

# FLEMING ISLAND VILLAGE

Orange Park, Florida 32003



## BRAND NEW SHOPPING CENTER SPACE AVAILABLE NOW

### SITE HIGHLIGHTS

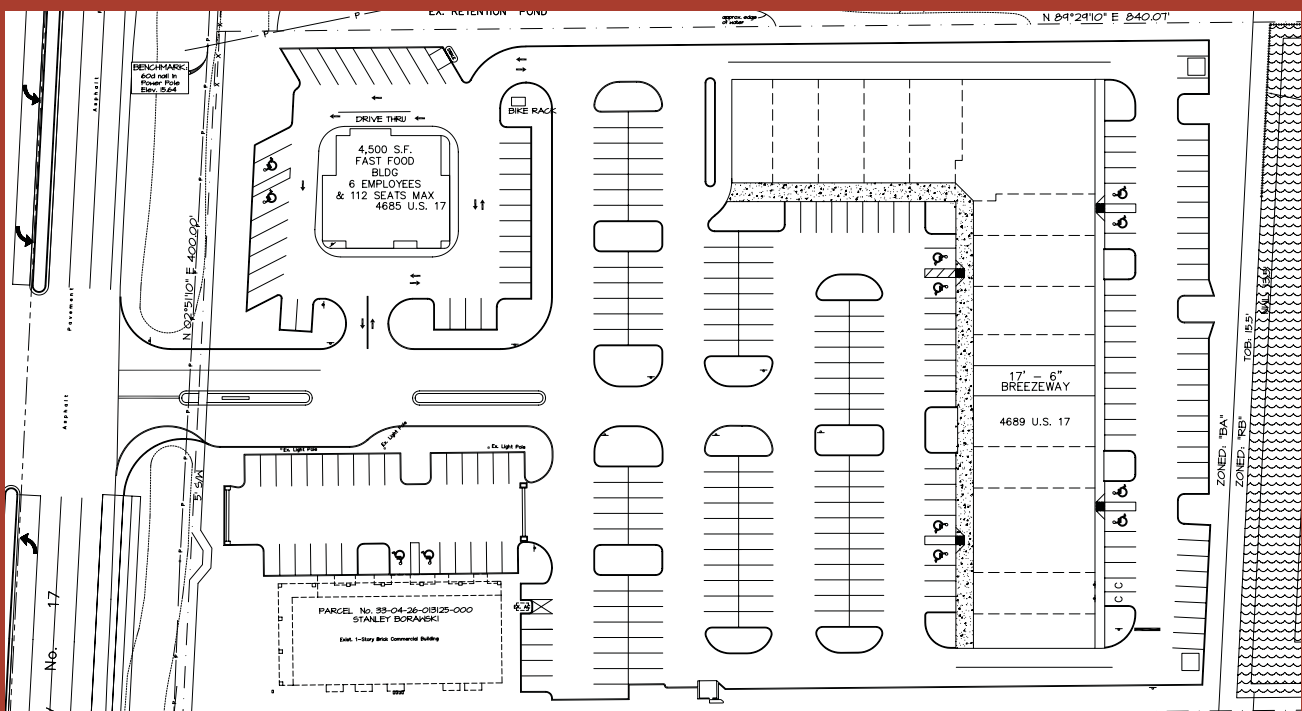
- Minutes away from Target, Wal-Mart, and Home Depot
- AADT: 54,021 cars/day on US-17
- Drive-Thru Opportunity
- Covered Patio Seating- Ideal for Restaurants
- Outparcel Available
- Pylon Signage Available
- Full Ingress / Egress

### NEARBY SHOPPING

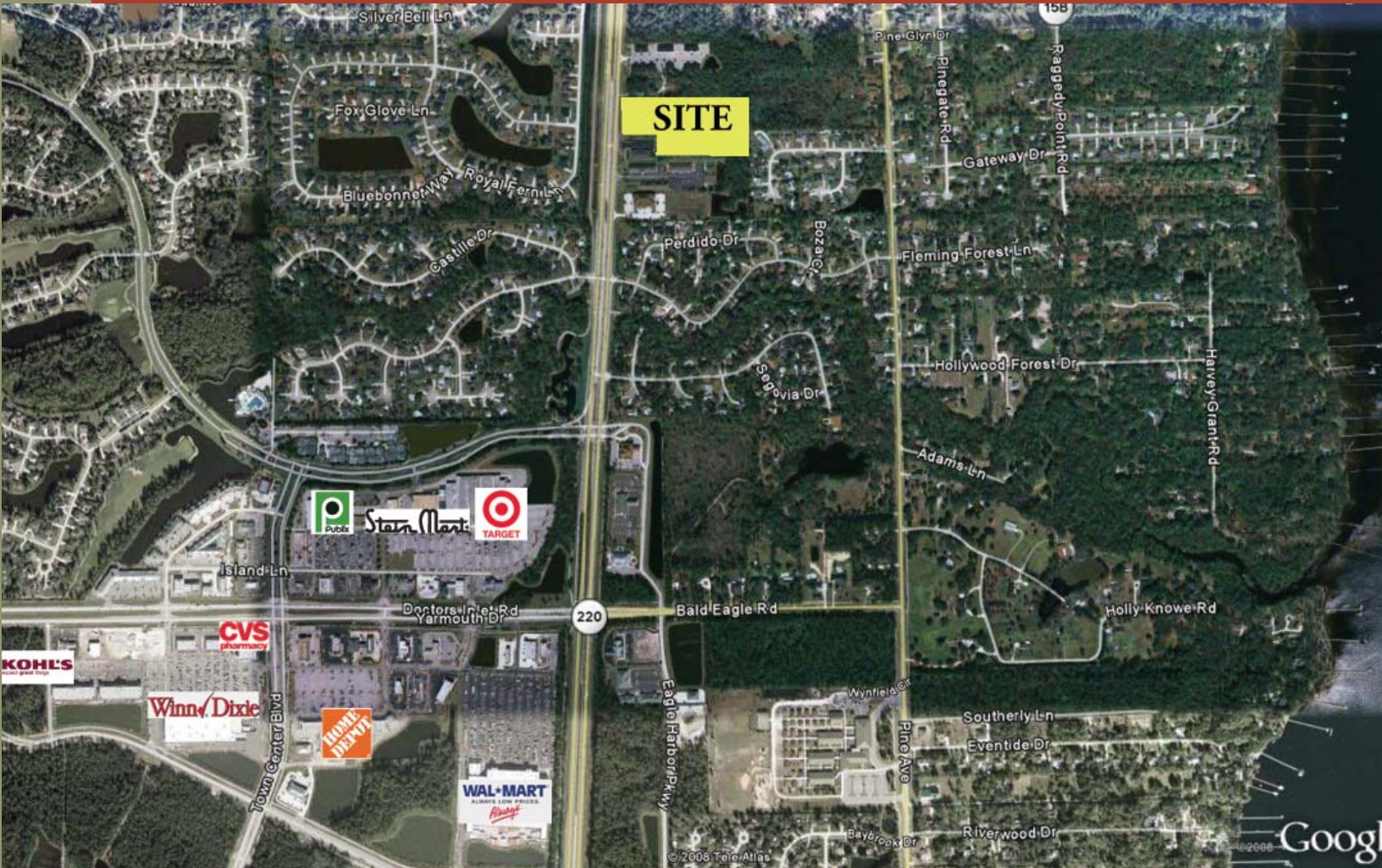
- Target
- Wal-Mart
- Kohl's
- Home Depot
- Publix
- Stein Mart

### NEARBY EATERIES

- Ruby Tuesday
- Moe's
- Pizza Hut
- Subway
- Chik-Fil-A
- Applebee's



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## Area Demographics

	1 mile	2 miles	3 miles
2009 Pop	6,289	18,922	27,212
2009 HH	2,139	6,082	8,999
2009 Avg HH Income	\$94,653	\$94,653	\$94,736
2009 Day Pop	1,308	3,412	5,827

Overall Population Increase of 30% by 2013

## Murphy Land and Retail Services

11555 Central Parkway • Suite 1102 • Jacksonville, FL 32224

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