

FLEMING ISLAND MARINA

ORANGE PARK, FL



OFFERING MEMORANDUM

KW COMMERCIAL
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PRESENTED BY:

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ORANGE PARK, FL

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FLEMING ISLAND MARINA

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

HIGHLIGHTS

OFFICE BUILDING, POOL, CONCRETE DOCKS

TRAVELIFT WITH HAULOUT PIT IN EXCELLENT CONDITION

GAZEBO, SEPARATE BATHROOMS, BARBEQUE AREA

RAMP, HAULOUT AREA, SPACE ON THE HARD

Executive Summary



SALE PRICE: \$1,800,000

LOT SIZE: 1.72 Acres

BUILDING SIZE: 2,408 SF

YEAR BUILT: 1984

LOCATION OVERVIEW

East side of Highway 17, about 12 miles south of Jacksonville on the western shores of the St. Johns River at Doctors Inlet in Clay County, Florida.

PROPERTY FEATURES

- Located on heavy drive-by highway next to bridge
- Excellent visibility from adjacent highway and bridge
- No height restrictions for vessels to access the facility
- Full service capability with 25-ton Travelift on site
- Haul-out pit, finger piers and equipment in excellent condition
- Attractive offices and/or clubhouse overlooking the river
- Swimming pool with Gazebo and separate bathrooms
- Ample parking and storage areas for new and used boat sales

Property Description



PROPERTY OVERVIEW

This well-positioned marina property consists of a 1.72 +/- acres of upland and 2.90 +/- acres of leased submerged bottoms. The facility has operated with 92 slips in the past, but some of the outer docks are no longer useful and need to be replaced. There is an attractive 2,400 sqft office building with swimming pool alongside looking out over the St. Johns River, a 1,750 sqft warehouse that can be used for boat service and/or general maintenance, and a separate gazebo and restroom facility on the south side of the property next to the pool. A well-maintained 25-ton Travelift is operable on the north side with a haul-out pit and finger piers that are in excellent condition. The property is located on the western bank at the entrance to Doctor's Lake on the east side of the bridge. There are no height restrictions for customer vessels to reach the marina.

The facility is not operating currently, with exception of some dockage customers who occupy a couple dozen slips at this time. Everything is ready for the next owner to turn the lights on and go. There is a strong and successful history of operations at this site. It is well-known and a highly regarded candidate for a boat dealership and service facility. The pool offers additional obvious benefits to customers who will enjoy the view and fellowship. This is a major opportunity for the next owner to put his signature on the operation and take it to the next level.

Property Details

PROPERTY NAME: FLEMING ISLAND MARINA

STREET ADDRESS: 3027 US Highway 17

CITY, STATE, ZIP: Orange Park, FL 32203

APN: 44-04-26-013987-000-00

ZONING: BB (Intermediate Business)

YEAR BUILT: 1984

NUMBER OF STORIES: 2



Highlights

PROPERTY HIGHLIGHTS

- Located on heavy drive-by highway next to bridge
- Excellent visibility from adjacent highway and bridge
- No height restrictions for vessels to access the facility
- Full service capability with 25-ton Travelift on site
- Private Ramp to launch vessels from trailers
- Haul-out pit, finger piers and equipment in excellent condition
- Attractive offices and/or clubhouse overlooking big water
- Swimming pool with Gazebo and separate bathrooms
- Ample parking and storage areas for new and used boat sales



Office Building, Pool, Concrete Docks



Travelift With Haulout Pit In Excellent Condition



Gazebo, Separate Bathrooms, Barbeque Area



Ramp, Haulout Area, Space On The Hard



FLEMING ISLAND MARINA

LOCATION INFORMATION

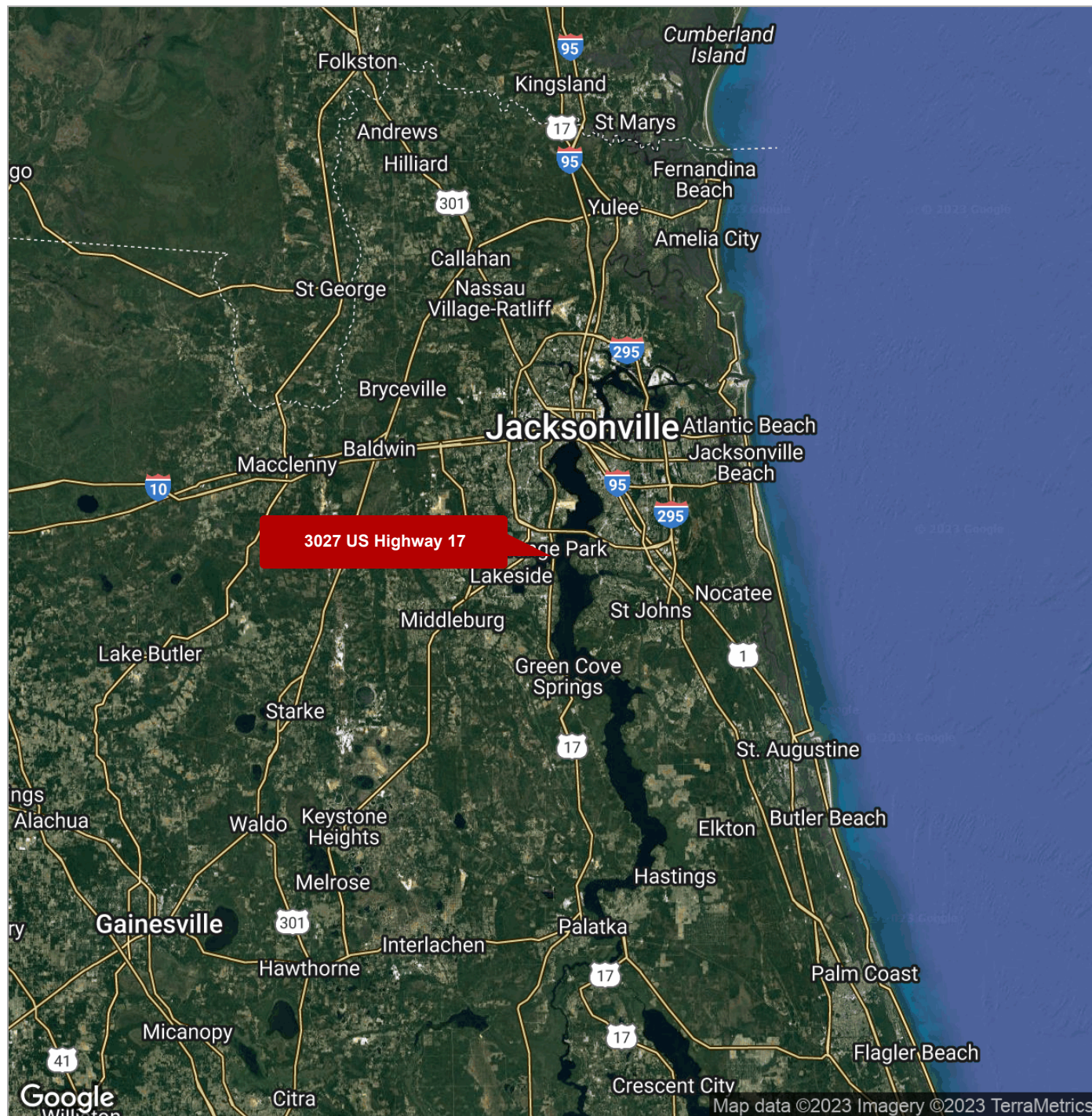
2

REGIONAL MAP

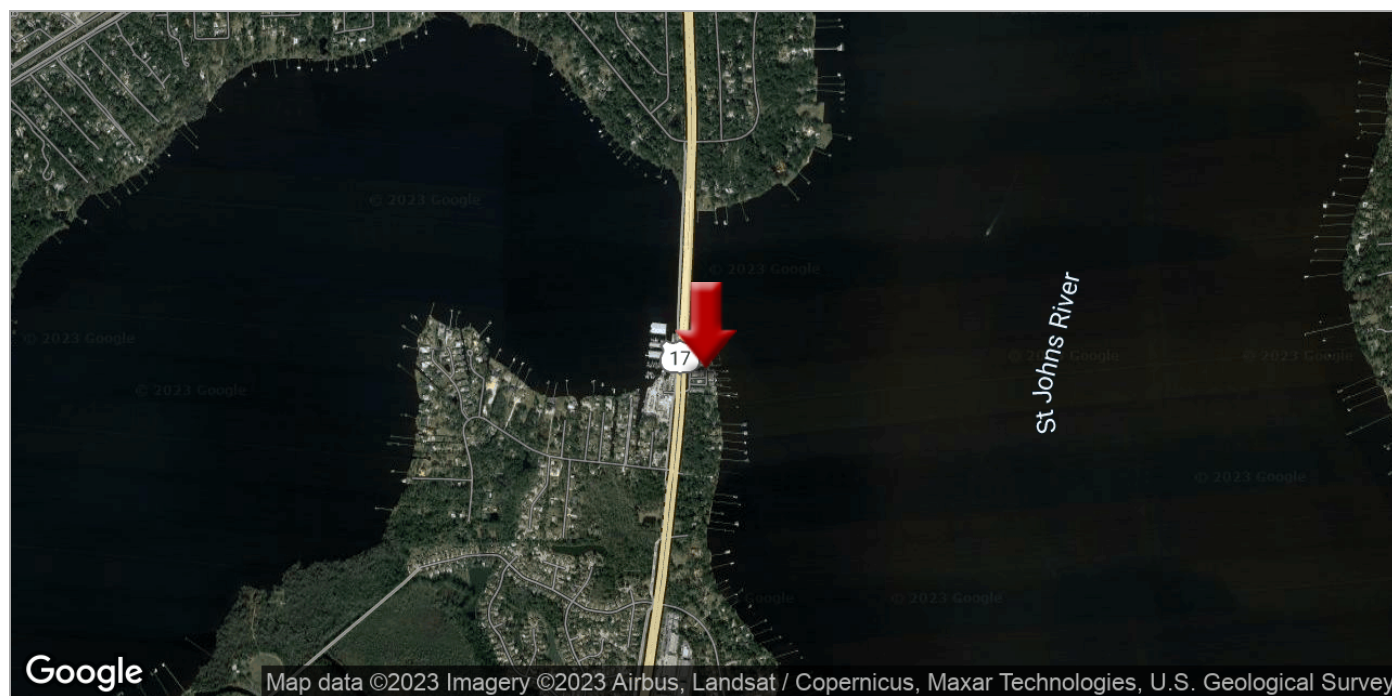
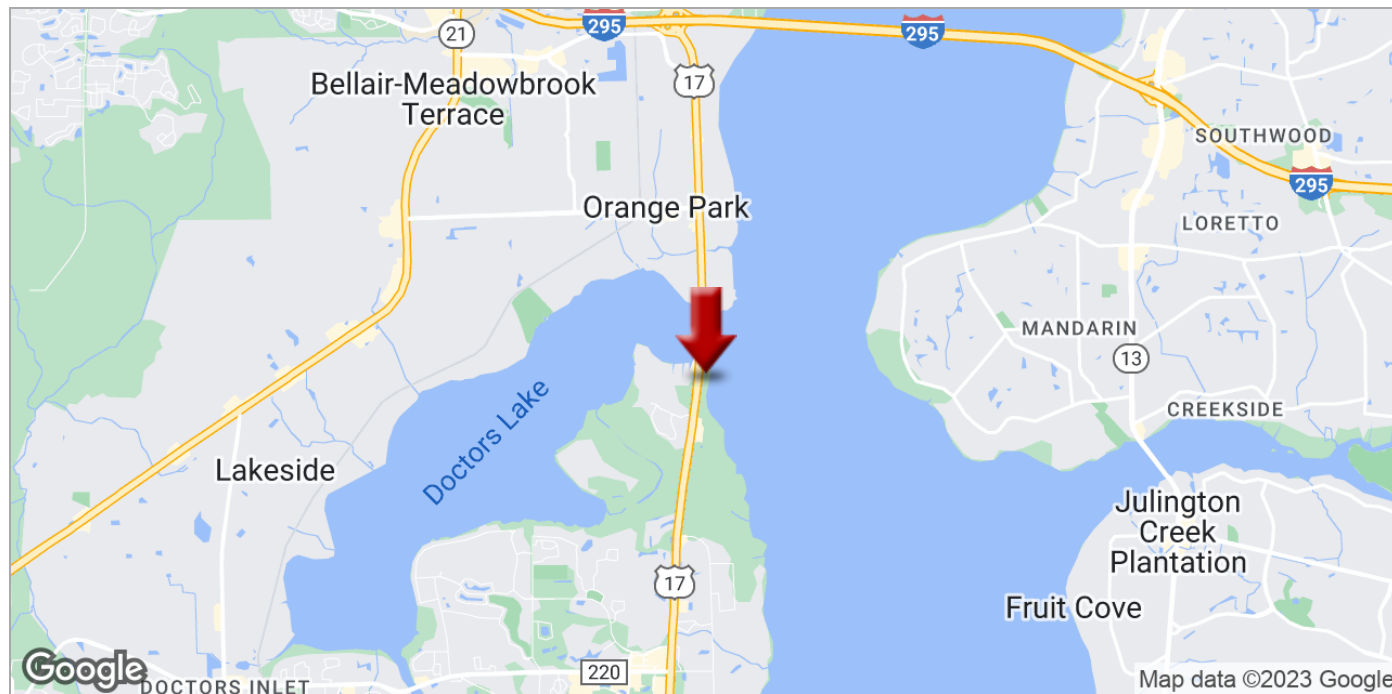
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



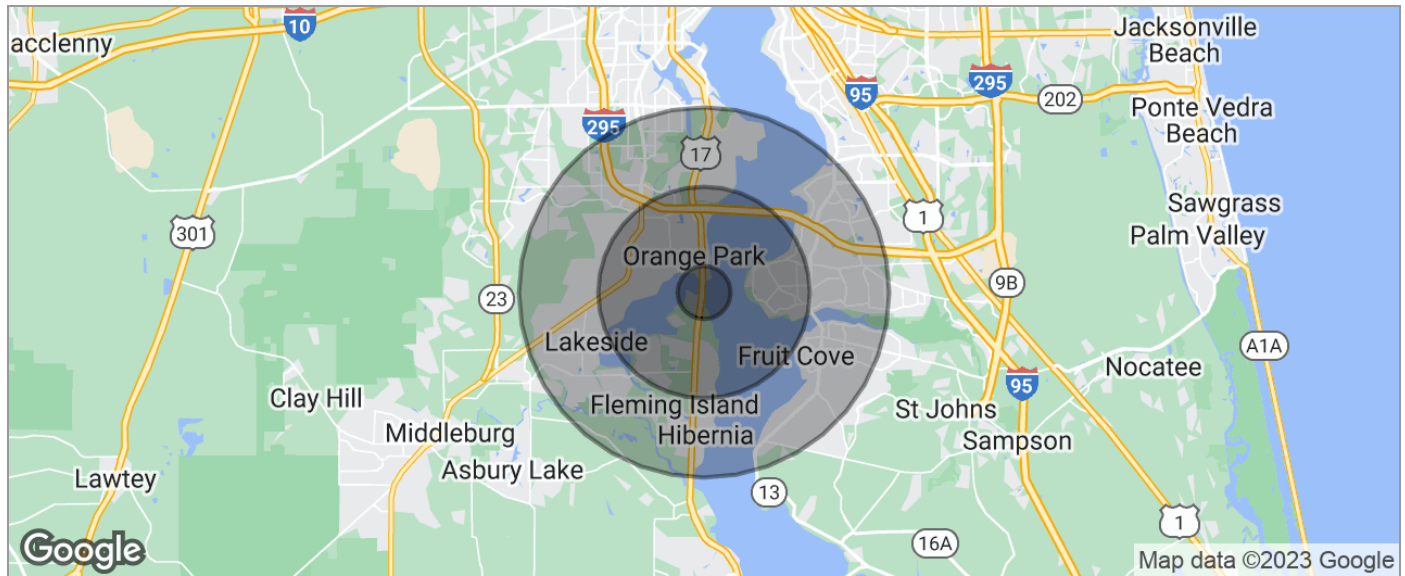
FLEMING ISLAND MARINA

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	4 MILES	7 MILES
TOTAL POPULATION	3,511	61,347	200,775
MEDIAN AGE	44.3	41.5	38.1
MEDIAN AGE (MALE)	42.5	39.8	36.8
MEDIAN AGE (FEMALE)	46.0	43.2	39.5
HOUSEHOLDS & INCOME	1 MILE	4 MILES	7 MILES
TOTAL HOUSEHOLDS	1,305	23,061	75,286
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$94,618	\$90,510	\$82,044
AVERAGE HOUSE VALUE	\$344,071	\$318,236	\$264,787
RACE	1 MILE	4 MILES	7 MILES
% WHITE	88.7%	84.8%	79.3%
% BLACK	4.5%	7.7%	12.4%
% ASIAN	2.8%	2.9%	3.3%
% HAWAIIAN	0.7%	0.2%	0.1%
% INDIAN	0.4%	0.5%	0.4%
% OTHER	0.7%	1.3%	1.6%
ETHNICITY	1 MILE	4 MILES	7 MILES
% HISPANIC	7.0%	8.1%	7.8%

* Demographic data derived from 2020 ACS - US Census