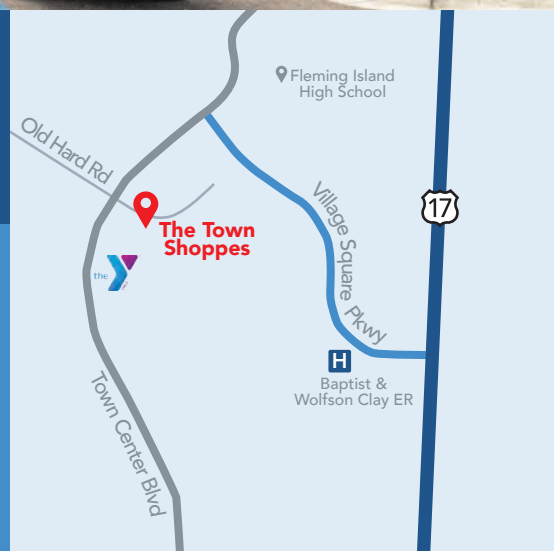




## THE TOWN SHOPPES AT FLEMING ISLAND

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

	<u>Population</u>	<u>Total Households</u>	<u>Average HH Income</u>
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**

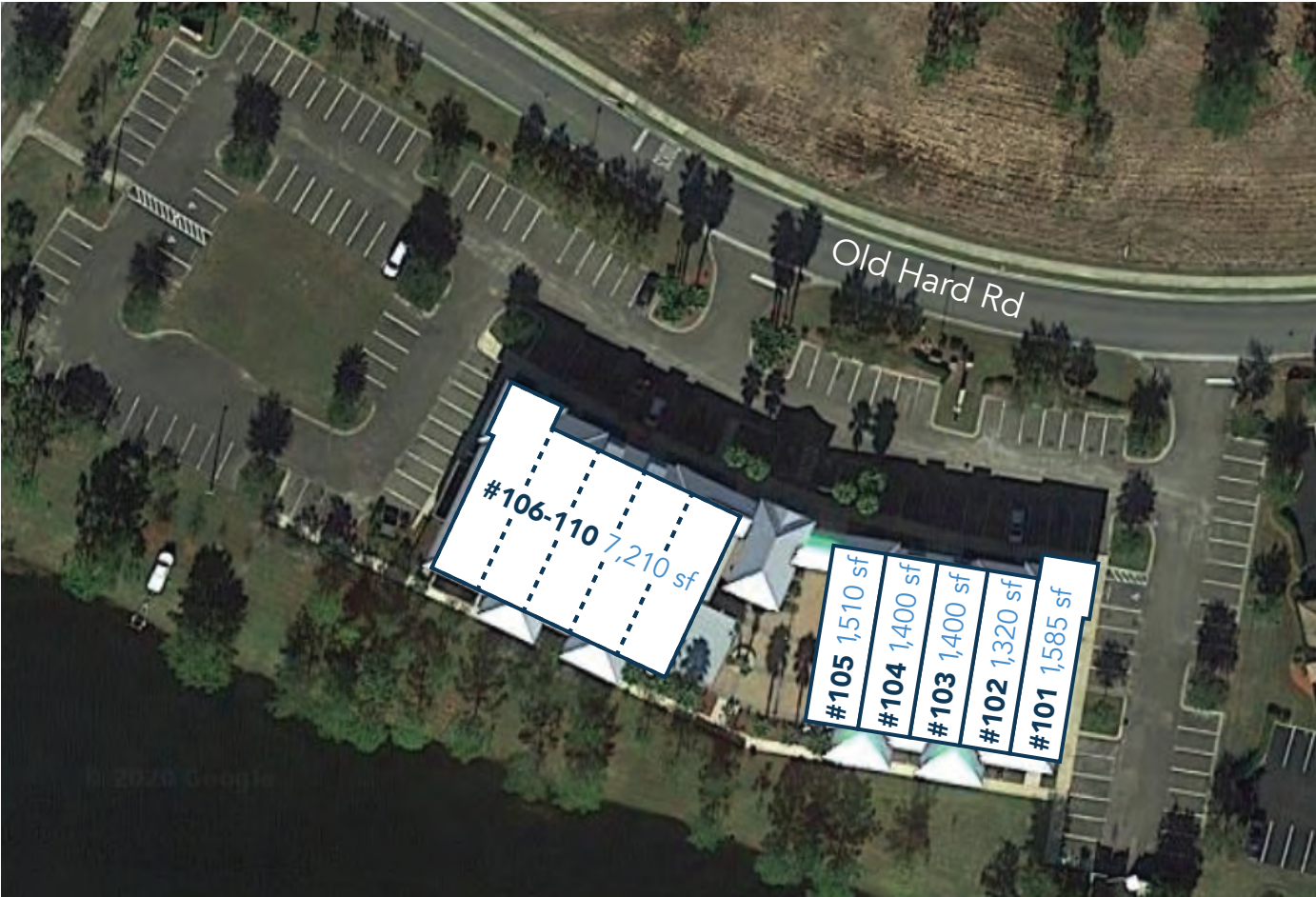








FLOOR 1



FLOOR 2

