

Jason Ryals

Executive Director +1 904 861 1136 jason.ryals@colliers.com

Gina Kline

Retail Associate +1 904 861 1104 gina.kline@colliers.com

Colliers

76 South Laura Street | Suite 1500 Jacksonville, FL 32202 colliers.com/jacksonville

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

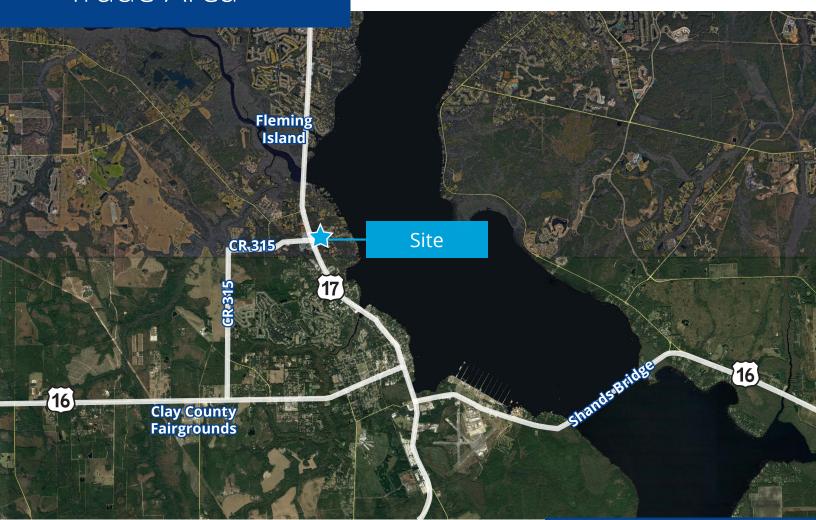
Call for pricing

Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Site Plan



Trade Area



Demographics





	Population	Populatio
1 Mile	1,841	2,045
3 Mile	15,563	15,390
5 Mile	34,314	31,320





Source: Esri Business Analyst 2021

Jason Ryals

Executive Director +1 904 861 1136 jason.ryals@colliers.com

Gina Kline

Retail Associate +1 904 861 1104 gina.kline@colliers.com

Colliers

76 South Laura Street | Suite 1500 Jacksonville, FL 32202 colliers.com/jacksonville