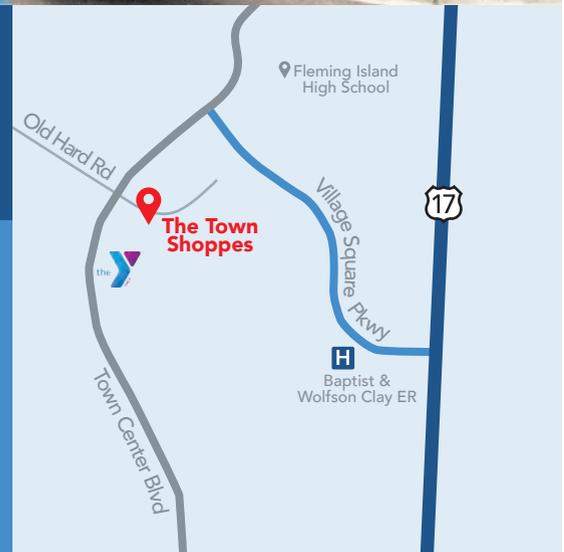




# THE TOWN SHOPPES AT FLEMING ISLAND

410 Old Hard Rd | Fleming Island, FL 32003

- ◆ A prime commercial leasing space for a restaurant, corporate headquarters, executive office suites & specialty retail shops
- ◆ Located desirably in the center of Fleming Island Plantation with close proximity to Village Square Pkwy
- ◆ Available restaurant space includes outdoor seating



## SIZE

Total  
**28,000** sf±

Divisible Space  
**677** sf±

Contiguous Space  
**7,215** sf±

## DEMOGRAPHICS

	Population	Total Households	Average HH Income
1 Mi	<b>7,941</b>	<b>3,049</b>	<b>\$102,925</b>
3 Mi	<b>34,904</b>	<b>12,517</b>	<b>\$115,085</b>
5 Mi	<b>63,791</b>	<b>22,843</b>	<b>\$104,920</b>

## TRAFFIC

US Hwy 17  
**41,500**

CR-220  
**32,000**

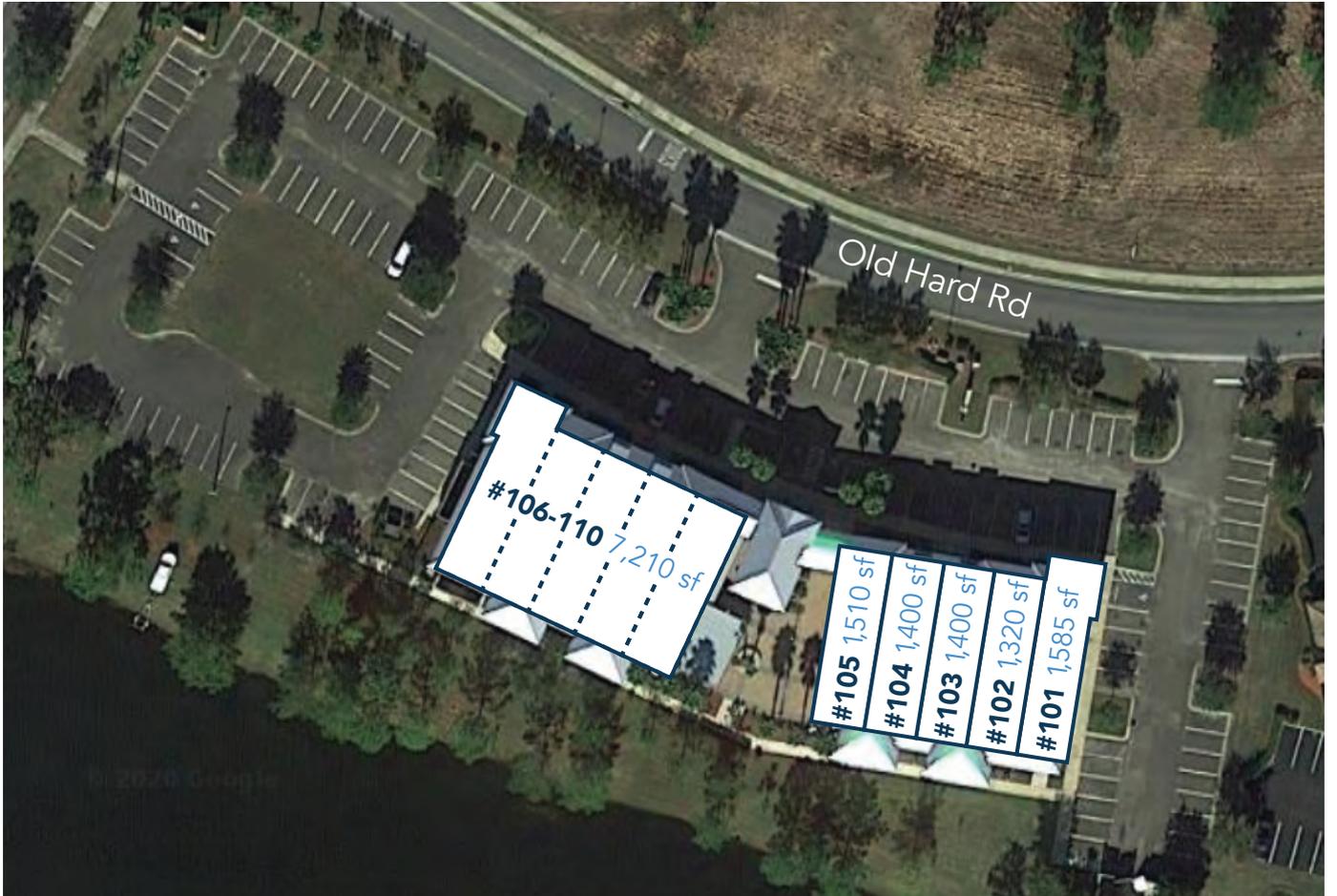
# PHOTOS

The Town Shoppes at Fleming Island | 410 Old Hard Rd | Fleming Island, FL 32003



FOR MORE INFO [ashproperties.com](http://ashproperties.com) [leasing@ashproperties.com](mailto:leasing@ashproperties.com) 904.992.9000

## FLOOR 1



## FLOOR 2

