

# **Property Features**

- > 1.81± AC for sale or ground lease (can divide)
- > Situated at signalized corner across from Winn-Dixie
- Off site retention
- > Popeye's and Taco Bell future locations are adjacent
- > Just two miles south of Fleming Island
- > Green Cove Springs is the county seat and location of the Clay County Courthouse
- > 33,500± AADT on US 17 | 5,100± AADT on CR 315

## Call For Pricing

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### **Aerial Overview**



### Site Plan



# **Demographics**



# 2019 TOTAL POPULATION

1 Mile: 1,4053 Mile: 16,1045 Mile: 31,552



# 2019 DAYTIME POPULATION

1 Mile: **1,973** 3 Mile: **16,010** 5 Mile: **28,491** 



#### 2019 AVERAGE HH INCOME

1 Mile: \$79,213 3 Mile: \$80,733 5 Mile: \$89,269

Source: Esri 2020

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