

Retail Space AVAILABLE

Fleming Island Village

4689 US-17, Orange Park, FL 32003

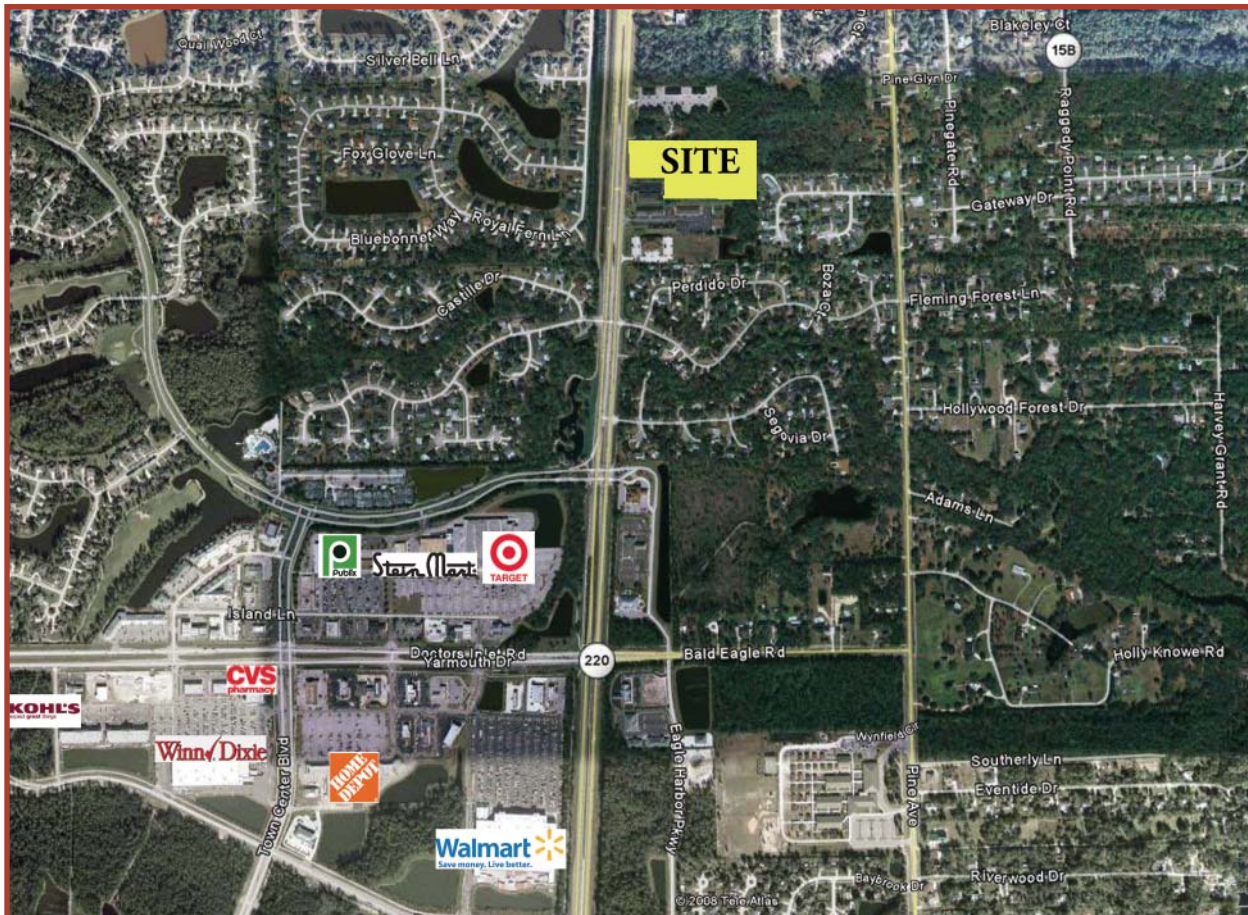
MURPHY

Land & Retail Services, Inc.

Commercial Real Estate

New Retail Development

Lease Rate: Negotiable

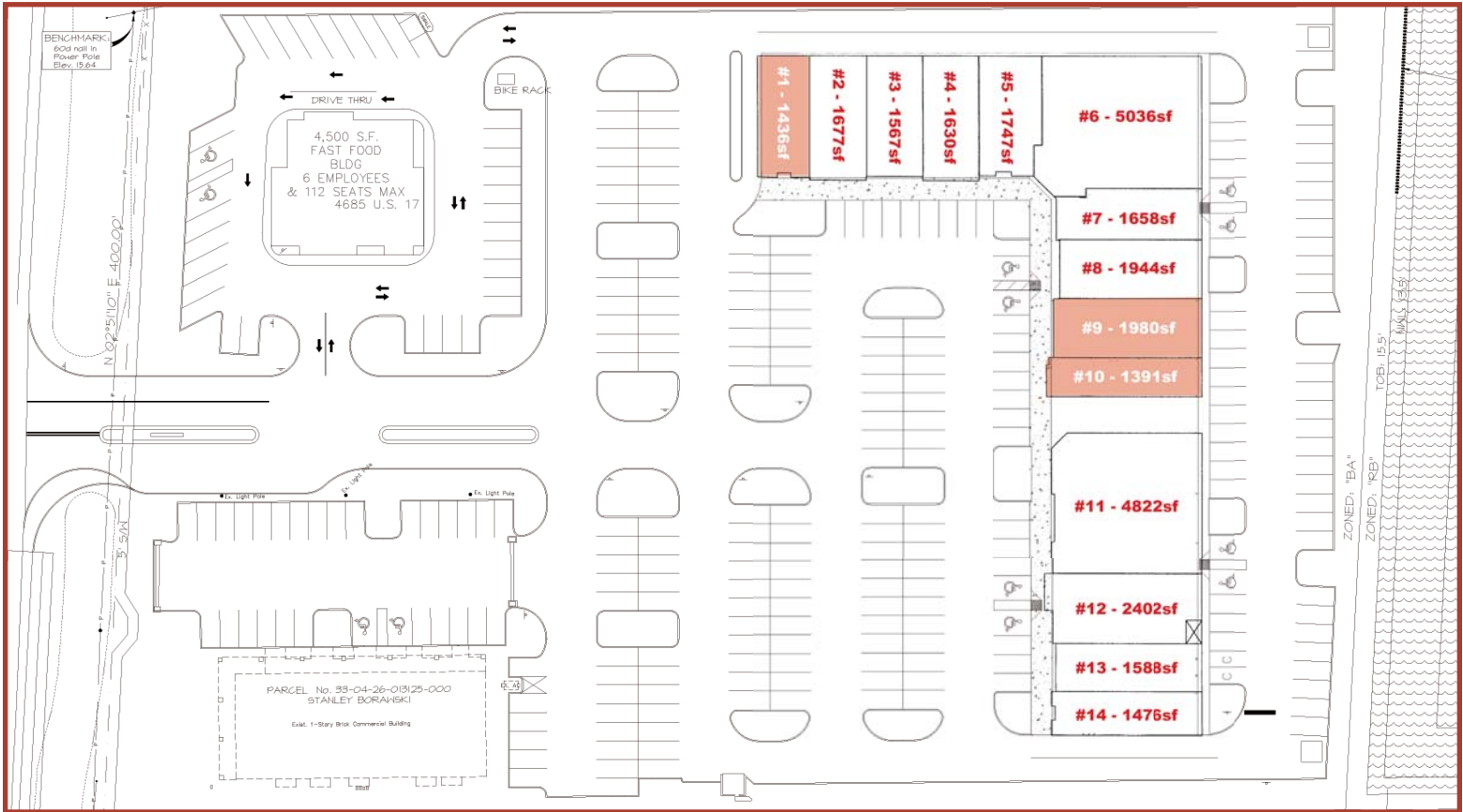


PROPERTY HIGHLIGHTS

- 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

For More Information Call:

Tracy Ahearn | 904.645.7281 | tahearn@murphylandretail.com



DEMOGRAPHICS	5 Miles
Population	27,212
Avg HH Income	\$94,736
Number of Households	8,999

UNITS:

- | | |
|-------------------------------|--------------------------------|
| 1 Granite Transformations | 8 AVAILABLE - 1,944 SF |
| 2 AVAILABLE - 1,677 SF | 9 Fit For You |
| 3 AVAILABLE - 1,567 SF | 10 Velocity Health & Wellness |
| 4 AVAILABLE - 1,630 SF | 11 AVAILABLE - 4,822 SF |
| 5 AVAILABLE - 1,747 SF | 12 AVAILABLE - 2,402 SF |
| 6 AVAILABLE - 5,036 SF | 13 AVAILABLE - 1,588 SF |
| 7 AVAILABLE - 1,658 SF | 14 AVAILABLE - 1,476 SF |