

Westover Office Park

Smith
& Young
co.

3521 U.S. Highway 17, Suite B
Fleming Island, Florida 32003

1,250 SF AVAILABLE NOW

- Turnkey Office Space
- 30' wide x 41.7' deep
- 1x 200 amp Electrical Service
- 1x 5-ton HVAC
- 4 Offices
- Reception Area w/ Counter
- Break Room
- Waiting Room
- Conference Room
- 1 ADA Restroom
- Large Monument Sign Panel (22.5"x 96")
- Building Sign Space 4'x4'



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
- 2023 median household income \$120,000 & population 30,600 (Fleming Island, FL)
- Highly rated Clay County schools



LEASING CONTACTS

Barney Smith

Cell: 904.673.6355

barney@smithyoungco.com

Gary Johnson

Cell: 904.463.3007

gary@smithyoungco.com

smithyoungco.com

3517 U.S. Highway 17, Suite B
Fleming Island, Florida 32003

Office: 904.269.1377

Website:



3521 U.S. HIGHWAY 17, SUITE B

