



Colliers

Site

1.45 AC

Under Contract
(self storage)

Under Contract
(gas)

4,400± AADT

CR 315



Winn-Dixie



Heath Rd.

N

For sale or ground lease

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Fleming Island Parcel with Frontage on US 17

NEC CR 315 & US 17 | Green Cove Springs, FL 32043

- 1.45± acre parcel (253' x 250') for sale or ground lease
- Access at signalized corner across from Winn-Dixie, with potential new traffic light just north of the site
- Just two miles south of Fleming Island
- Green Cove Springs is the county seat and location of the Clay County Courthouse
- 32,000± AADT on US 17 | 4,400± AADT on CR 315

Call for pricing

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Site Plan



Trade Area



Demographics



Population

1 Mile	1,841
3 Mile	15,563
5 Mile	34,314



Daytime Population

2,045
15,390
31,320



Households

663
5,731
12,410



Average HH Income

\$98,584
\$93,113
\$107,057

Source: Esri Business Analyst 2021

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