

Fleming Island Business Park

1845 Town Center Boulevard
Fleming Island, FL 32003



143,669 SF
6 Office Buildings



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Property Description

- › Address: 1845 Town Center Boulevard
Fleming Island, Florida 32003
- › Building Size: 6 Buildings totaling 143,669 SF
- › Land Area: 14.03 acres
- › Zoning: PUD
- › Year Built: 2002 (Phase 1) / 2008 (Phase 2)
- › Current Occupancy: 66%

Demographic Overview

Population

	1-MILE	3-MILE	5-MILE
2016 Estimate	6,192	32,435	72,832
2021 Projection	6,552	34,167	77,270
Growth 2016-2021	5.81%	5.34%	6.09%
Average Age	38.50	39.50	40.50

Households

2016 Estimate	2,302	11,727	26,695
2021 Projection	2,436	12,357	28,324
Average HH Income	\$89,388	\$97,019	\$92,026

Investment Highlights

- › **Institutional Quality Income Producing Office Complex** - Fleming Island Business Park is occupied by a diverse group of well regarded office tenants, including Balfour Beatty, Dream Finders, Embry Riddle, AV Logistics, Career Source and numerous others.
- › **Value-Add Opportunity** - The Property is currently 66% occupied, providing an excellent opportunity to add value through lease up of available space to the submarket average occupancy of 90%.
- › **Great Location / Nearby Amenities** - The Property is a reverse commute for Jacksonville residents. It is also conveniently located near retail/amenities including drugstores, restaurants and other retail shops such as Wal-Mart, Target, Publix, CVS, Starbucks, Home Depot, Michaels, Pet Smart, etc.
- › **Captive Trade Area** - Located in the heart of Fleming Island near the heavily trafficked intersection of US 17 and CR 220. Fleming Island, zip code 32003, is one of the wealthiest in Northeast Florida, with an average household income of over \$100,000, average net worth just under \$1 million and an average home price of over \$300,000.



- › **Lack of Competitive Properties** - There is a limited amount of competitive office buildings in the Fleming Island Submarket. As the

community continues to grow, the Property will be able to drive increased rental rates, due to the lack of competition.

Fleming Island Business Park Property Aerial



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