

Westover Station

3525 U.S. Highway 17
Fleming Island, Florida 32003



2,500 SF OFFICE/MEDICAL AVAILABLE

- Freestanding Building at Property Entrance
- 60' wide x 42.5' deep
- 2x 200 amp electrical service
- 8 tons of HVAC (2x 4-ton units)
- 2 ADA/handicapped-accessible restrooms
- Reception Counter
- Waiting Room
- Break Room
- Storage Room
- Exam Room x3
- Manager's Office
- Laboratory
- Large monument sign panel



(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 \$120,000 & population 35,000 (Fleming Island, FL)
- Highly rated Clay County schools



LEASING CONTACTS

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3525 U.S. HIGHWAY 17 FLOOR PLAN

