



Office Building **For Lease**

1845 TOWN CENTER BLVD , FLEMING ISLAND, FL 32003

FLEMING ISLAND BUSINESS PARK



VASHA CARTER **PATRICK KENNEY**

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vcarter@svrcom.com pkenney@svrcom.com

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1845 TOWN CENTER BLVD , FLEMING ISLAND, FL 32003



PROPERTY OVERVIEW

Discover the perfect leasing opportunity at 1845 Town Center Blvd in Fleming Island, FL. This modern and spacious property offers high visibility, abundant foot traffic, and ample parking, making it an ideal location for your business. With flexible lease terms, proximity to major highways, and professional property management, this space provides endless potential. Strong local demographics and excellent signage opportunities further enhance the appeal. Whether you're seeking a retail storefront, office space, or a versatile commercial spot, this property is well-suited for a variety of uses. Take advantage of this prime location and elevate your business today.

LOCATION OVERVIEW

Located in the heart of Fleming Island. The building is near the heavily trafficked intersection of US 17 and CR 220 conveniently located near retail/amenities. Located near retail shops such as Wal-Mart, Target, Publix, CVS, Starbucks, Home Depot, Michaels, Pet Smart, etc. The property is a reverse commute for Jacksonville residents.

SPACES	LEASE RATE	SPACE SIZE
Building 100 Suite 100	\$16.00 SF/yr	2,556 SF

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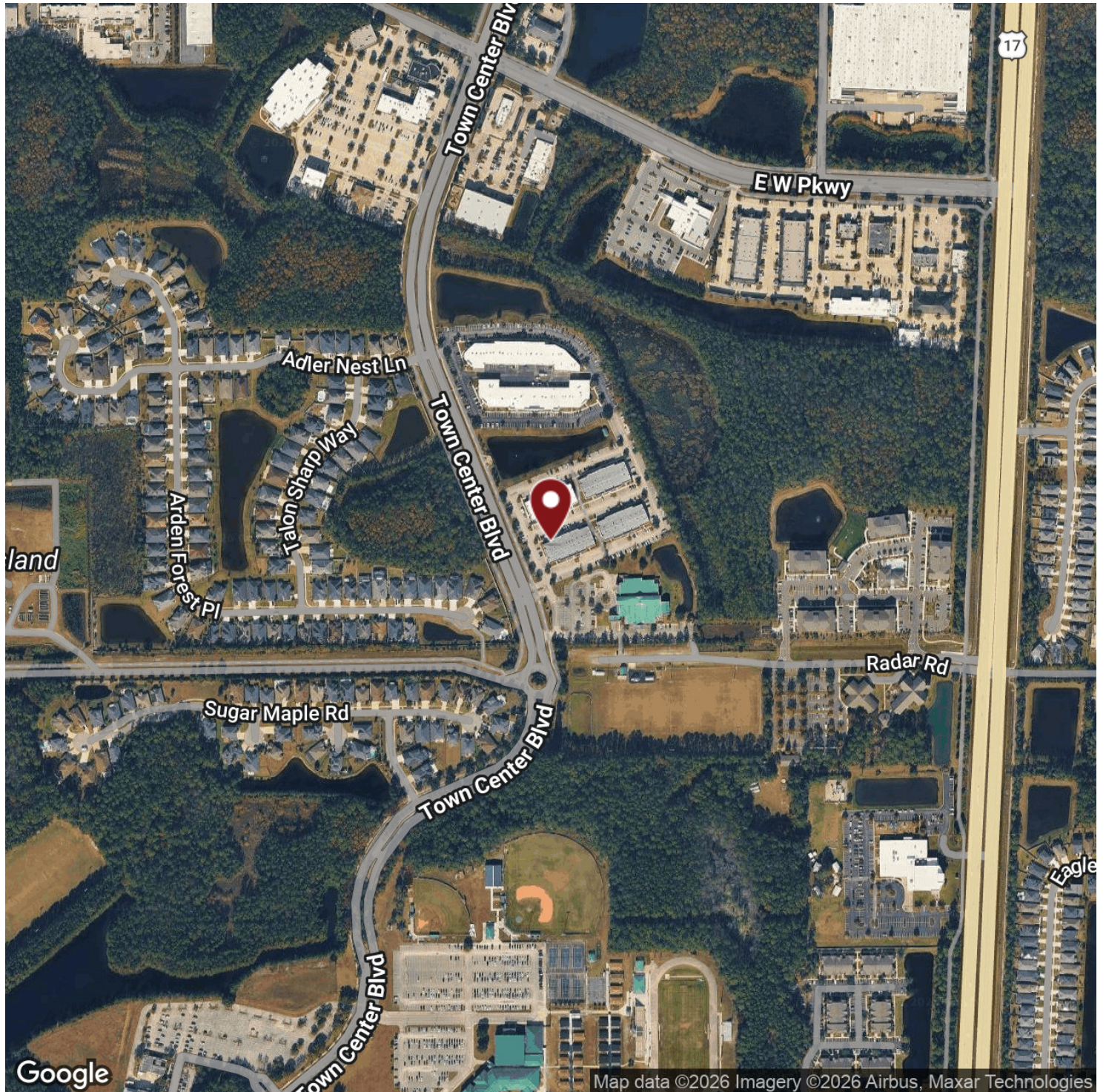
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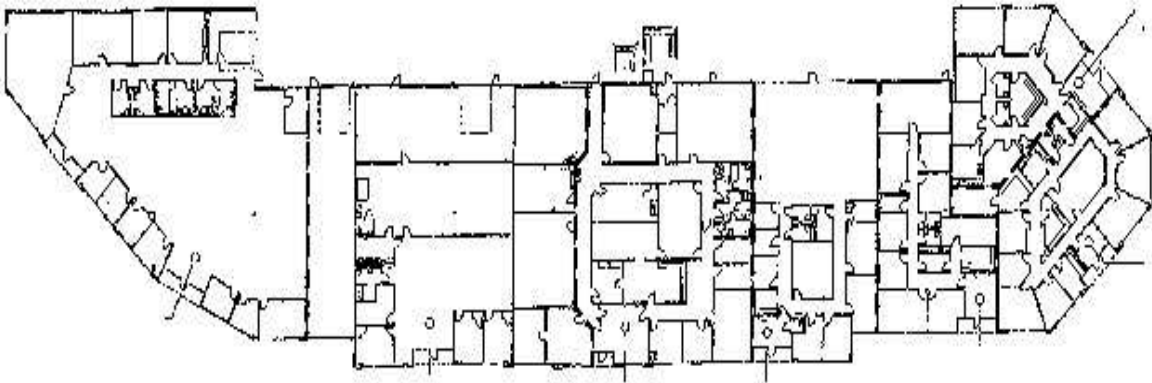
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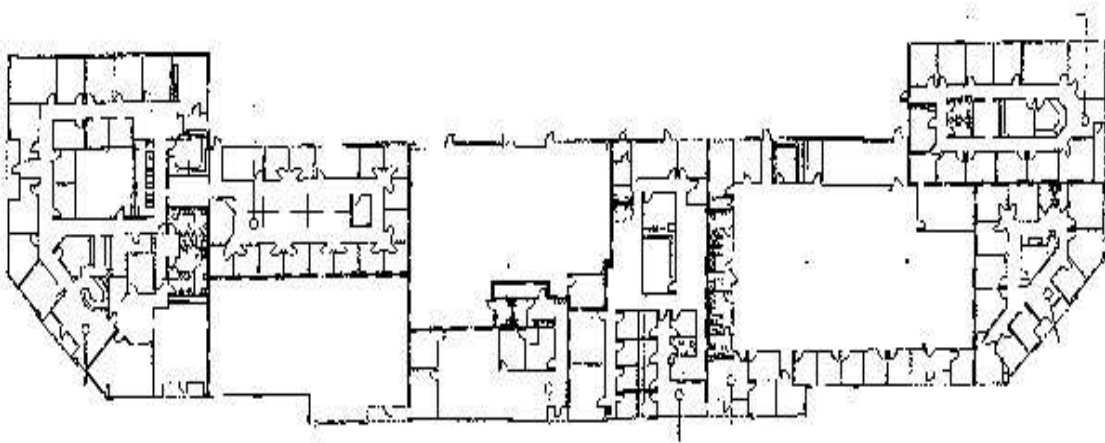
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BUILDING 100
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BUILDING 200
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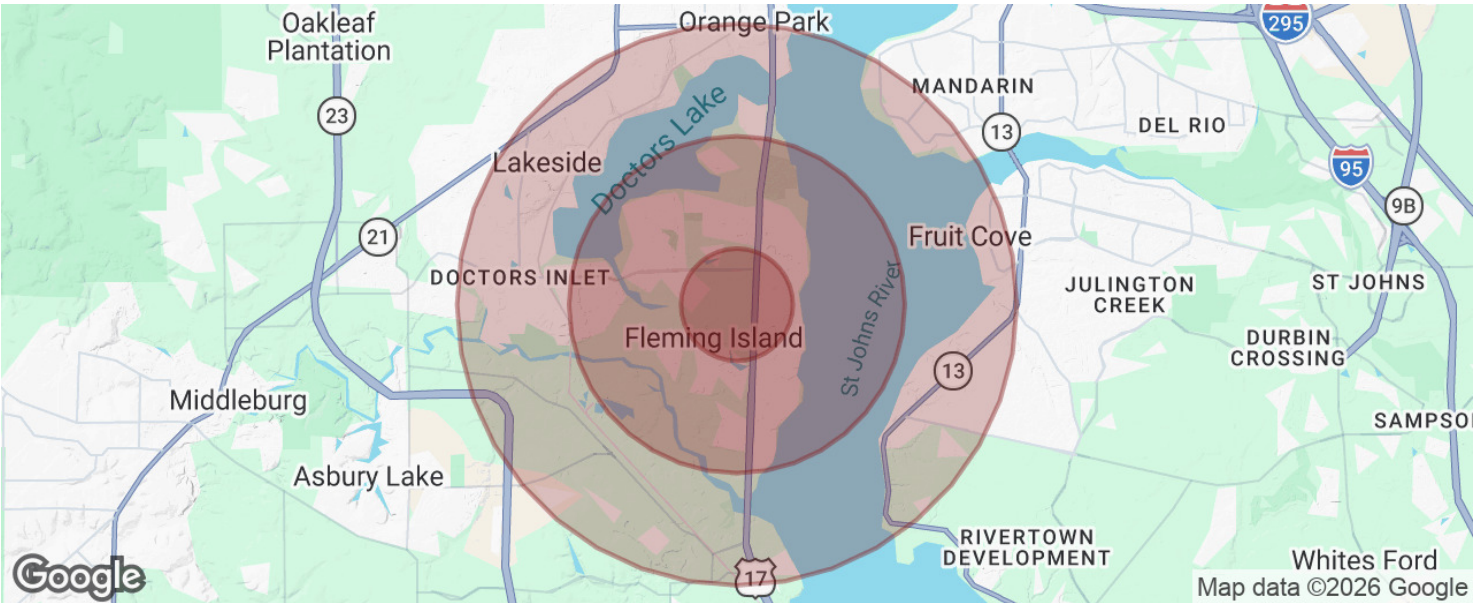
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,455	34,026	76,537
Median age	42.7	43.6	42.5
Median age (Male)	40.0	42.4	40.3
Median age (Female)	45.9	43.6	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,633	12,477	28,462
# of persons per HH	2.5	2.7	2.7
Average HH income	\$92,184	\$110,301	\$105,673
Average house value	\$205,231	\$255,845	\$257,401

* Demographic data derived from 2020 ACS - US Census

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PROPERTY DESCRIPTION

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OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Available SF:	2,556 SF
Lot Size:	
Building Size:	79,970 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,633	12,477	28,462
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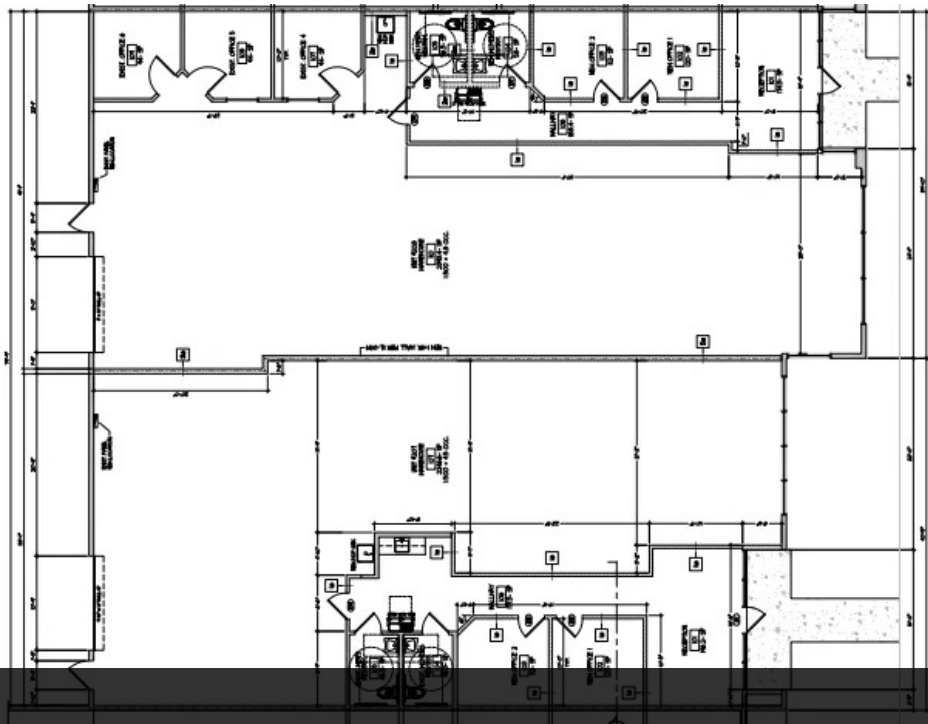
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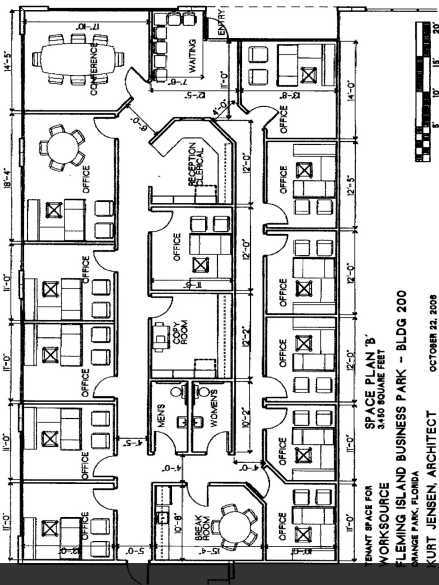
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Add text here...

EXHIBIT A
SPACE PLAN



Add text here...

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