



● **Sites: REDUCED PRICING**

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

Purchase Price: \$8.00/SF

Southeast corner of Town Center Blvd. & Village Square Pkwy

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

Purchase Price: \$8.00/SF

Corner of Town Center Blvd. and Market Street

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

Purchase Price: \$9.00/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

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	9,165	34,489	64,880
Average HH Income	\$134,562	\$154,415	\$141,252
Total Employees	2,057	34,003	40,844

For Additional Information Contact:



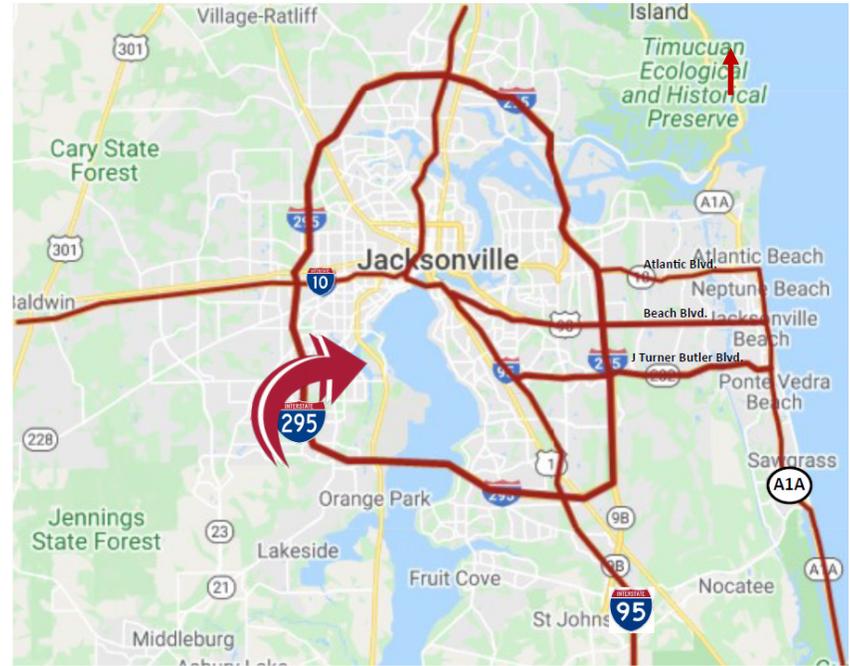
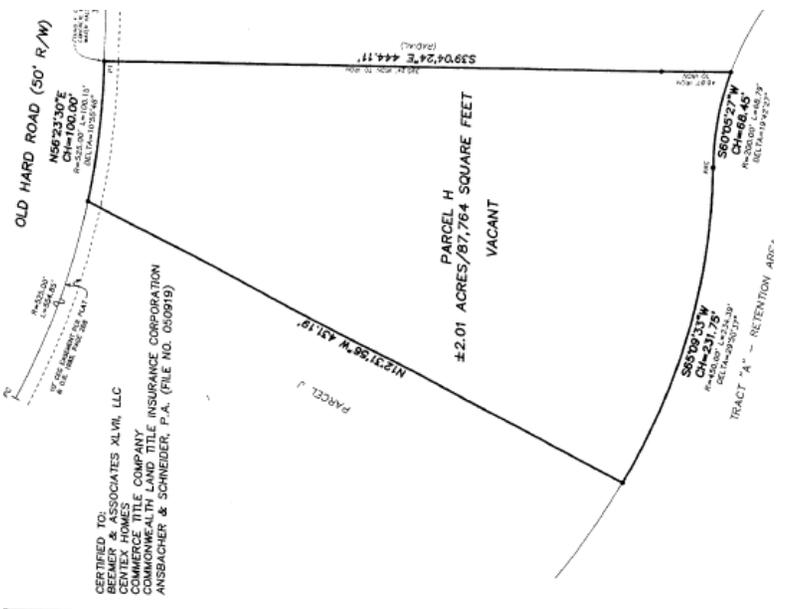
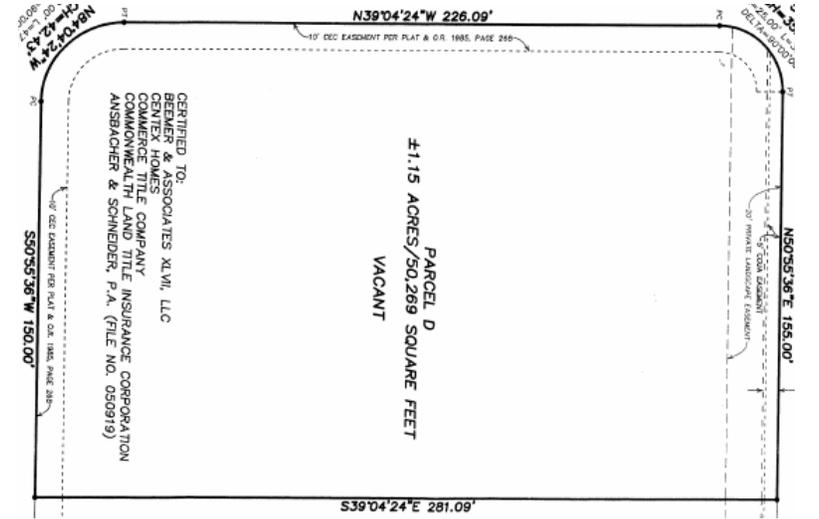
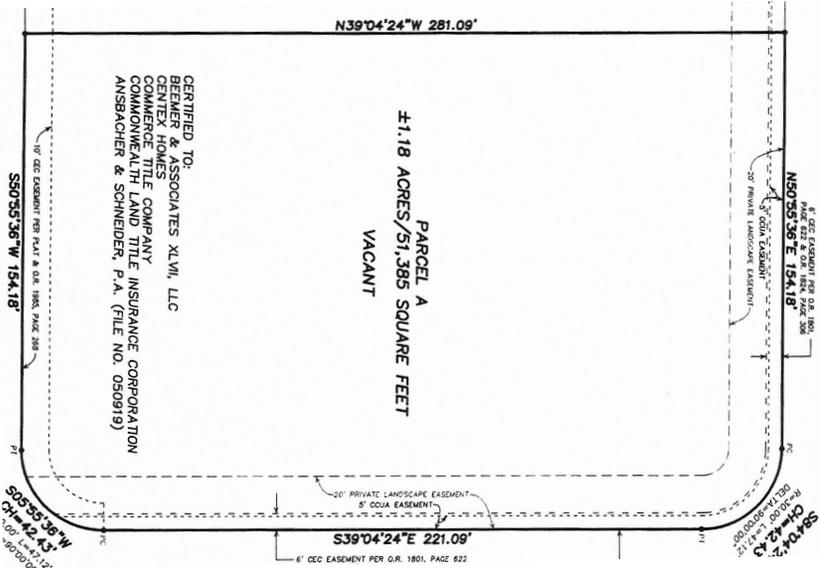
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**Client First through Service, Knowledge and Integrity**

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

# Surveys/Aerial



422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ [www.strategicsites.com](http://www.strategicsites.com)

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