Westover Station

3555 U.S. Highway 17, Suite 4, Fleming Island, FL 32003

1,875 SF RETAIL UNIT AVAILABLE

UNIT INFORMATION

- AVAILABLE NOW
- 25' wide x 75' deep
- 1 ADA/handicapped-accessible restroom
- 1x 200 amp electrical service
- 8 tons of HVAC (3 & 5-ton units)
- Drop ceiling 12' AFF
- Pylon sign panel (20" x 12')

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 $118,000 & population 31,600 (Fleming Island, FL)
- Highly rated Clay County schools

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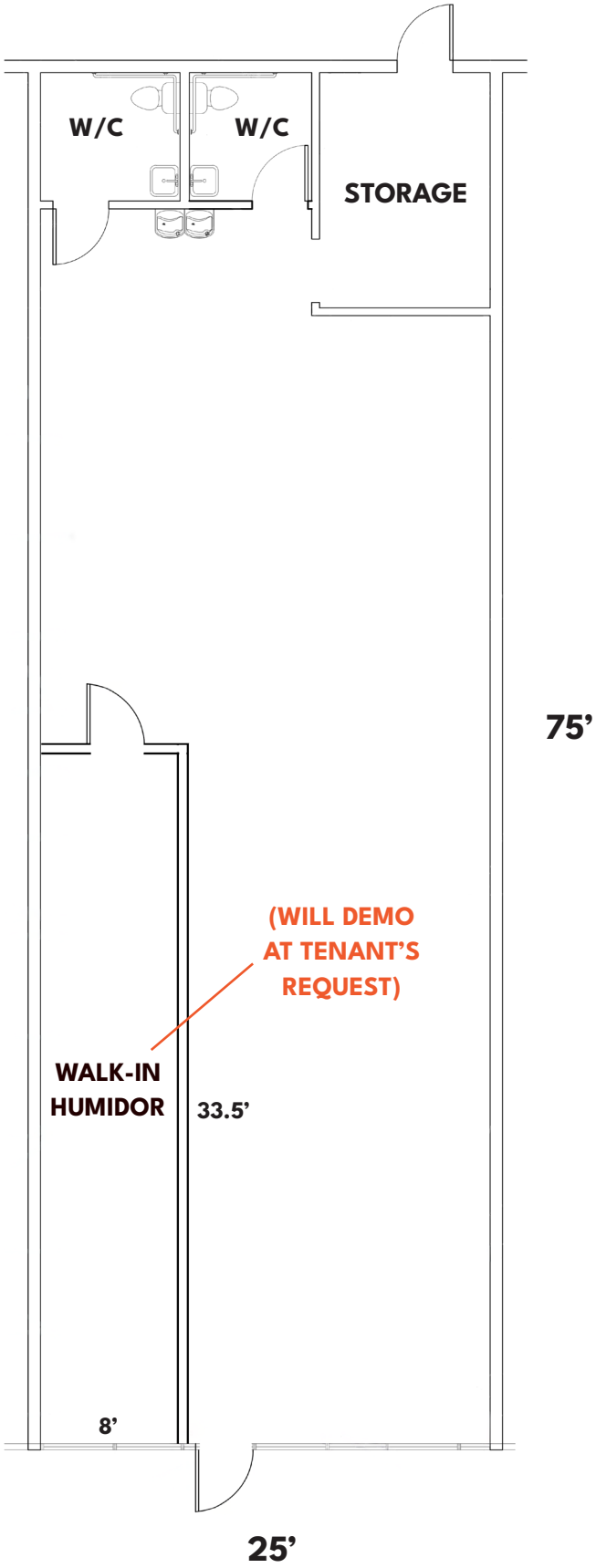
3555 U.S. Highway 17 #4