



SUPER WALMART SHADOW ANCHORED CENTER | FOR LEASE

1489 County Road 220
Fleming Island, Florida 32003

JOE MARCHIONDA
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SEAN MCGILL
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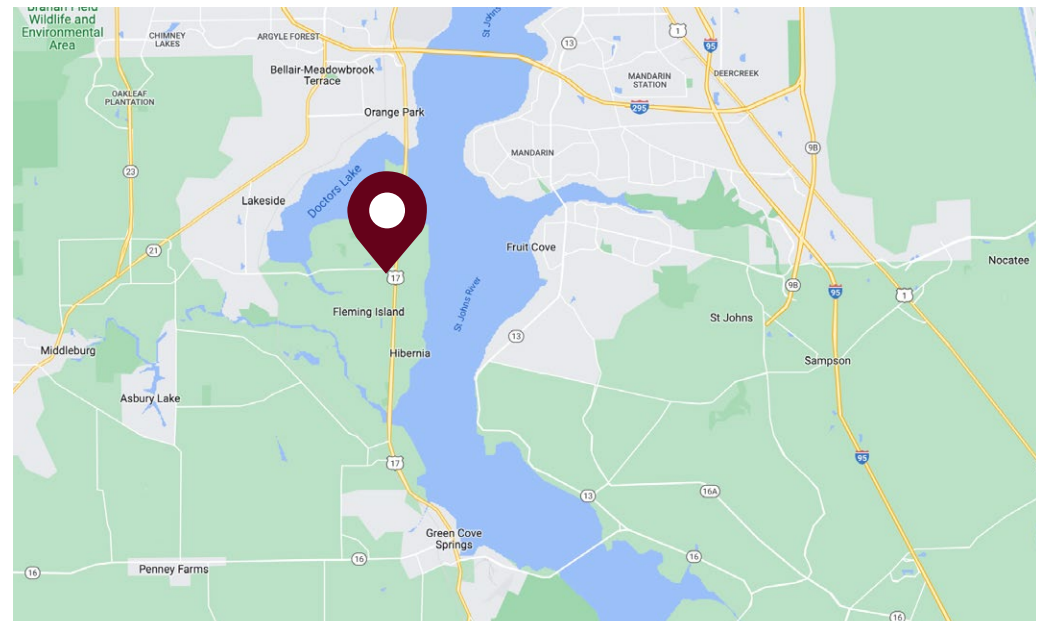
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- 1,000 SF End Cap Available
- Excellent Visibility on CR 220
- Located in the highly successful Fleming Island trade area
- High barriers to entry
- Other retailers in the area include Super Walmart, Home Depot, Target, Publix, Fresh Market, WinnDixie and Kohls

DEMOGRAPHICS

	3 MILES	5 MILES
Population	30,873	84,773
Households	11,992	32,587
Median Age	43.6	43.2
Median Household Income	\$123,526	\$108,592
Average Household Income	\$162,714	\$139,116



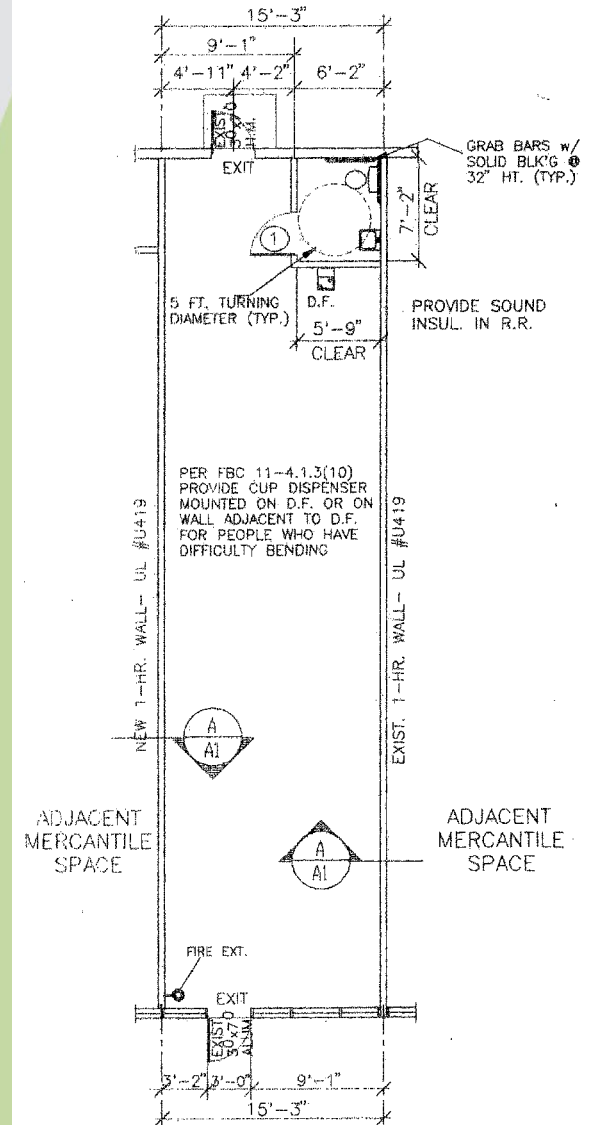
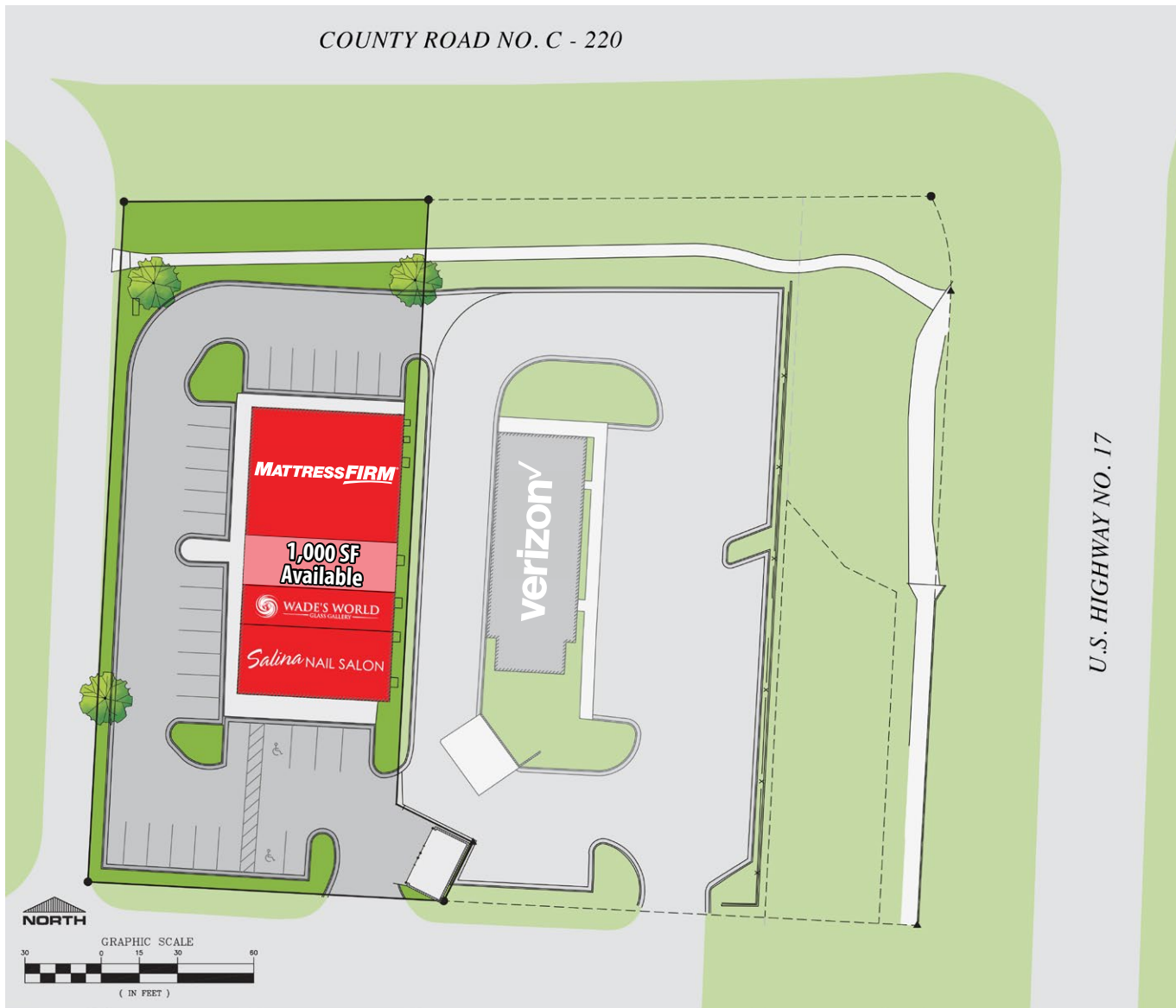
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SITE PLAN & FLOOR PLAN



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SURROUNDING AREA



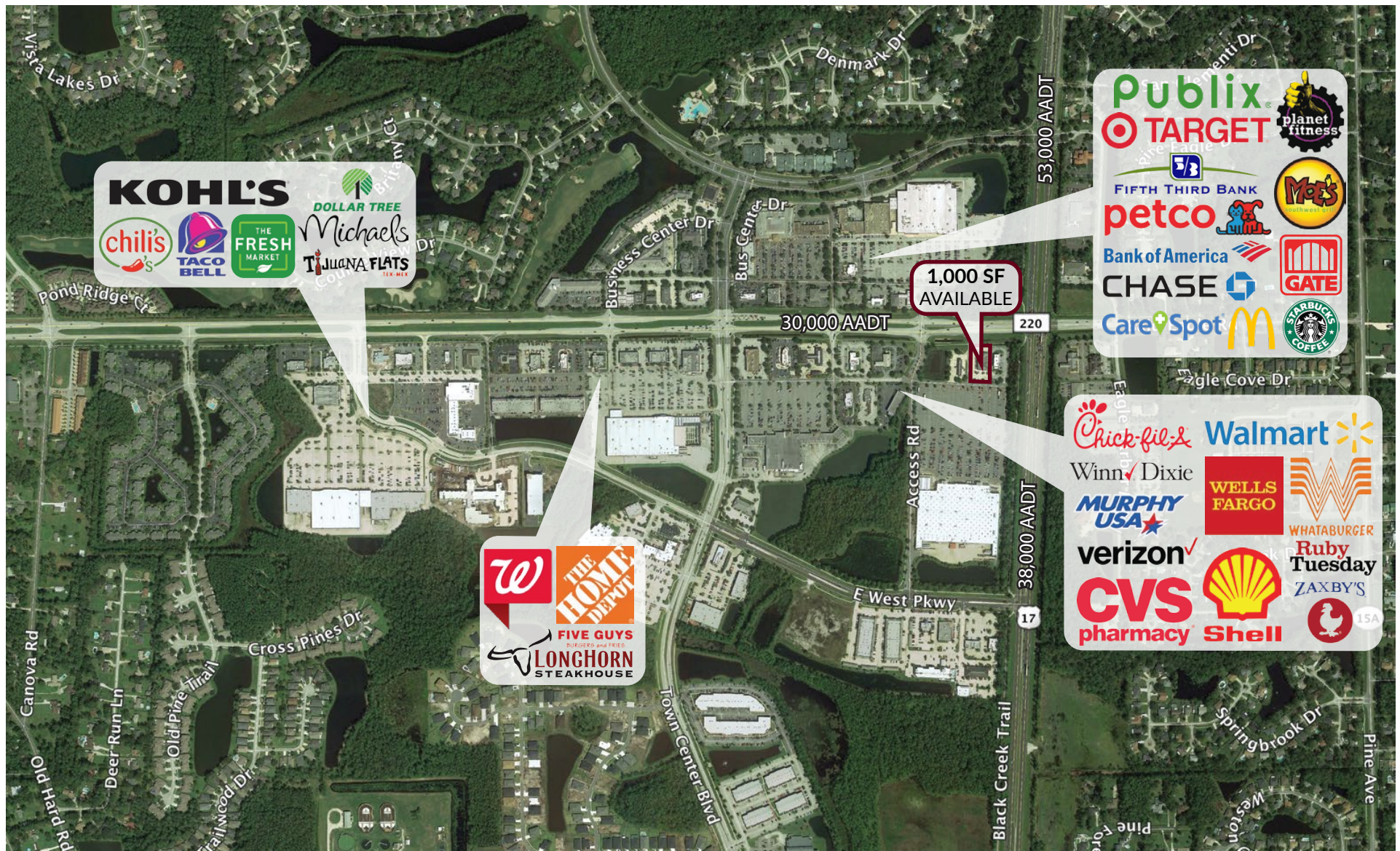
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 **CANTRELL
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