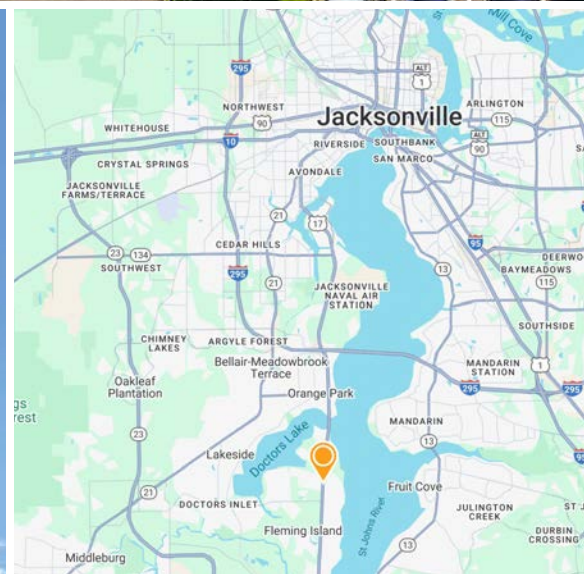


FLEMING ISLAND VILLAGE

4689 US 17 | Fleming Island, FL 32003

FOR LEASE



PROPERTY OVERVIEW

- » **Availability: 2,500 SF - 5,927 SF**
- » Direct frontage on US Highway 17 with 52,000 AADT
- » Strong average household income of \$186,865 within a one mile radius
- » Nearby national retailers:



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,944	26,592	94,163
Households	1,929	10,518	36,224
Daytime Pop.	29,968	41,830	90,936
Ave. HH Income	\$186,865	\$164,805	\$137,092



RICKY OSTROFSKY
REGIONAL MANAGING DIRECTOR

📞 904.899.0315

✉️ Ricky.Ostrofsky@FranklinSt.com

KAELYN CASSIDY
SENIOR ASSOCIATE

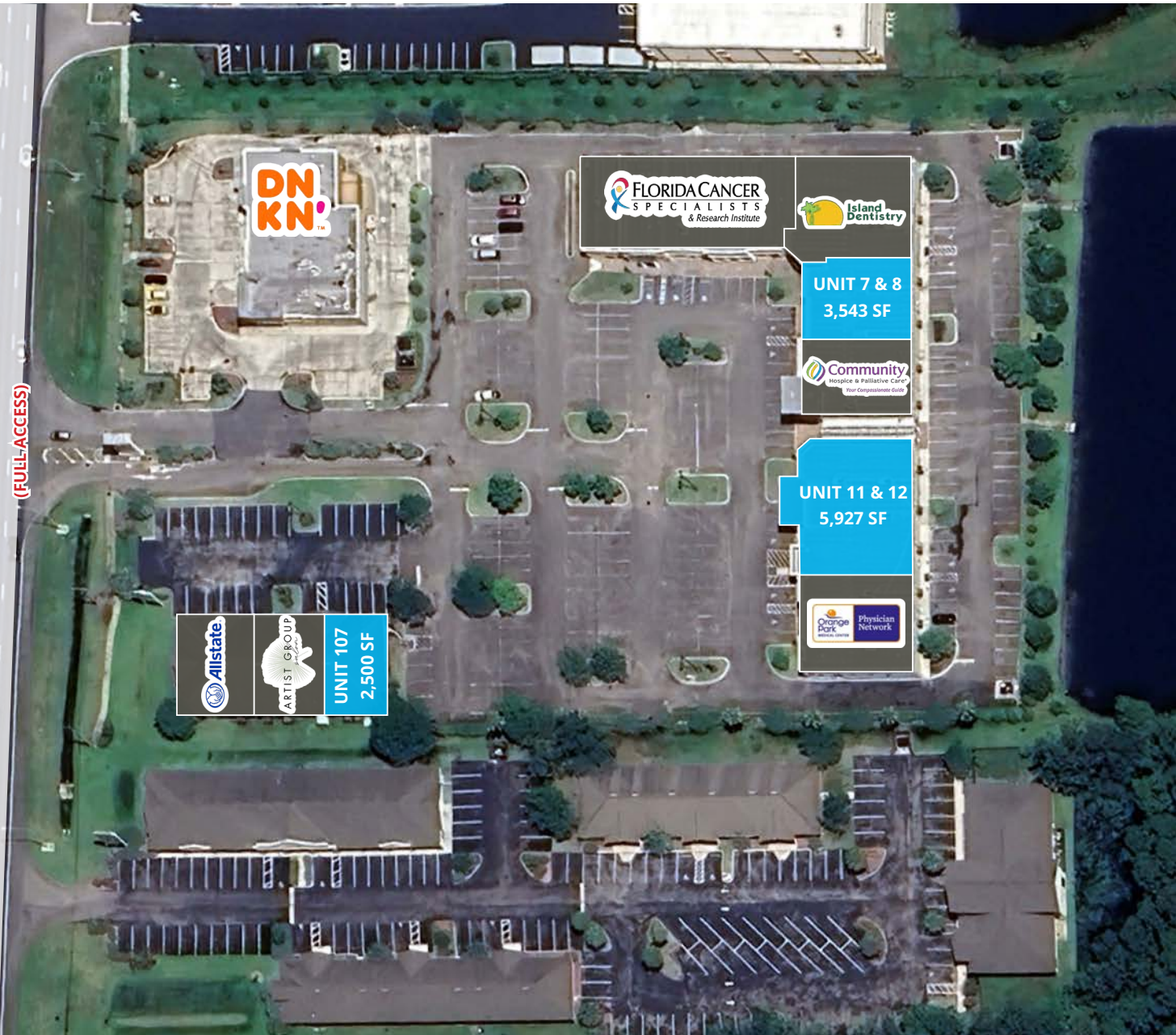
📞 904.899.0318

✉️ Kaelyn.Cassidy@FranklinSt.com

SUITE	OCCUPANT	SF
1-5	FLORIDA CANCER SPECIALISTS	8,057
6	ISLAND DENTISTRY	5,355
7-8	CAN BE MADE AVAILABLE	3,543
9-10	COMMUNITY HOSPICE	3,309
11-12	AVAILABLE	5,927
13-14	ORANGE PARK PHYSICIAN NETWORK	4,106
107	AVAILABLE	2,500
108	ARTIST GROUP SALON	2,000
109	ALLSTATE	1,500

US HIGHWAY 17 52,000 AADT

(FULL-ACCESS)



DN
KN

FLORIDA CANCER
SPECIALISTS
& Research Institute

Island
Dentistry

UNIT 7 & 8
3,543 SF

Community
Hospice & Palliative Care
Your Compassionate Guide

UNIT 11 & 12
5,927 SF

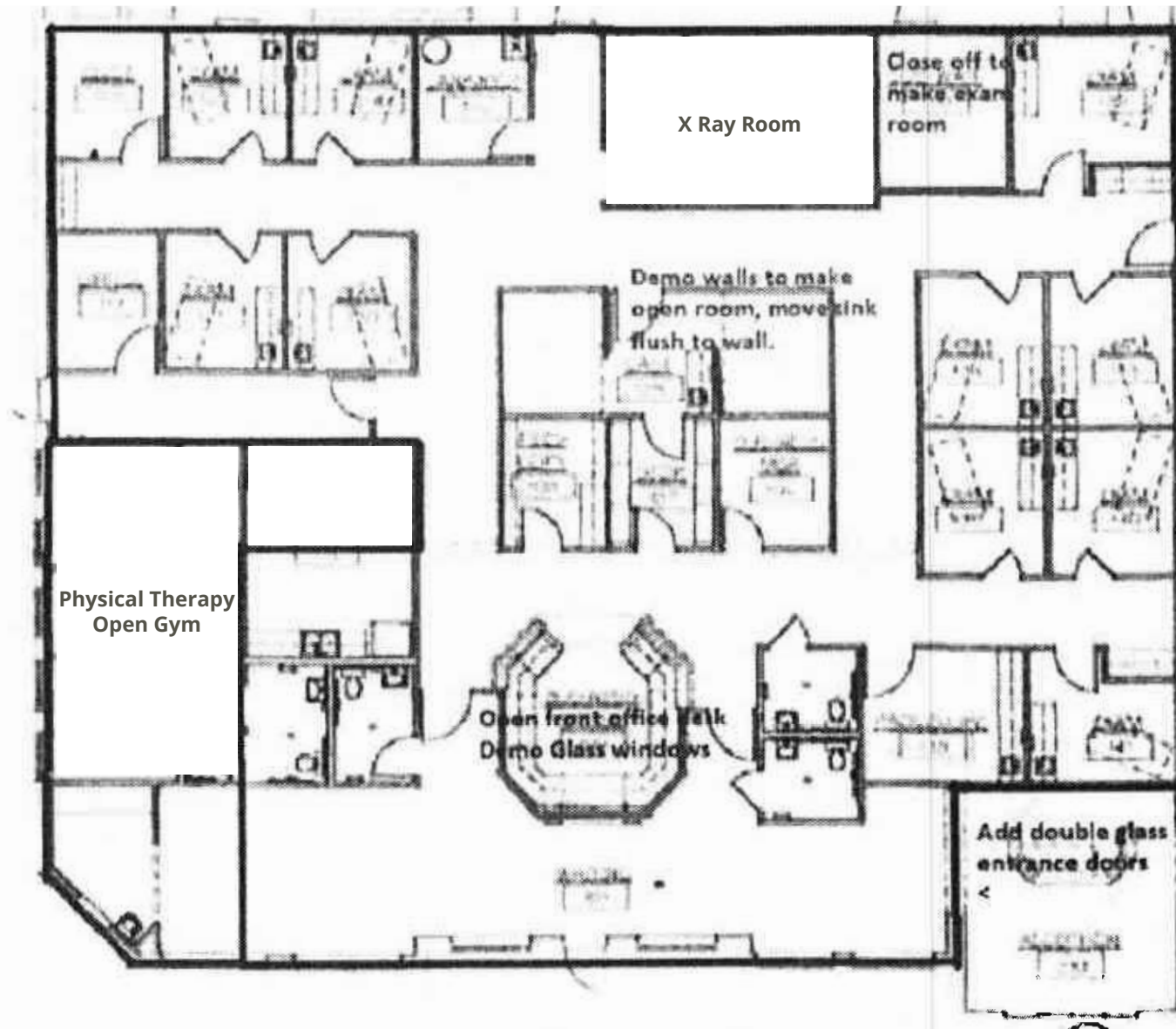
Orange Park
Physician Network

Allstate

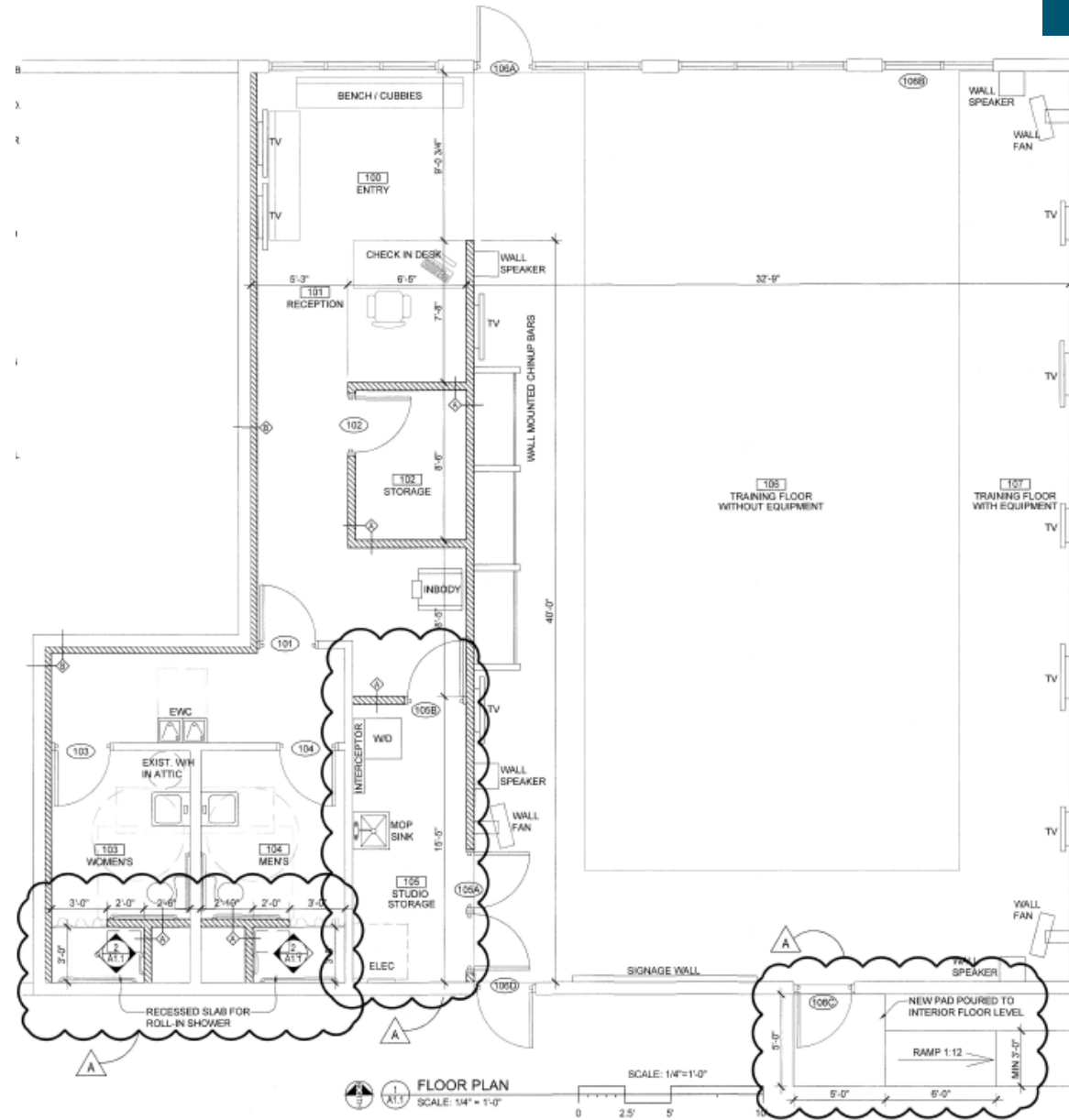
ARTIST GROUP

UNIT 107
2,500 SF

5,927 SF



2,500 SF



2,500 SF





