

RETAIL FOR LEASE

Plantation Pointe

2276 Village Square Parkway, Fleming Island, FL 32003



Property Highlights:

- Build-to-suit up to 60,000 SF
- 12,000 SF concrete block building on 6.42 AC of land.
- Surrounded with Fleming Island High School, Village Square Shopping Center, Baptist Hospital, Wolfsons Children Hospital, and Vystar Credit Union

FOR MORE INFO, PLEASE CONTACT:

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Ste 1102
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St. Johns River

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Master Plan Options



Option A

Option B

Option C

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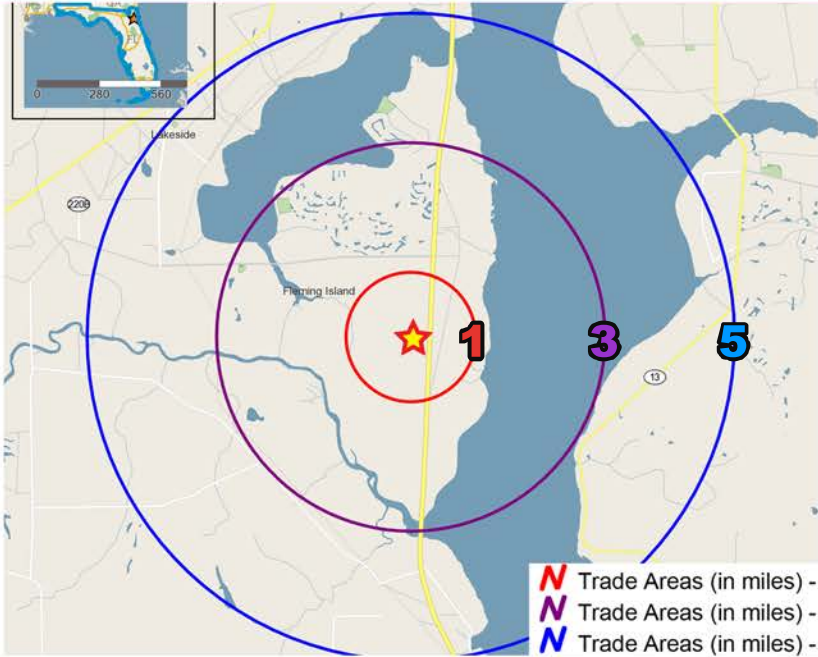


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2017A Daytime Population	1 mile	2 miles	3 miles
Total Daytime Population	7,924	22,247	40,404
Population aged 16 and under (Children)	2,920	5,996	11,259
Daytime Population Age 16+	5,004	16,252	29,145
Civilian 16+, at Workplace	2,446	6,918	12,218
Civilian 16+, Unemployed	126	579	1,261
Civilian 16+, Work at home	204	958	1,923
Homemakers Age 16+	552	2,471	4,639
Retired population Age 65+	779	3,602	6,881
Student popn: Pre-kindergarten to 8th	1,227	3,645	7,358
Student popn: 9th grade-12th grade	2,260	2,366	3,586
Student popn: Post-secondary students	399	2,154	3,624

Population: 2017A	1 mile	2 miles	3 miles
Total Population	6,889	31,131	58,000
Female Population	51.95%	50.81%	50.60%
Male Population	48.05%	49.19%	49.40%
Population Density	2,194	1,102	739
Population Median Age	37.6	41.8	42.1
Employed Civilian Population 16+	3,797	16,931	31,720
% White Collar	73.8%	72.7%	70.2%
% Blue Collar	26.2%	27.3%	29.8%
Total Q2 2017 Employees	2,827	8,241	14,052
Total Q2 2017 Establishments*	289	1,041	2,003
Population Growth 2000-2010	185.28%	56.98%	40.04%
Population Growth 2017A-2022	12.94%	18.56%	15.71%

Income: 2017A	1 mile	2 miles	3 miles
Average Household Income	\$95,942	\$101,165	\$96,023
Median Household Income	\$80,148	\$82,824	\$75,886
Per Capita Income	\$37,959	\$36,436	\$34,522
Avg Income Growth 2000-2010	23.03%	24.29%	23.83%
Avg Income Growth 2017A-2022	10.48%	10.72%	11.32%

Households: 2017A	1 mile	2 miles	3 miles
Households	2,726	11,211	20,847
Average Household Size	2.53	2.77	2.76
Hhld Growth 2000-2010	237.20%	69.03%	47.08%
Hhld Growth 2017A-2022	17.48%	21.03%	17.94%

Housing Units: 2017A	1 mile	2 miles	3 miles
Occupied Units	2,726	11,211	20,847
% Occupied Units	95.18%	96.05%	96.35%
% Vacant Housing Units	4.82%	3.95%	3.65%
Owner Occ Housing Growth 2000-2010	155.40%	52.22%	38.40%
Owner Occ Housing Growth 2000-2022	190.53%	85.14%	67.47%
Owner Occ Housing Growth 2017A-2022	14.00%	20.00%	17.26%
Occ Housing Growth 2000-2010	237.20%	69.03%	47.08%
Occ Housing Growth 2010-2022	23.49%	26.75%	25.04%
Occ Housing Growth 2017A-2022	17.48%	21.03%	17.94%

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