

Westover Station

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



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



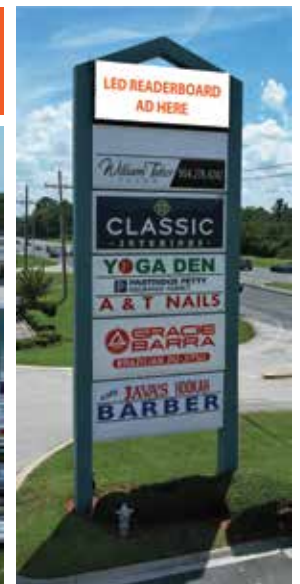
904.268.1377

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

Barney Smith

Cell: 904.673.6355

barney@smithyoungco.com

Gary Johnson

Cell: 904.463.3007

gary@smithyoungco.com

Smith & Young Co.

3517 US Highway 17, Suite B
Fleming Island, Florida 32003

Office: 904.269.1377

Website:



High Traffic & Visibility on U.S. Highway 17

Smith
& Young
Co.

17

60,000 AADT

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

Locally Owned & Operated Since 1984