

DISCOVERY LANDING AT OAKLEAF PLANTATION

CLAY COUNTY, FLORIDA

Retail/Commercial Sites Available

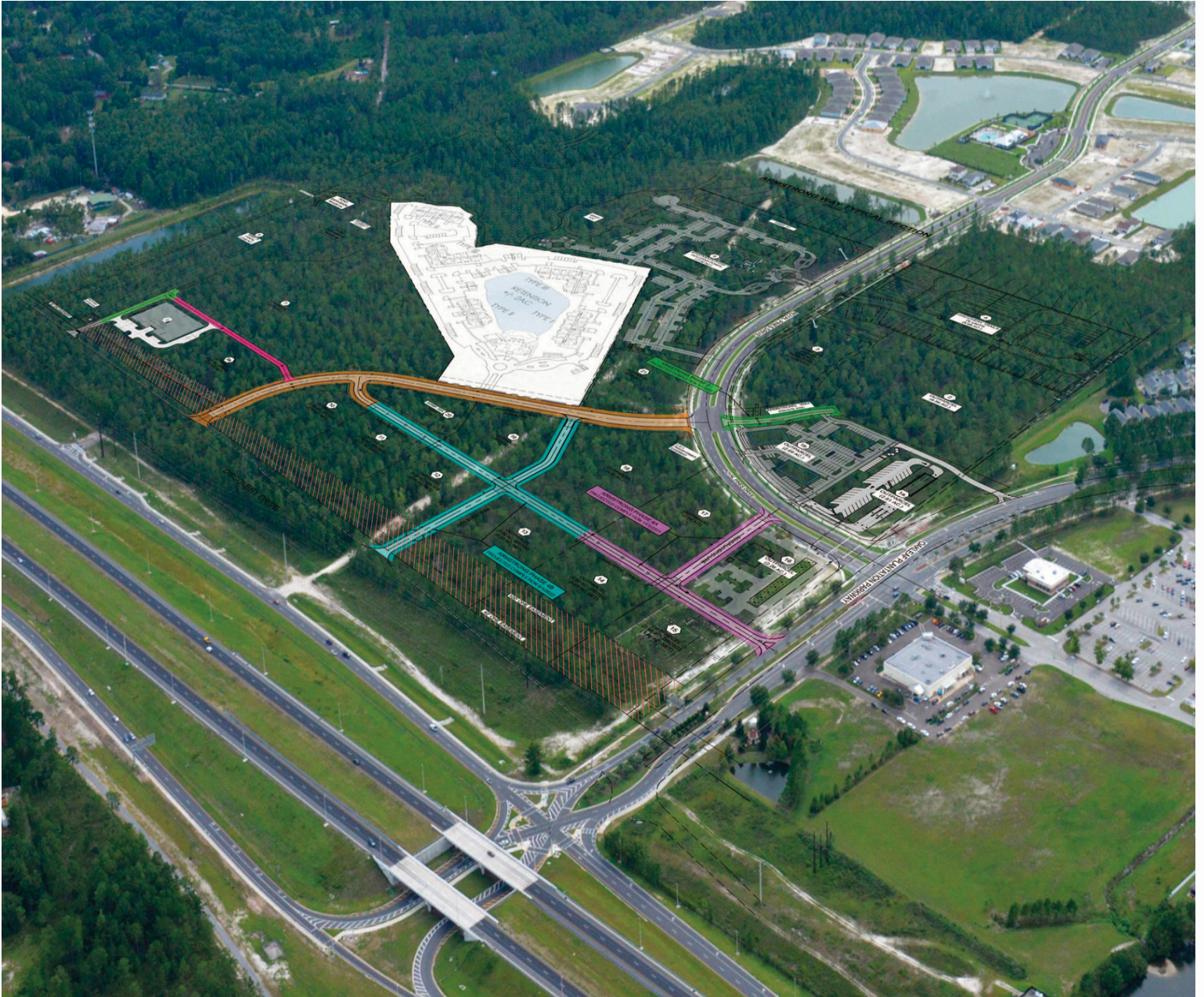
.9 acres up to 6.5 acres



Presented by
East West Realty
Keith Jones
904-509-6068

Discovery Landing

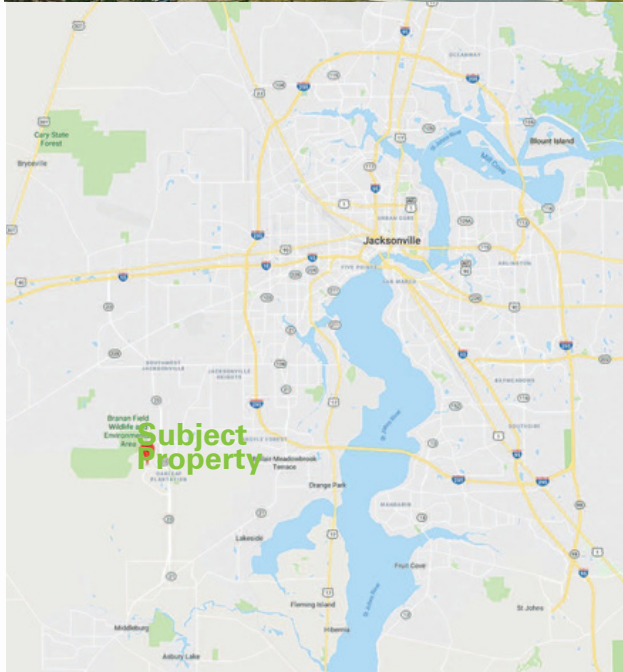
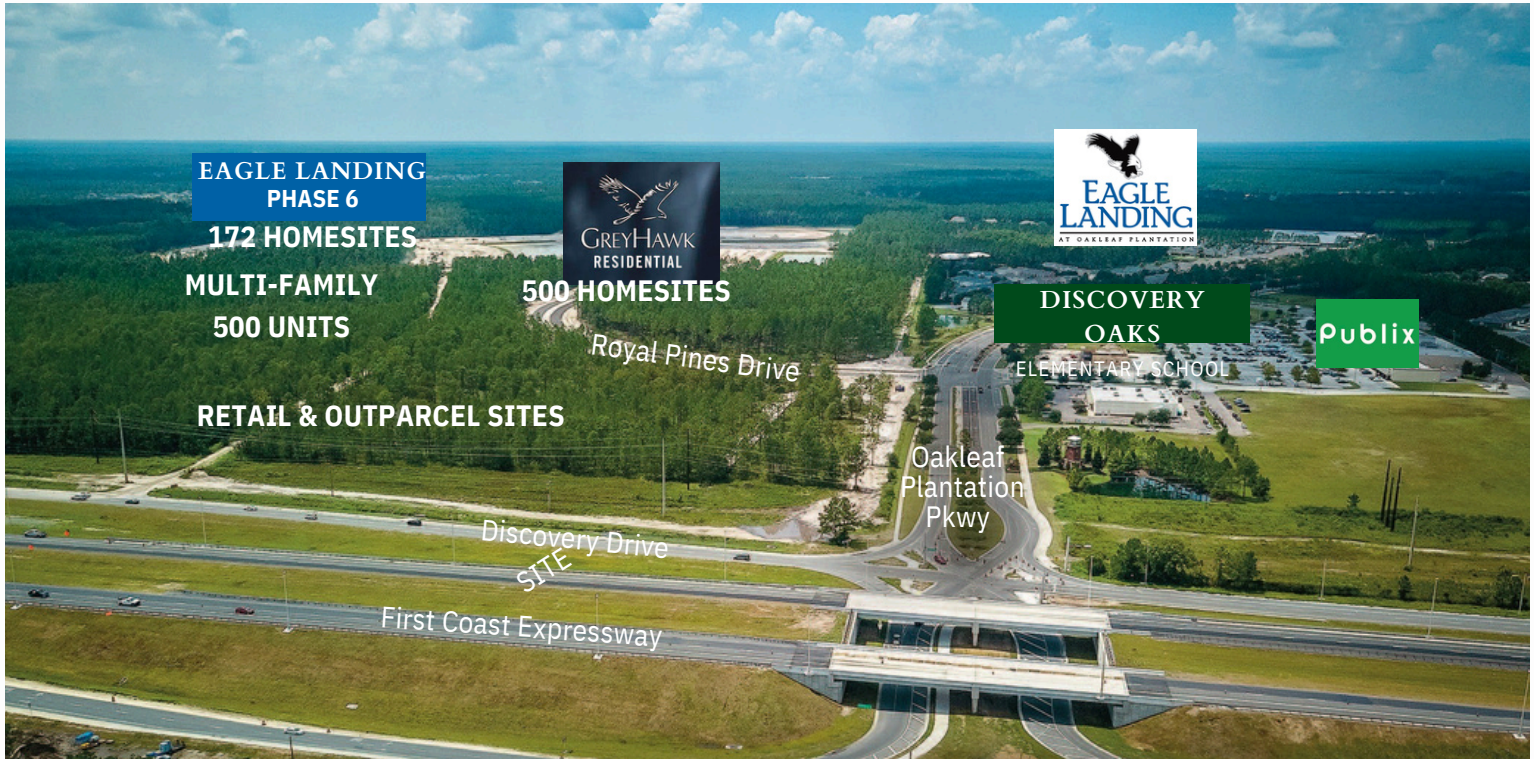
—FIRST COAST EXPRESSWAY -EXIT 35—



Prime Retail/Commercial opportunity in OakLeaf Plantation. Vacant land perfect for investors and developers looking to build in a high traffic area. Site is surround by well established businesses including McDonalds, Pizza Hut, LUV Car Wash, Union 76 Station featuring DayBreak and across the street from Publix Supermarket and Alliance Health Care.

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- **LOCATION**

First Coast Expressway at Oakleaf Plantation Parkway South. Conveniently situated between Cecil Commerce Center and St. Vincent's Clay Hospital.

- **COMMUNITY**

Oakleaf is a planned community with "A" rated public schools in one of the highest growth areas of Florida. Phase I of the First Coast Expressway is complete. The Final Phase will connect I-10 to I-95 through Clay and St. Johns Counties in Florida.

- **PARCEL SIZES**

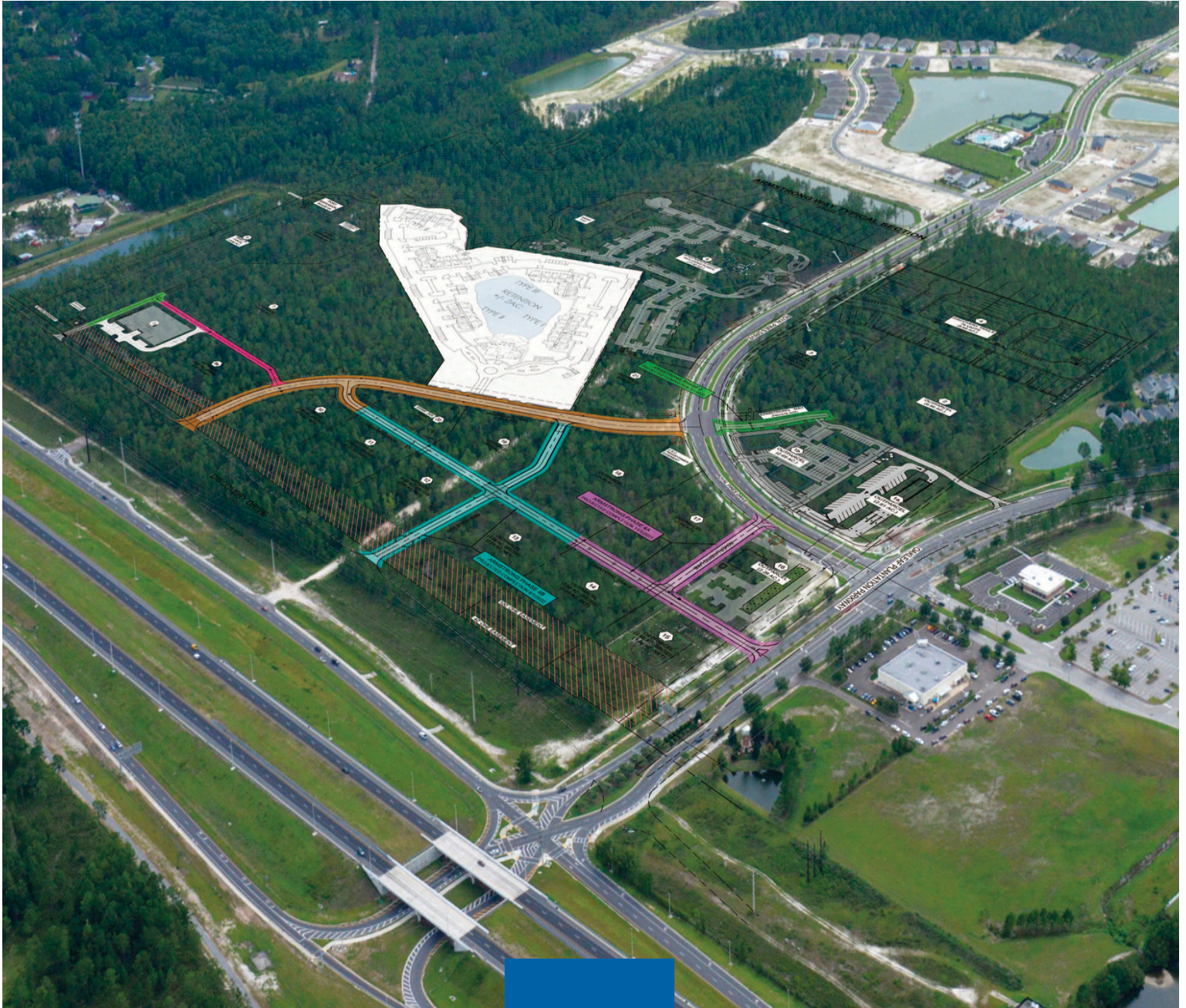
.09 acres to over 6.5 acres

- **DEMOGRAPHICS**

2024 Estimates Population @ 3 miles is 45,000
2024 Estimates Population @ 5 miles is 110,000
Household Income @ 3 miles is \$89,000
Household Income @ 5 miles is \$78,000

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ARMSTRONG WAY TYPICAL SECTION
(PHASE 3)

