



## 0.81 ACRE COMMERCIAL PARCEL AVAILABLE | GROUND LEASE OR BTS

NEC of US 17 and CR 315  
Green Cove Springs, FL 32043

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# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

- 0.81 acre commercial parcel at a signalized intersection
- Ground Lease or Build-to-Suit
- Access to a new signalized intersection
- Off-site retention
- Zoned BB-2
- Located two miles south of Fleming Island and two miles north of Green Cove Springs
- Green Cove Springs is the County seat and the location of the Clay County Courthouse
- Traffic Counts:
  - US 17: 32,000 AADT
  - CR 315: 4,400 AADT
- CR 315 dead ends into this site and will connect US 17 with the First Coast Expressway



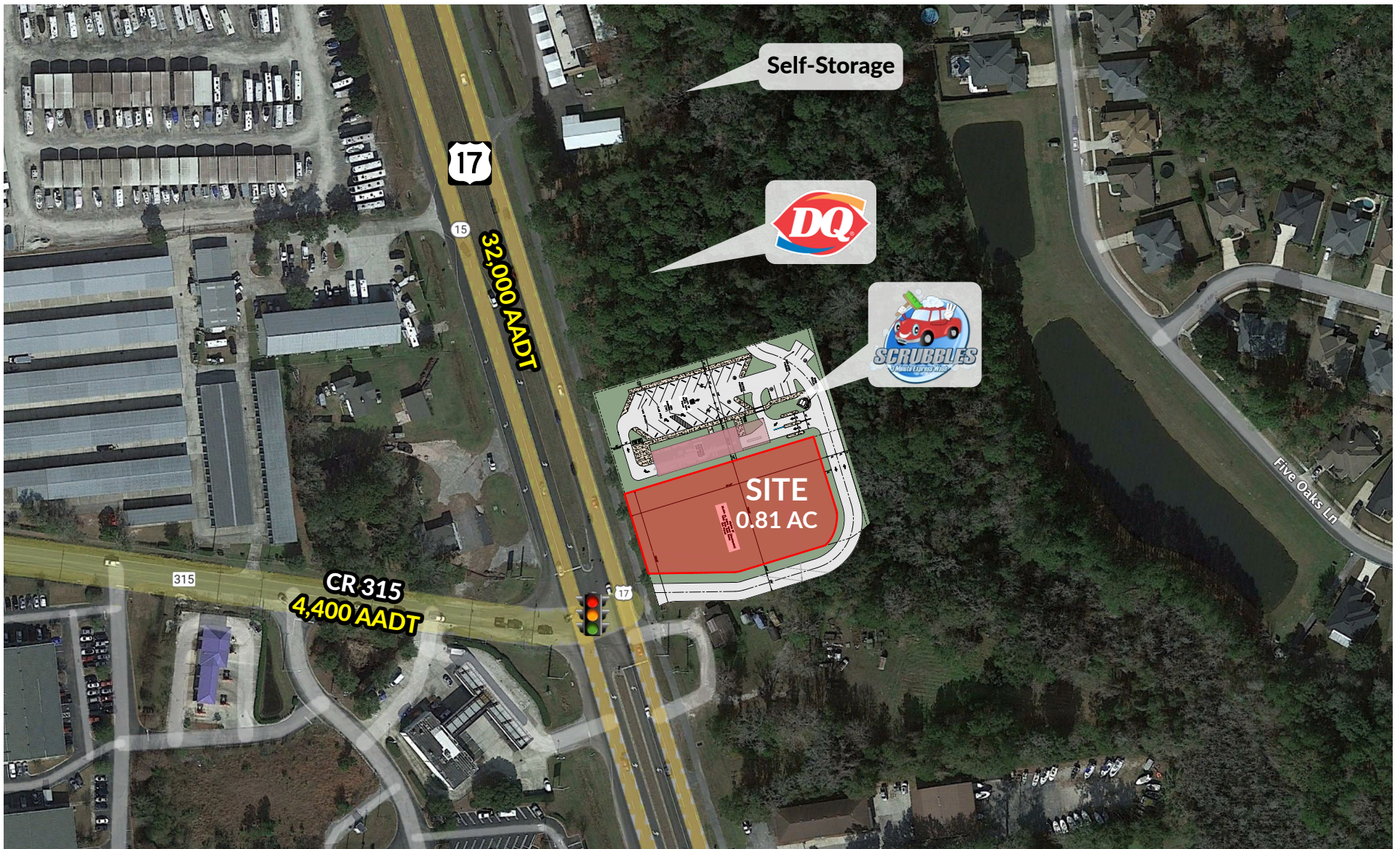
## DEMOGRAPHICS

2021 - 2026 DEMOGRAPHICS	3 MILES	5 MILES
2021 Population	17,940	34,580
Projected 2026 Population	19,777	38,578
Households	6,476	12,506
Median Age	42.2	41.8
Median Household Income	\$74,437	\$81,457
Average Household Income	\$98,218	\$107,061





# SITE PLAN



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# ROADWAYS



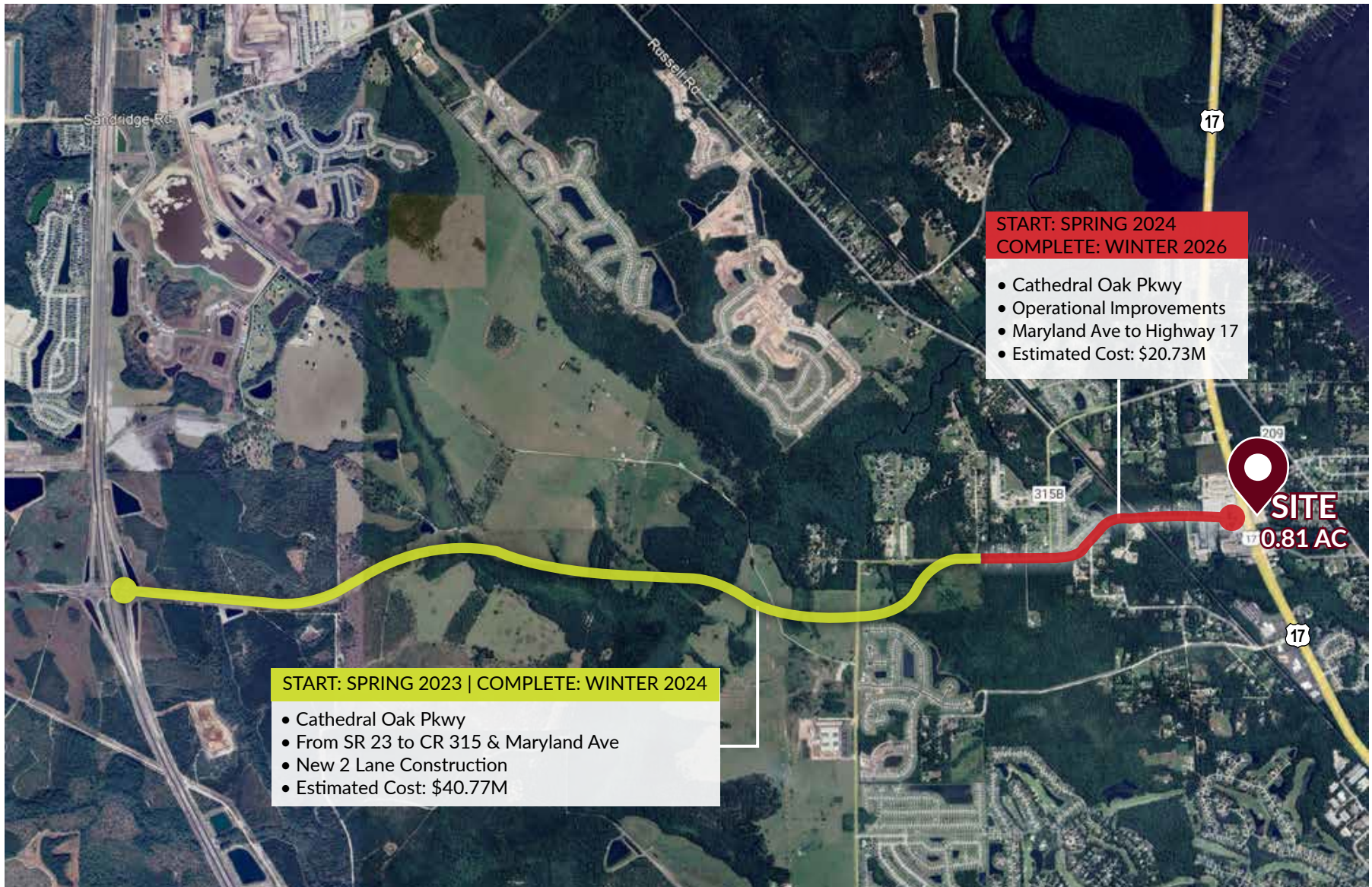
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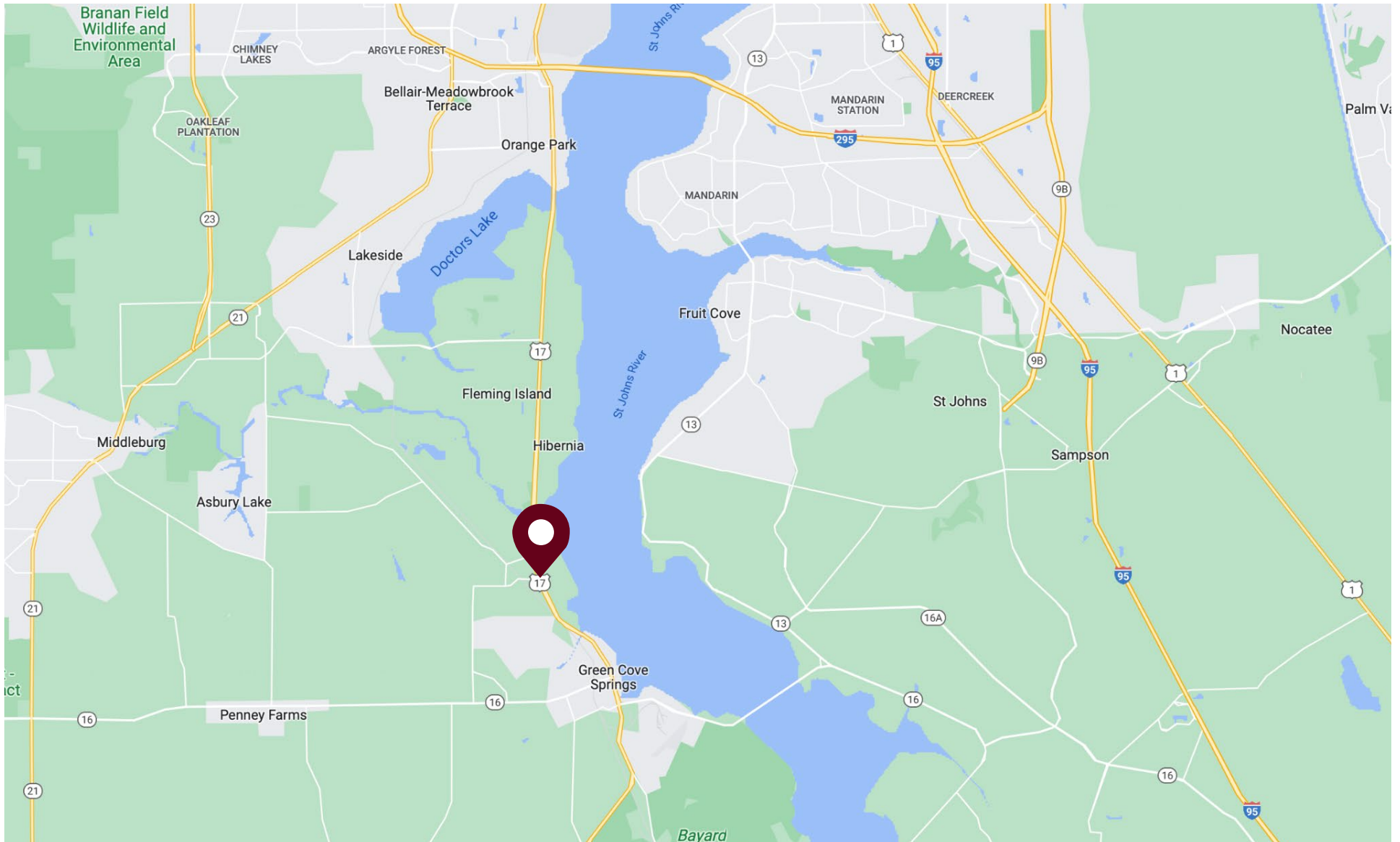




# FUTURE EAST-WEST CONNECTOR



# LOCATION MAP



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