

# Westover Station

Smith  
& Young

3535 U.S. Highway 17, Suite #5, Fleming Island, FL 32003

## 2,550 SF UNIT AVAILABLE NOW

- AVAILABLE NOW
- Will subdivide (1,275 SF)
- 34' wide x 75' deep
- Office or retail use
- Built to suit for creditworthy tenant
- Large pylon sign panel (2.5' x 12')
- 2x ADA/handicapped-accessible restrooms
- 2x 200 amp electrical service
- 10 tons of HVAC (2x 5-ton units)
- 2' x 2' Drop ceiling at 12' AFF



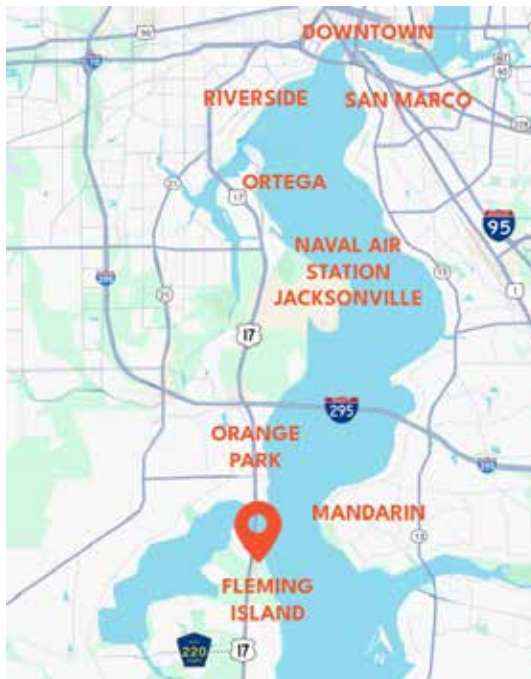
## 904.269.1377

### PROPERTY INFORMATION

- Total 51,250 SF
- Conveniently located at the southeast corner of U.S. Highway 17 & Westover Road (two traffic lights south of Doctors Lake Bridge & Orange Park)
- No CDD or DRI fees
- On-site owner, manager, & leasing office
- Excellent visibility & access

### AREA INFORMATION

- Just north of Eagle Harbor & Pace Island, affluent residential communities
- 60,000 vehicles per day on U.S. Highway 17
- 2024 median household income \$118,000 & population 31,600 (Fleming Island, FL)
- Highly rated Clay County schools



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