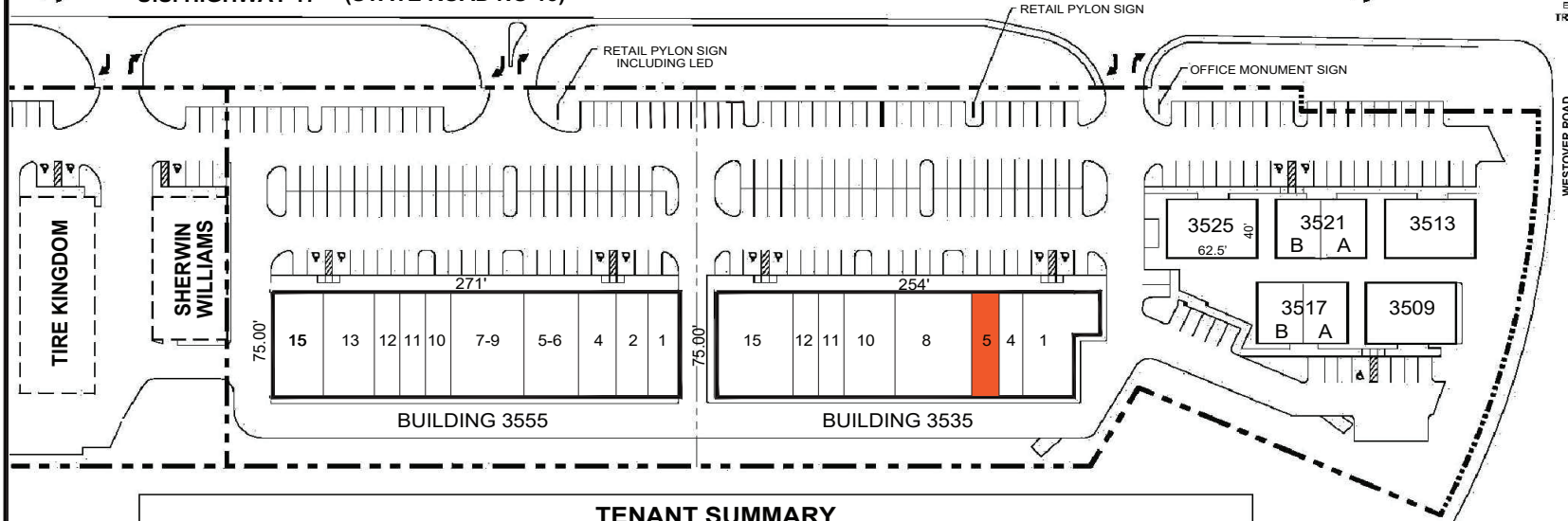


WESTOVER STATION



U.S. HIGHWAY 17 (STATE ROAD NO 15)

U.S. HIGHWAY 17 (STATE ROAD NO 15)



TENANT SUMMARY

BUILDING 3555		BUILDING 3535		OFFICES	
1	BLACKADAR INSURANCE	1600 SF	1	DRY CLEAN CITY	3074 SF
2	YOGA DEN	1600 SF	4	ALLY'S CONSIGNMENT	1275 SF
4	TJ SMOKE & VAPE	1875 SF	5	FOR LEASE	1275 SF
5-6	GOODWILL	2,550 SF	8	MR. GORDO TACO & CANTINA	3825 SF
7-9	TISON SOUND & SECURITY	3,825 SF	10	BACK NINE GOLF	2550 SF
10	A & T NAILS	1275 SF	11	CHIROPRACTOR	1275 SF
11	1ST CLASS BARBERS	1275 SF	12	GENESIS BROS. FLOORING	1275 SF
12	US-17 NEW YORK DELI	1275 SF	15	SANTIONI'S	3882 SF
13	TABER SALON	2550 SF			
15	GRACIE BARRA JIU-JITSU	2491 SF			
			3509	COOPER & COOPER ANNEX	2500 SF
			3513	CLAY TODAY	2500 SF
			3517-A	SAGE APPRAISERS	1475 SF
			3517-B	SMITH & YOUNG	1025 SF
			3521-A	STATE FARM	1250 SF
			3521-B	COOPER & COOPER LAW	1250 SF
			3525	EYE CANDY LASER	2500 SF

SITE PLAN - JANUARY 2026



Website: smithyoungco.com
 3517-B U.S. Highway 17
 Fleming Island, Florida 32003
 Office Phone: 904-269-1377

3509 - 3555 U.S. HIGHWAY 17, FLEMING ISLAND, FLORIDA 32003