

Westover Station

U.S. Highway 17, Suite 7-9
Fleming Island, Florida 32003



3,825 SF Anchor Unit Available

- Will Subdivide
- 51' wide x 75' deep
- 2 ADA/handicapped-accessible restrooms
- 1x 200 amp electrical service
- 15 tons of HVAC (3x 5-ton units)
- 2' x 2' Drop ceiling at 12' AFF
- 2' x 4' Lay-in lighting fixtures
- Storage room
- Large pylon sign panel (5' x 12')
- Use of property's LED reader board



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
- 2022 median household income \$114,000 & population 30,600 (Fleming Island, FL)
- Highly rated Clay County schools

LEASING CONTACTS

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