



## First-Generation Spaces on Jacksonville Throughway

- Three retail spaces for lease ranging from 1,436 sf to 3,543 sf in Fleming Island Village, a recently-constructed shopping center on Highway 17 in Jacksonville.
- Fleming Island Village has excellent frontage and includes pylon signage and ample parking and is near the intersection of U.S. 17, which has 52,500 daily vehicles, and County Road 220, which has 32,200 daily vehicles.
- The retail plaza is in the heart of a affluent residential area, with nearby household average household income topping \$90,000. The area is also a retail hub, with national retailers like Target, Home Depot, Walmart, Kohls, Publix, Starbucks and more less than two miles away.



**1,523 SF - 3,543 SF**



**\$20.00 sf/yr (NNN)**



**±52,500 daily vehicles**

### For further information

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# Site plan and availability

Fleming Island Village  
4689 US Highway 17



Unit	Tenant	Size (SF)
1-5	Florida Cancer Specialists	8,133
6	Island Dentistry	4,988
7	AVAILABLE	1,523
8	AVAILABLE	2,020
9-10	Community Hospice	3,309
11	Orange Park Physician Network	5170
12	Hughston Clinic	5170
107	AVAILABLE	2,500
108	Artist Group Salon	2,000
109	Allstate	2,500



# Fleming Island overview

Fleming Island Village  
4689 US Highway 17





# Surrounding area

Fleming Island Village  
4689 US Highway 17





# Aerial overview

Fleming Island Village  
4689 US Highway 17





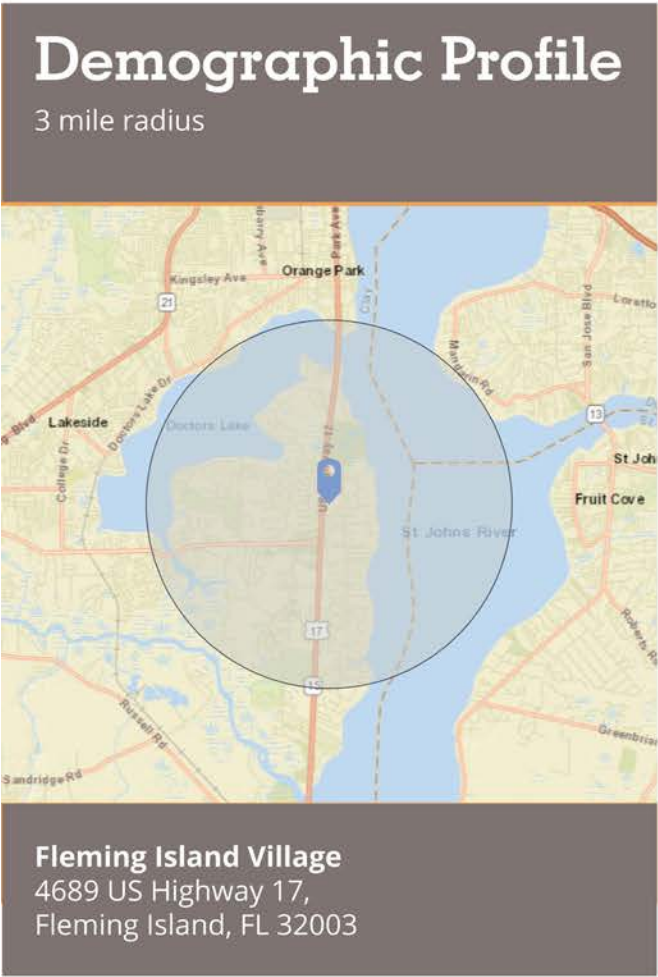
# Property photos

Fleming Island Village  
4689 US Highway 17



# Demographics

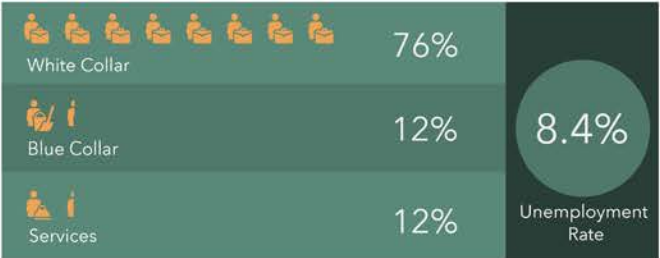
Fleming Island Village  
4689 US Highway 17



#### EDUCATION



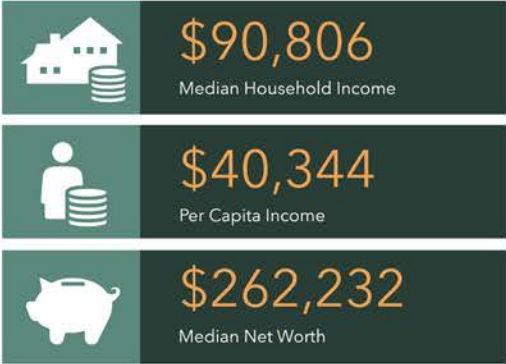
#### EMPLOYMENT



#### KEY FACTS



#### INCOME



#### BUSINESS



#### HOUSING STATS



**If you would like to discuss this further,  
please get in touch.**

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