

Westover Station

US Highway 17, Suite 5-9
Fleming Island, Florida 32003

Smith
& Young
Co.

6,375 SF Anchor Unit Available

- 84' wide x 75' deep
- 2 ADA/handicapped-accessible restrooms
- 200 amp electrical service
- 25 tons of HVAC (five 5-ton units)
- Drop ceiling
- Fluorescent lighting
- Break room
- Storage room
- Large pylon sign panel
- Use of property's LED reader board



904.268.1377



PROPERTY INFORMATION

- Total 51,250 SF
- Conveniently located at the southeast corner of US Highway 17 & Westover Road (two traffic lights south of Doctors Lake Bridge & Orange Park)
- No CDD or DRI fees
- On-site owner, manager, & leasing office
- Excellent visibility & access

AREA INFORMATION

- Just north of Eagle Harbor & Pace Island, affluent residential communities
- 55,000 vehicles per day on US Highway 17
- 2020 median household income \$108,000 & population 30,600 (Fleming Island, FL)
- Highly rated Clay County schools

LEASING CONTACTS

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Smith & Young Co.

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Fleming Island, Florida 32003

Office: 904.269.1377

Website:



High Traffic & Visibility on U.S. Highway 17



DAILY TRAFFIC

U.S. Highway 17 60,000

| DEMOGRAPHICS | 1 MI | 3 MI | 5 MI |
|----------------------|-----------|-----------|-----------|
| Avg Household Income | \$149,000 | \$137,000 | \$123,000 |
| Total Population | 6,000 | 35,000 | 82,000 |
| Daytime Population | 9,000 | 28,000 | 70,000 |
| Total Households | 3,000 | 13,000 | 31,000 |

LOCAL HOUSEHOLDS

EAGLE HARBOR 3,680

PACE ISLAND 685

FLEMING ISLAND
PLANTATION 2,050

Harbor Island 300