

ISLAND WALK AT FLEMING ISLAND

1985-1999 East West Pkwy, Fleming Island, FL 32003

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Anchored by Kohl's, Michaels and Kirkland's

PROPERTY HIGHLIGHTS

- Services affluent neighborhoods and surrounding communities of Fleming Island with average household income of \$100,000+
- Anchors: Kohl's, Michaels, Kirkland's
- Co-tenants: Dollar Tree, Greenberg Dental, Retro Fitness
- Traffic counts: CR 220 - 32,000 AADT / Hwy 17 - 57,000 AADT (North) 40,400 AADT (South)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population	5,375	36,161	84,246
2019 Daytime Population	8,322	27,535	68,268
2019 Average HH Income(\$)	108,619	103,948	94,882



EXCLUSIVE AGENT(S)

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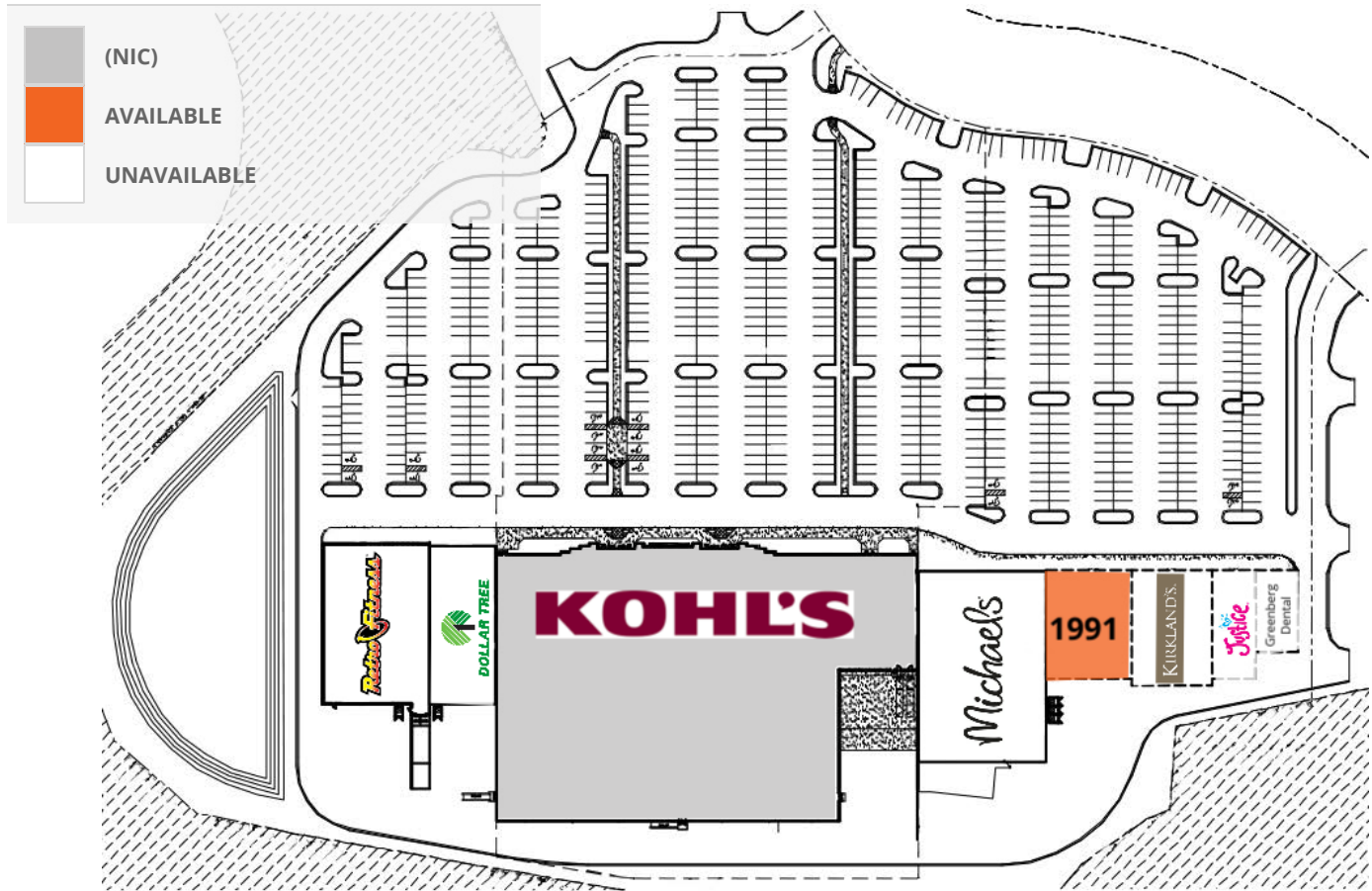
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1985	Greenberg Dental	3,000 SF
1987	Justice	4,000 SF
1989	Kirklands	8,025 SF
1991	Available	8,000 SF
1993	Michaels	21,374 SF
1997	Dollar Tree Stores	9,176 SF
1999	Retro Fitness	15,000 SF

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