

Westover Station

3509-3555 U.S. Highway 17, Fleming Island, Florida 32003

CENTER INFORMATION

- Total 51,247 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
- Two large retail pylon signs & LED reader board
- On-site owner, manager, & leasing office

AREA INFORMATION

- Excellent visibility & access just north of affluent Eagle Harbor & Pace Island residential communities
- 60,000 vehicles per day on U.S. Highway 17
- 2023 median household income \$120,000 & Population 30,600
- Highly rated Clay County schools

SELECT TENANTS

- Mr. Gordo's Tacos and Cantina
- Berkshire Hathaway
- Goodwill
- Santioni's Italian Restaurant
- William Taber Salon
- Ansbacher Law
- State Farm Insurance

LEASING CONTACTS

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