



First-Generation Spaces on Jacksonville Throughway

- Three retail spaces for lease ranging from 1,436 sf to 3,543 sf in Fleming Island Village, a recently-constructed shopping center on Highway 17 in Jacksonville.
- Fleming Island Village has excellent frontage and includes pylon signage and ample parking and is near the intersection of U.S. 17, which has 52,500 daily vehicles, and County Road 220, which has 32,200 daily vehicles.
- The retail plaza is in the heart of a affluent residential area, with nearby household average household income topping \$90,000. The area is also a retail hub, with national retailers like Target, Home Depot, Walmart, Kohls, Publix, Starbucks and more less than two miles away.



1,523 SF - 3,543 SF



\$20.00 sf/yr (NNN)



±52,500 daily vehicles

For further information

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Site plan and availability

Fleming Island Village
4689 US Highway 17



US Highway 17 AADT: 52,500

Allstate ARTIST GROUP salon Unit 107 2,500 SF

DUNKIN' DONUTS

FLORIDA CANCER SPECIALISTS

Island Dentistry

Unit 7-8 3,543 SF

Community Hospice & Palliative Care

Orange Park Physician Network

HUGHSTON CLINIC

| Unit | Tenant | Size (SF) |
|------|-------------------------------|-----------|
| 1-5 | Florida Cancer Specialists | 8,133 |
| 6 | Island Dentistry | 4,988 |
| 7 | AVAILABLE | 1,523 |
| 8 | AVAILABLE | 2,020 |
| 9-10 | Community Hospice | 3,309 |
| 11 | Orange Park Physician Network | 5170 |
| 12 | Hughston Clinic | 5170 |
| 107 | AVAILABLE | 2,500 |
| 108 | Artist Group Salon | 2,000 |
| 109 | Allstate | 2,500 |

Fleming Island overview

Fleming Island Village
4689 US Highway 17



Surrounding area

Fleming Island Village
4689 US Highway 17



Aerial overview

Fleming Island Village
4689 US Highway 17



Property photos

Fleming Island Village
4689 US Highway 17



Demographics

Fleming Island Village
4689 US Highway 17

Demographic Profile

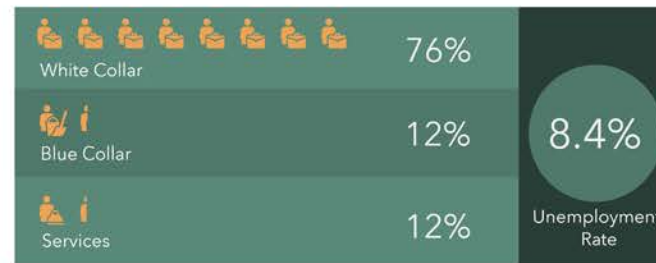
3 mile radius

Fleming Island Village
4689 US Highway 17,
Fleming Island, FL 32003

EDUCATION



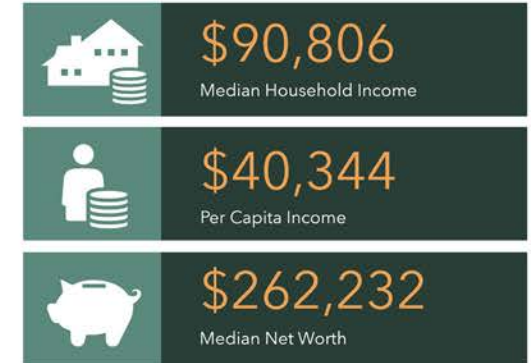
EMPLOYMENT



KEY FACTS



INCOME



BUSINESS



HOUSING STATS



**If you would like to discuss this further,
please get in touch.**

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