



● **SITES: REDUCED PRICING**

Parcel A: +/-1.18 AC (+/-51,400 SF)

Purchase Price: \$7.00/SF
Southwest corner of Town Center Blvd. & Village Square Pkwy

Parcel D: +/-1.15 AC (+/-50,269 SF)

Purchase Price: \$7.00/SF
Corner of Town Center Blvd. and Market Street

Parcel H: +/-2.01 AC (+/-87,764 SF)

Purchase Price: \$8.00/SF
Waterfront

All parcels are part of the Fleming Island Plantation (DRI)
Commercial & Industrial Development Rights Available
Zoning: PUD - Restrictions include drive-in banks, financial institutions, drive-in restaurants, sale of gasoline, car repair shops, & carwash facilities

2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	7,768	33,652	69,007
Average HH Income	\$140,604	\$160,990	\$147,154
Total Employees	2,021	9,396	17,426



STRATEGIC SITES
Clifford Commercial

Patricia Owings
patricia@strategicsites.com

OR

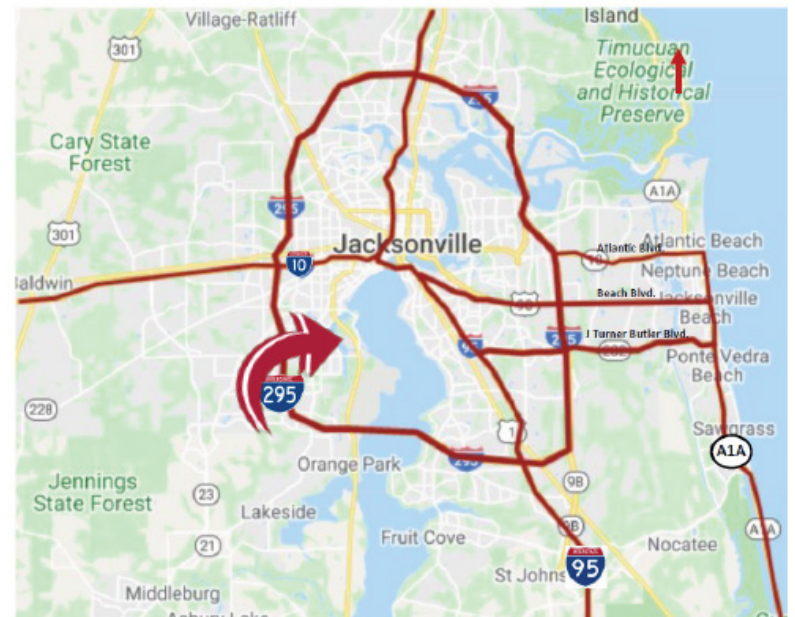
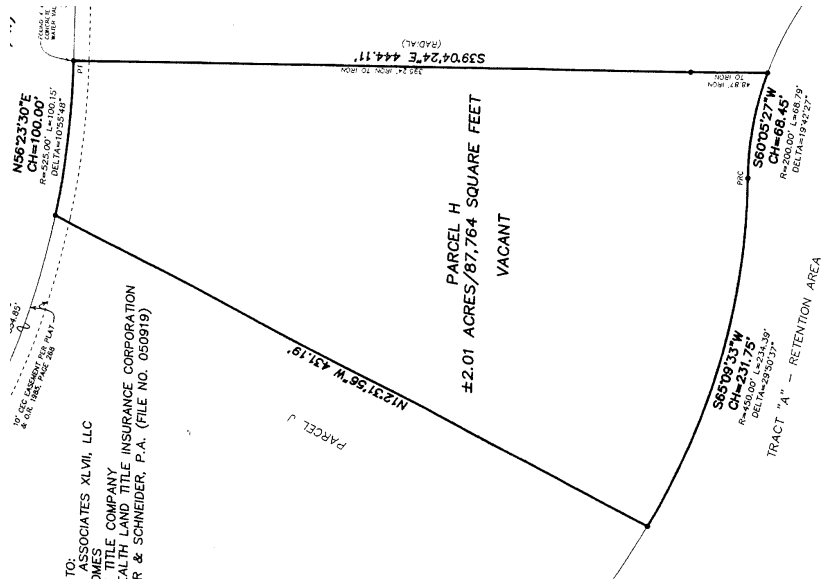
Kate Clifford
kate@strategicsites.com

For Additional
Information Contact:

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice



422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice