



2.36 ACRE COMMERCIAL PARCEL AVAILABLE | FOR SALE

US-17 & Fleming Plantation Blvd
 Fleming Island, FL 32003

TOMMY ELLIS
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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- 2.36 acres, all usable
- Off-site retention; SJRWMD Permit in place
- Property Use Code Vacant Commercial – Zoning BB
- Located in the heart of Fleming Island near Publix and Baptist Medical Center Clay
- Traffic Counts on US 17: 40,000 AADT

Sale Price: \$1,325,000

DEMOGRAPHICS

	3 MILES	5 MILES
Population	25,372	61,822
Households	9,839	23,283
Median Age	41.2	42.1
Median Household Income	\$112,755	\$118,892
Average Household Income	\$142,406	\$150,548



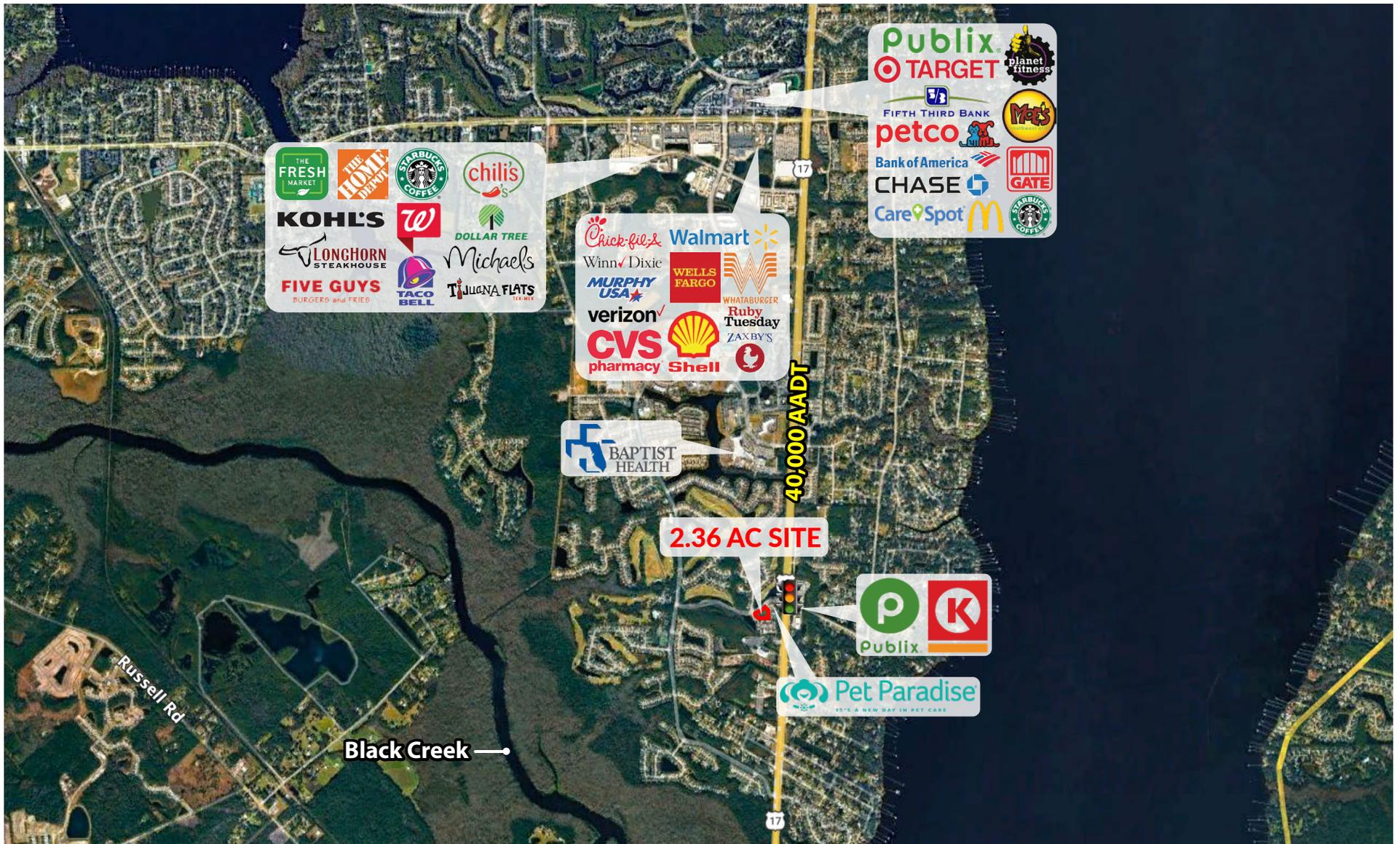
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SURROUNDING AREA



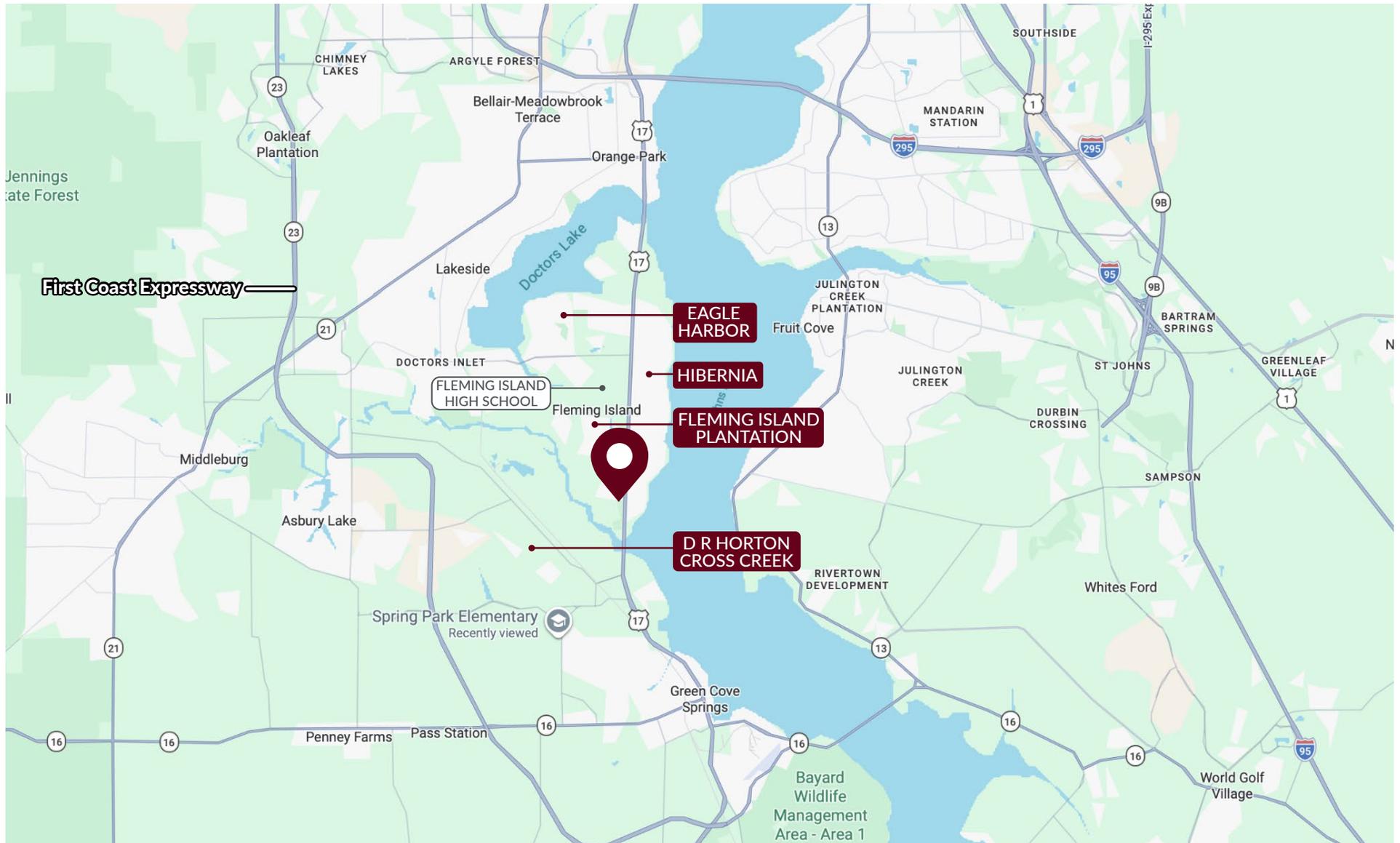
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LOCATION MAP



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