

# INVESTMENT SALE

FLEMING ISLAND BUSINESS CENTER  
1590 ISLAND LANE  
FLEMING ISLAND, FL 32003



## INVESTMENT HIGHLIGHTS:

- ±19,523 multi-tenant office facility
- Current occupancy 94.31%
- Unique building construction with resort-like outdoor courtyard in the center
- Value-add property with opportunity to bring month-to-month tenants to market rates
- Building configuration offers two sides of frontage along Business Center Drive
- Abundant retail, restaurants, area amenities minutes away
- Strong traffic counts along FL-220, one of the area's major thoroughways
- Sale price \$2,250,000



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## TRAFFIC COUNTS

### CROSS STREET

### DAILY TRAFFIC

FL-220 at Business Center Dr (0.16 mi.)	29,518 VPD
FL-200 West of US-17 (0.32 mi.)	27,718 VPD

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	5,262	32,967	82,516
Total Households	1,797	12,072	30,597
Average HH Incomes	\$110,430	\$103,378	\$90,933

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