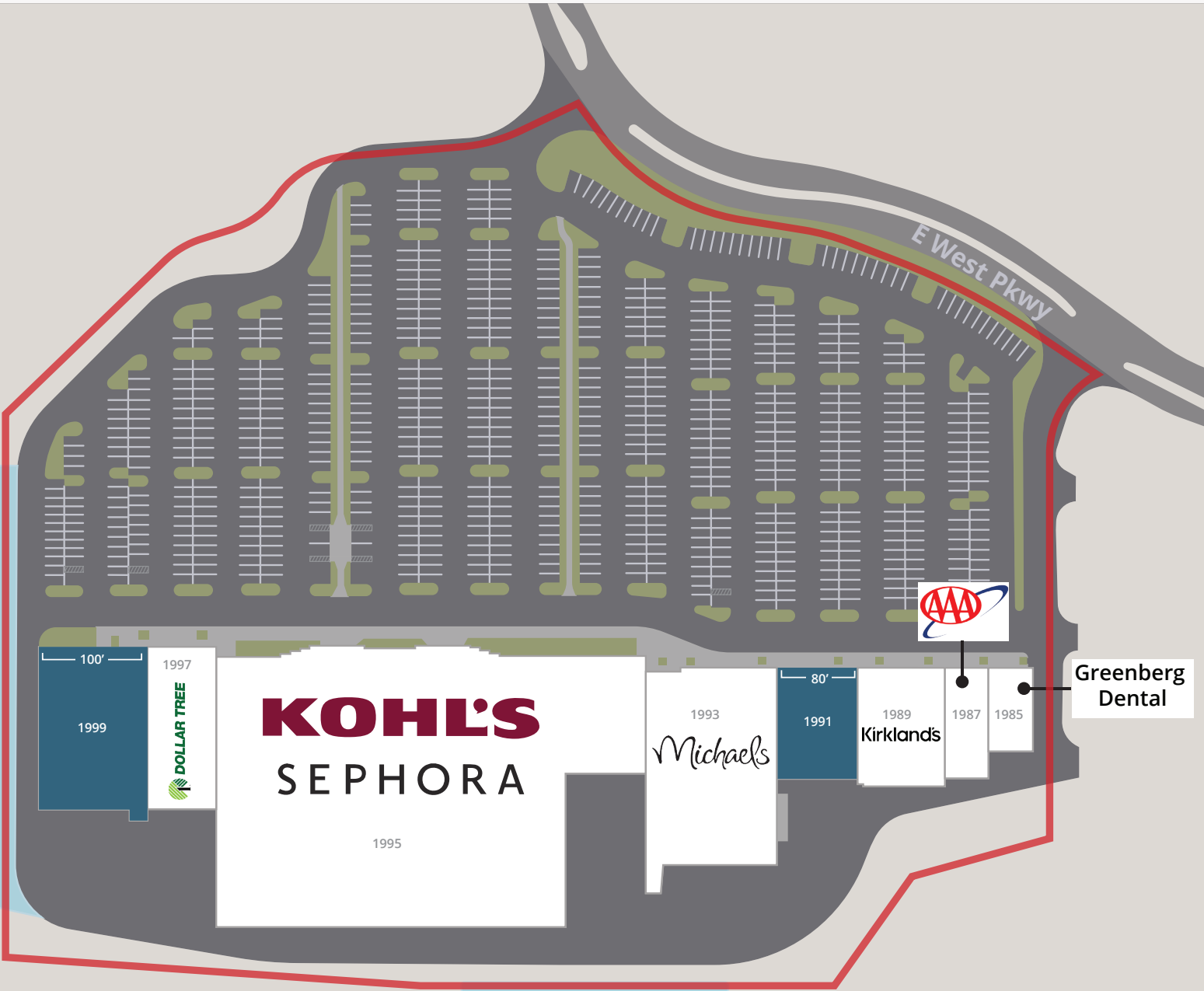
## TRAFFIC COUNTS

CR 220	35,000 VPD
Highway 17	44,210 VPD

Year: 2024 | Source: fDOT

# Island Walk at Fleming Island

1985-1999 East West Parkway | Fleming Island, FL 32003

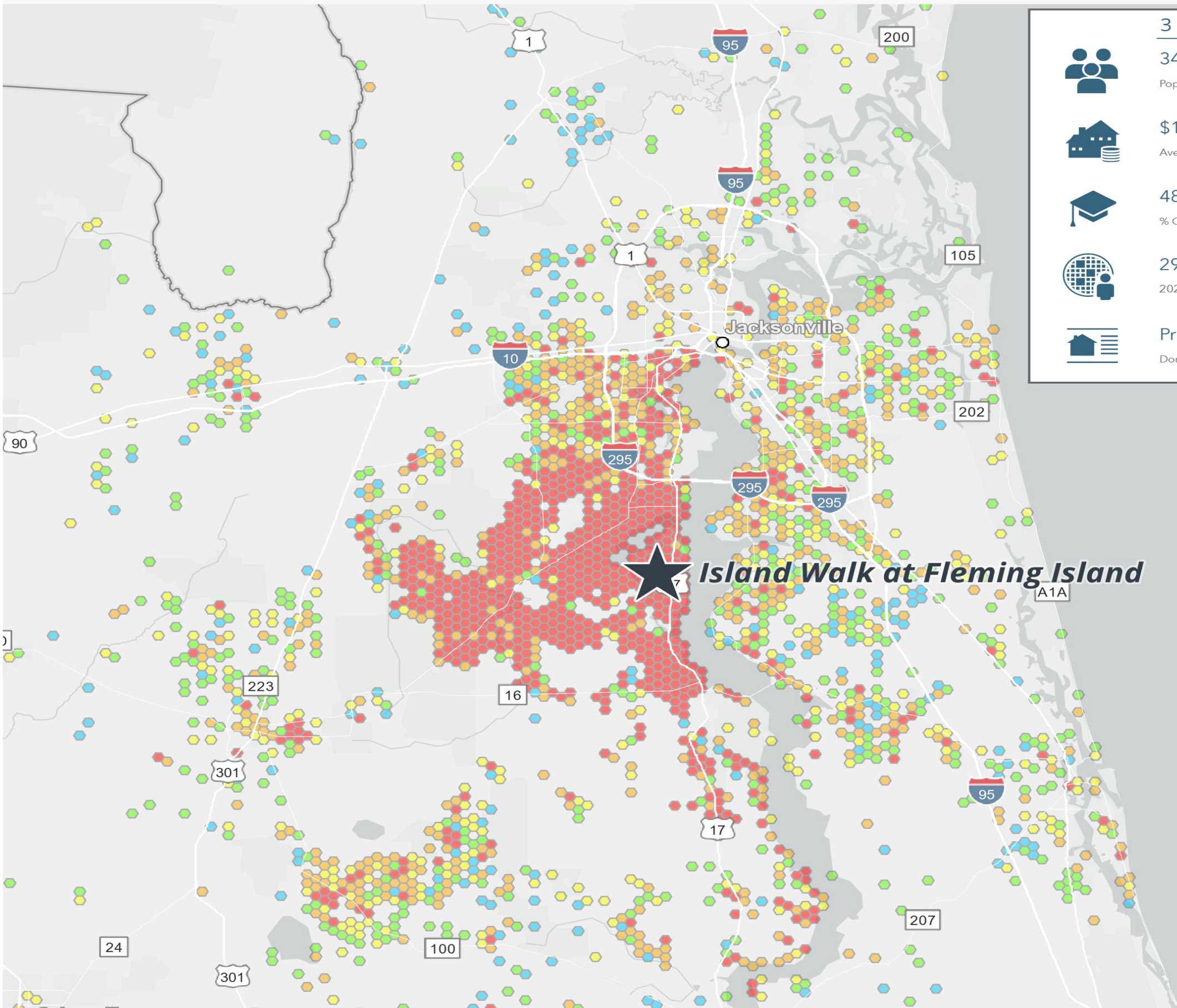


SUITE	TENANT	SPACE SIZE
1985	Greenberg Dental	3,000 SF
1987	AAA	4,000 SF
1989	Kirklands	8,025 SF
1991	Available	8,000 SF
1993	Michaels	21,374 SF
1995	Kohl's	
1997	Dollar Tree	9,176 SF
1999	Available	15,000 SF

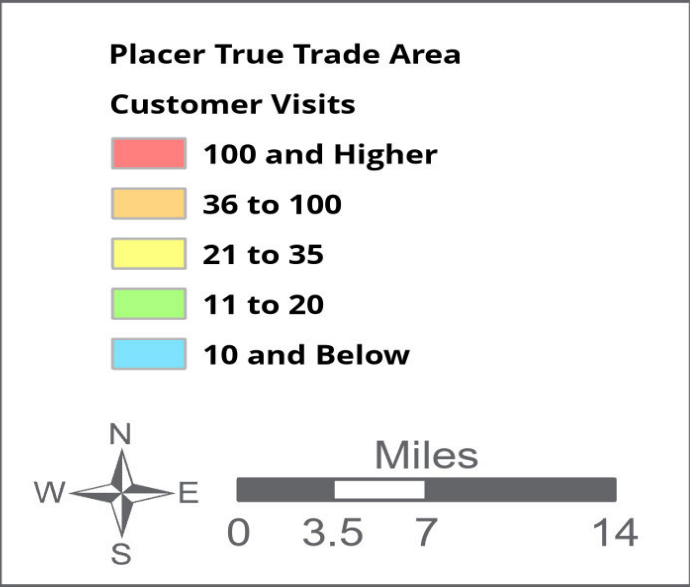


# Island Walk at Fleming Island

1985-1999 East West Parkway | Fleming Island, FL 32003



	3 Miles	5 Miles	Placer TTA
	34,792 Population	82,775 Population	1,427,236 Population
	\$141,161 Average Household Income	\$124,398 Average Household Income	\$101,532 Average Household Income
	48.0% % College Educated	38.7% % College Educated	36.4% % College Educated
	29,416 2024 Total Daytime Population	72,107 2024 Total Daytime Population	1,354,786 2024 Total Daytime Population
	Professional Pride Dominant Tapestry Segment	Savvy Suburbanites Dominant Tapestry Segment	Bright Young Professionals Dominant Tapestry Segment







**SRS Real Estate Partners**  
904.758.8875

Island Walk at  
Fleming Island

**Stephanie McCullough**  
904.595.6128  
stephanie.mccullough@srsre.com

**Annie Lee O'Steen**  
904.758.8913  
annie.osteen@srsre.com

**SRSRE.COM**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.