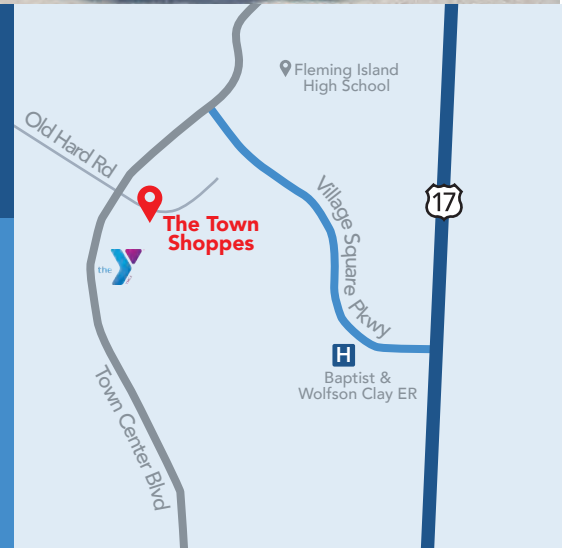




THE TOWN SHOPPES AT FLEMING ISLAND

410 Old Hard Rd | Fleming Island, FL 32003

- ◆ A prime commercial leasing space for a restaurant, corporate headquarters, executive office suites & specialty retail shops
- ◆ Located desirably in the center of Fleming Island Plantation with close proximity to Village Square Pkwy
- ◆ Available restaurant space includes outdoor seating



SIZE

Total
28,000 sf±

Divisible Space
677 sf±

Contiguous Space
7,215 sf±

DEMOGRAPHICS

	Population	Total Households	Average HH Income
1 Mi	8,277	3,171	\$127,337
3 Mi	34,934	12,457	\$143,446
5 Mi	68,476	24,550	\$131,412

TRAFFIC

US Hwy 17
41,500

CR-220
32,000

FLOOR 1



FLOOR 2

