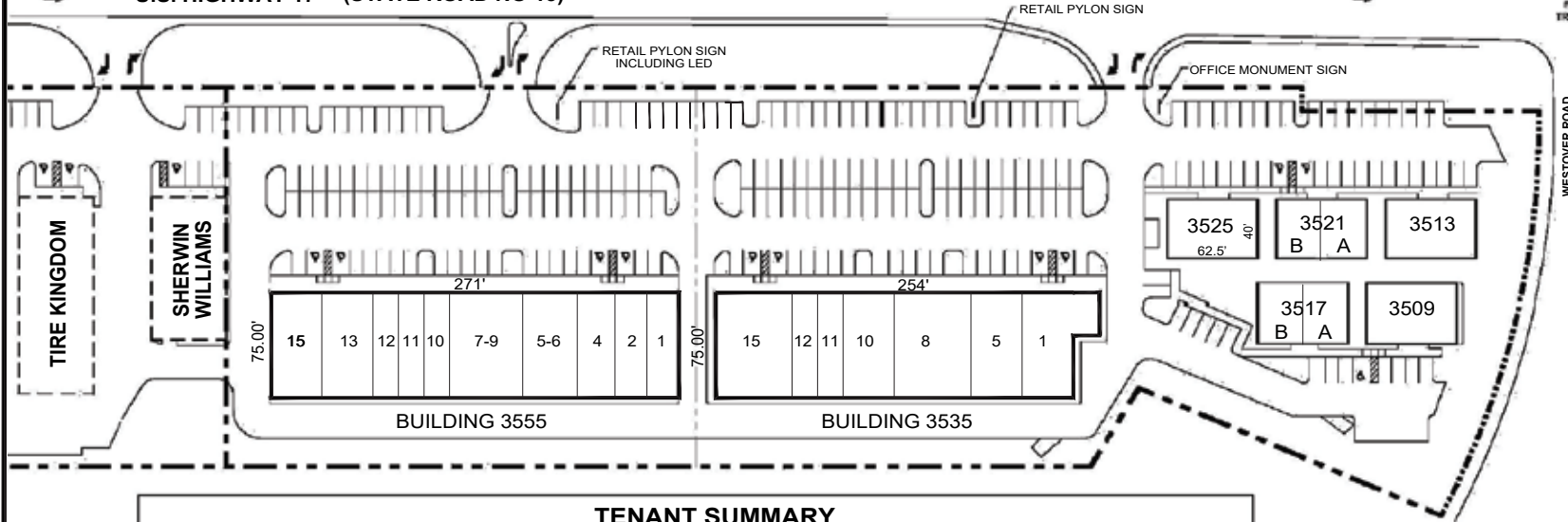


WESTOVER STATION



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	3509	ANSBACHER LAW 2500 SF
2	YOGA DEN 1600 SF	5	LUX RESALE 2550 SF	3513	CLAY TODAY 2500 SF
4	TJ SMOKE & VAPE 1875 SF	8	MR. GORDO TACO & CANTINA 3825 SF	3517-A	SAGE APPRAISERS 1475 SF
5-6	GOODWILL 2,550 SF	10	BERKSHIRE HATHAWAY 2550 SF	3517-B	SMITH & YOUNG 1025 SF
7-9	TISON SOUND & SECURITY 3,825 SF	11	CHIROPRACTOR 1275 SF	3521-A	STATE FARM 1250 SF
10	A & T NAILS 1275 SF	12	GENESIS BROS. FLOORING 1275 SF	3521-B	NETWORK FUNDING 1250 SF
11	1ST CLASS BARBERS 1275 SF	15	SANTIONIS 3882 SF	3525	EYE CANDY LASER 2500 SF
12	JAVA BREWIN 1275 SF				
13	TABER SALON 2550 SF				
15	GRACIE BARRA JIU-JITSU 2491 SF				



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

SITE PLAN - FEBRUARY 2025

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