

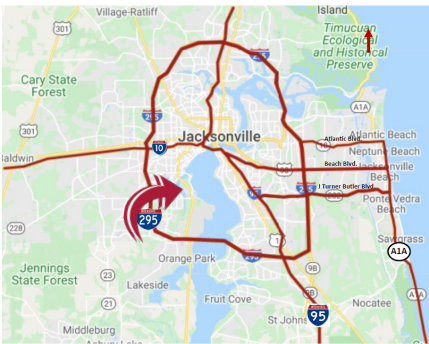
LAND FOR SALE

407 Old Hard Road, Fleming Island, FL 32003



- Corner Parcel on Town Center Blvd. and Old Hard Rd. consisting of +/-1.51 Acres (+/-65,776 SF)
- Clean Phase I
- All parcels are part of the Fleming Island Plantation (DRI)
- Zoning: PUD - Restrictions include drive-in banks, financial institutions, drive-in restaurants, sale of gasoline, storage building, car repair shops, & carwash facilities
- Purchase Price: \$575,000

2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	7,768	33,652	69,007
Average HH Income	\$140,604	\$160,990	\$147,154
Total Employees	2,021	9,396	17,426



STRATEGIC SITES
Clifford Commercial

For Additional Information Contact:
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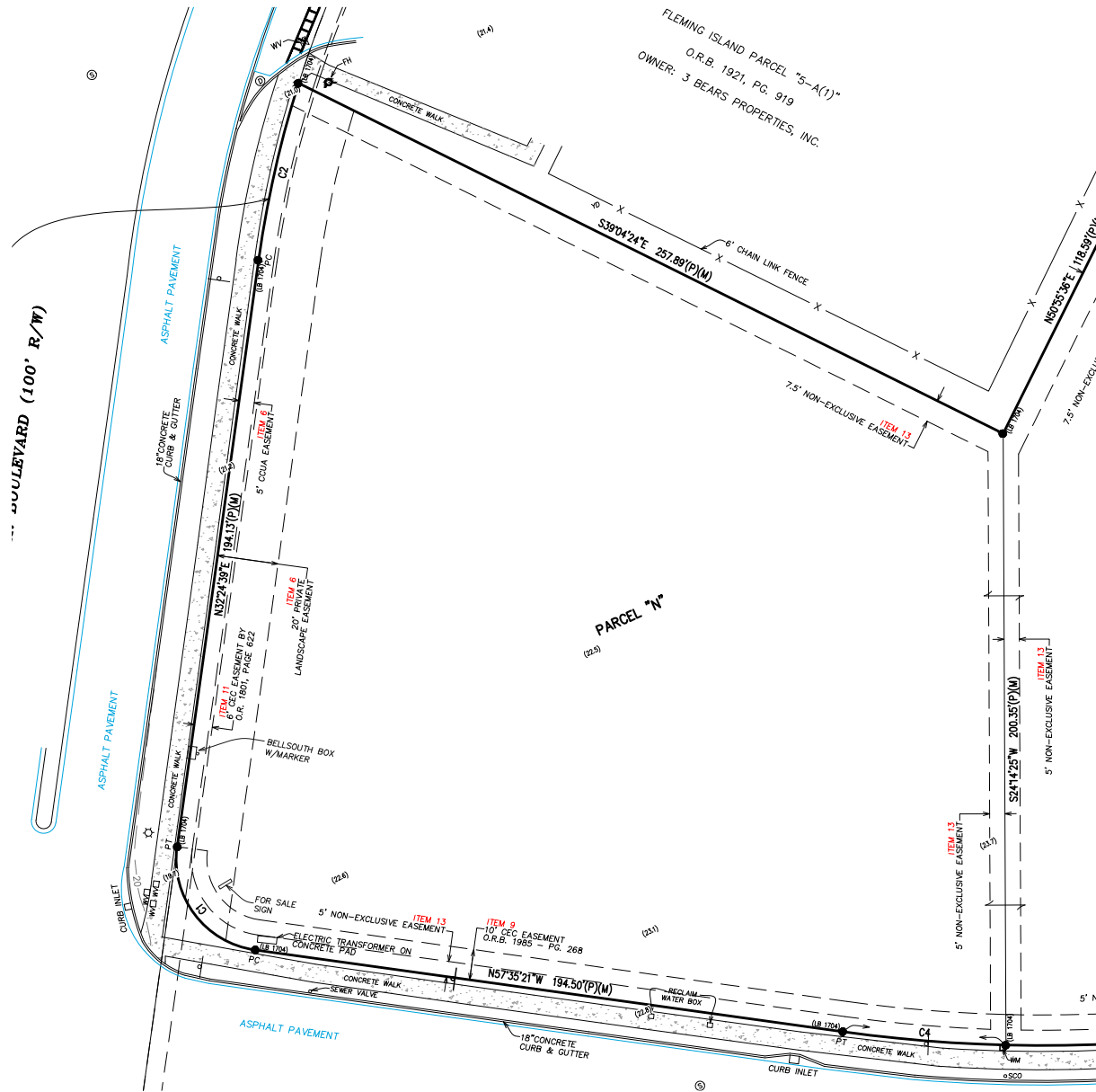
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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Survey



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