



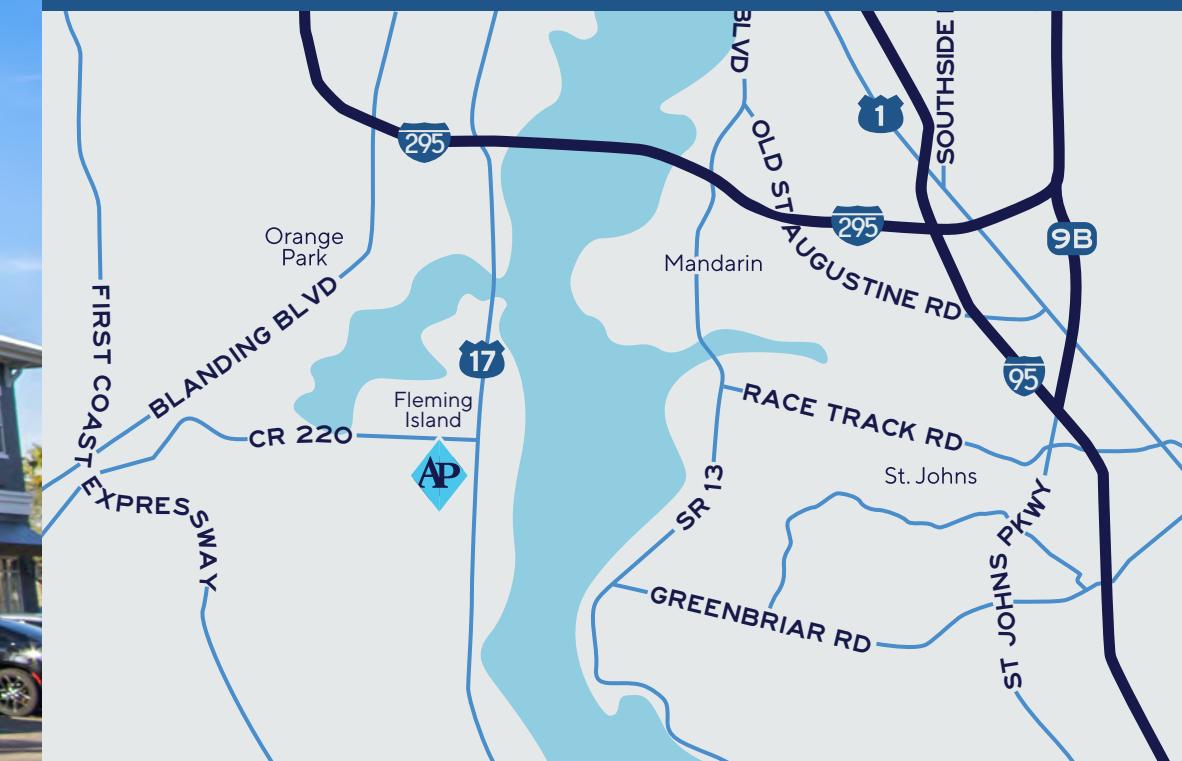
THE TOWN SHOPPES OF FLEMING ISLAND

📍 406 Old Hard Road | Fleming Island, FL 32003



QUICK FACTS

- ◆ 28,000 sq. ft. two-story development with water views
- ◆ Exceptional opportunity for a variety of uses, including restaurants, corporate headquarters, executive office suites, specialty retail shops, and more
- ◆ Desirable location in the center of Fleming Island Plantation where annual household incomes approach \$130k within one mile



904.992.9000 ♦ leasing@ashproperties.com

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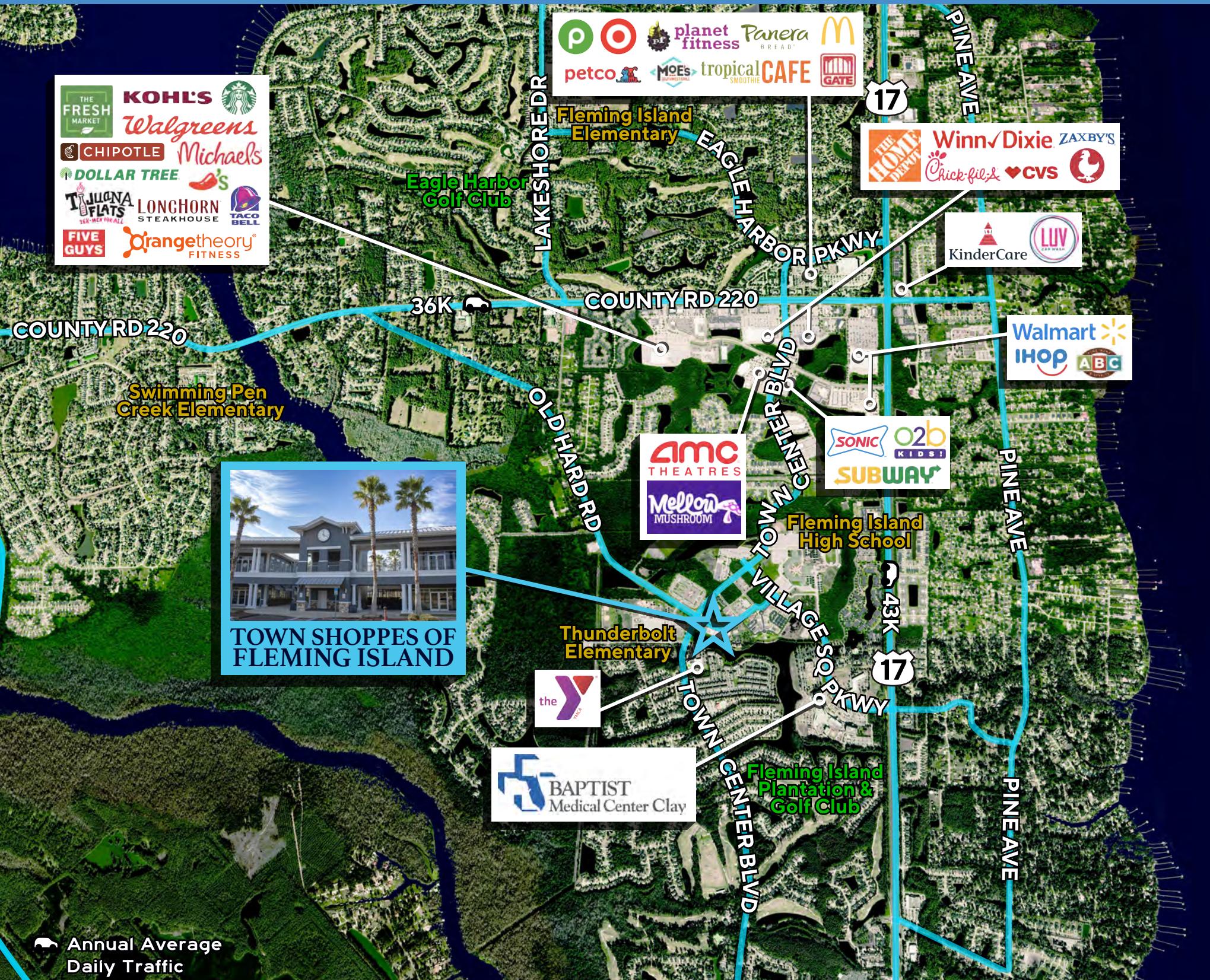
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DEMOGRAPHICS BY RADIUS

| | 1 mile | 3 miles | 5 miles |
|-------------------|-----------|-----------|-----------|
| Population | 6,390 | 32,617 | 66,330 |
| Households | 2,740 | 12,364 | 25,247 |
| Average HH Income | \$126,075 | \$146,497 | \$133,733 |

NEARBY BUSINESS, RETAIL AND RESIDENTIAL

Wealthy Communities

Residents of Fleming Island Plantation & Golf Club, Eagle Harbor Golf Club, as well as homeowners along the nearby St Johns Riverfront provide high average household incomes, averaging nearly \$150k within three miles.

Baptist Medical Center

Clay county's new \$234 million dollar hospital opened in 2023 and was designed with room for expansion as the community continues to grow. The campus includes Baptist HealthPlace, a new health and wellness center which provides a variety of specialties.

Schools

The shopping center sits between two schools: Thunderbolt Elementary and Fleming Island High School. Their combined enrollment of over 2,500 students drives daily traffic to the area.

Annual Average Daily Traffic

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| SUITE | TENANT | SF |
|----------------|------------------------|--------------|
| 101-102 | Pan-Am Dental | 2,280 |
| 103-105 | Burn Boot Camp | 4,934 |
| 106-108 | Sojorne Care | 4,029 |
| 109-110 | Available | 3,181 |
| 201 | Available | 1,585 |
| 202 | Available | 1,320 |
| 203 | Available | 1,400 |
| 204 | Available | 1,400 |
| 205 | Americlean of Jax | 1,505 |
| 206 | Available | 1,510 |
| 207 | Available | 1,400 |
| 208 | Available | 1,400 |
| 209 | Available | 1,400 |
| 210 | FirstStar HR Solutions | 1,320 |



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