

LAND FOR SALE

Fleming Island FL, Corner Lot

4479 US HWY 17, FLEMING ISLAND, FL 32003



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OF THE SOUTHEAST

- Two Pacels Totaling 2.16± Acres
- Zoned PS1 - Private Services for Churches & Schools, Agriculture/ Residential
- Frontage: 266± US 17, 429± Clay St
- Daily Traffic: 36,000 vehicles per day
- Parcel ID: 014772-038-00; 014945-000-00
- Asking Price: \$650,000



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1890 Kingsley Ave, Suite 102
Orange Park, FL 32073
www.marketmastersSE.com

Phillip Parsons, Broker
904-272-0435
pparsons@mmsejax.com

Property Info
County: Clay
ID: #8043-

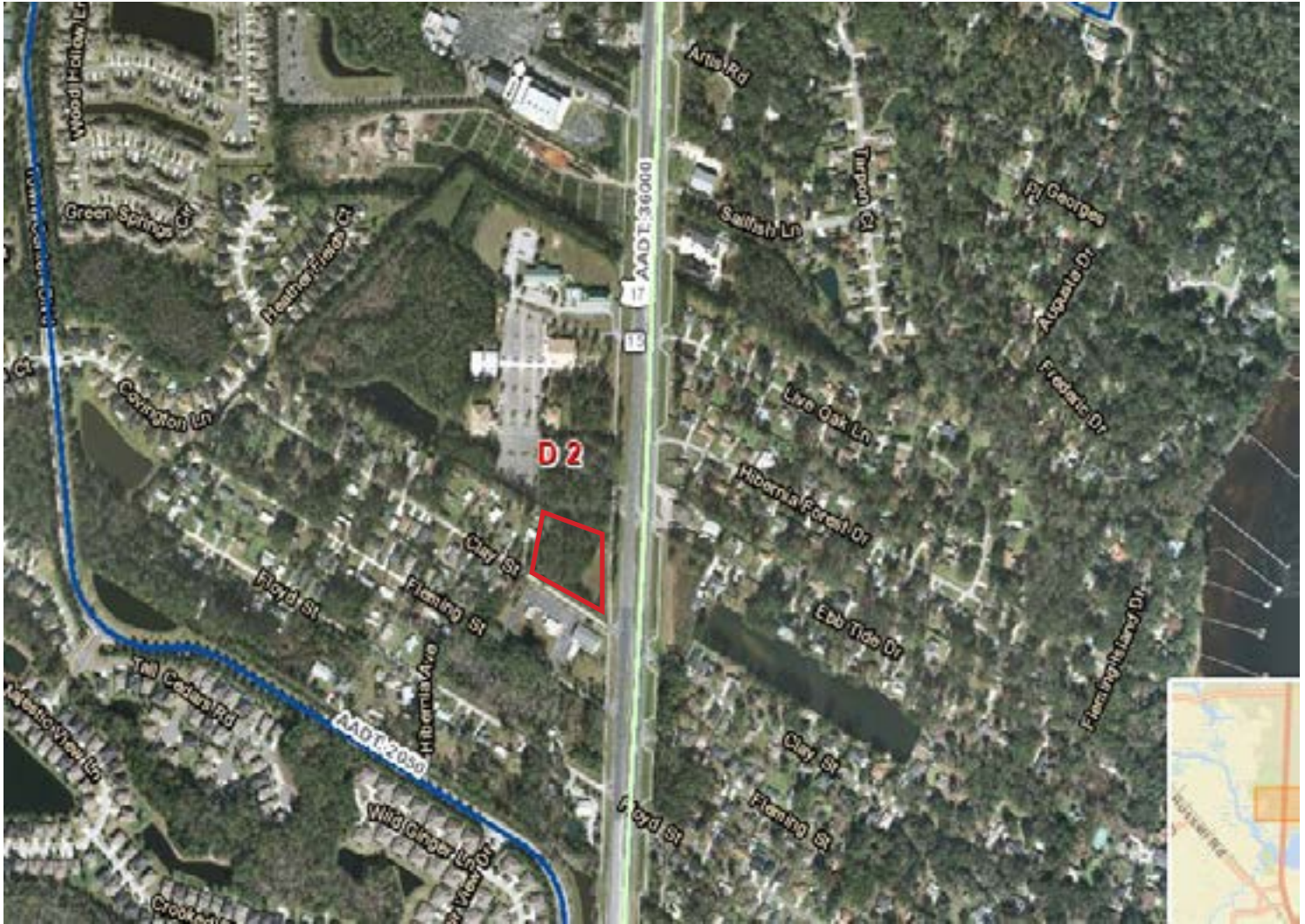
PARCEL FOR SALE

Fleming Island FL, Corner Lot Office, Retail Land Available

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	5,055	17,755	49,755
Pop. Est. 2021	5,318	18,870	52,993
2016 Est. Avg. HH Income	\$89,414	\$86,734	\$91,714

Traffic Count	Daily	Trucks
US Hwy 17	36,000	2,120

Source: Florida Department of Transportation (FDOT)



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Beautiful lot in Fleming Island, convenient to multiple restarants and other businesses, and several neighborhoods.

2.16± acres to build on, level land with room for several buildings.



Facing US Highway 17 with 36,000 cars per day passing by.



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