

KOHL'S ANCHORED PAD SITE

Fleming Island, FL 32003 | 1995 East West Parkway | East West Parkway and CR 220 | Store #788



- Prominent +/-0.23 Acre Out Parcel available fronting East West Parkway
- 70,139 vehicles passing the site daily at the major intersection of SR 17 and CR 220.
- 26,506 residents with an average household income of \$105,703 living within 3 miles of the site.
- Significant Daytime Population of 65,475 within 5 miles of site.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
2018 Total Population	5,246	34,893	81,996	CR 220	31,000 VPD
2018 Total Daytime Population	7,776	26,506	65,745	US 17 S	40,139 VPD
2018 Average HH Income	116,442	105,703	94,909	US 17 N	58,500 VPD
2018 Median HH Income	101,913	86,272	74,277		

AVAILABLE PAD SIZE:

+/- 0.23 ACRES

GROUND LEASE:

CALL FOR INFO

ZONING:

COMMERCIAL

USE RESTRICTION:

CALL FOR DETAILS

AREA ANCHORS:



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):

STEPHANIE MCCULLOUGH • stephanie.mccullough@tscg.com • 904.565.2635

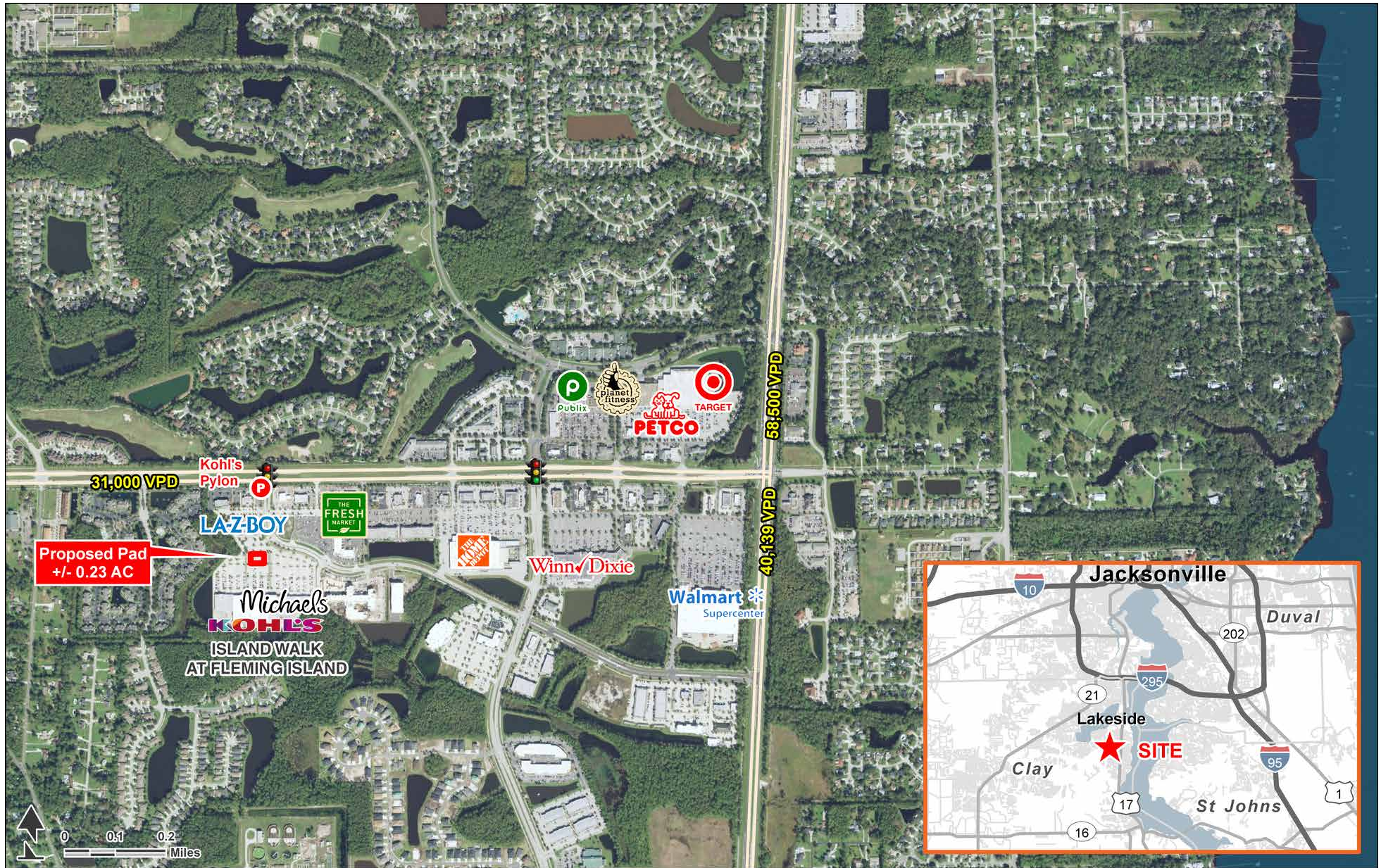
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