Vacant Retail

2350 Market Dr, Fleming Island, FL 32003

Retail
Investment Opportunity
Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Property Overview

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Investment Highlights

Property Highlights

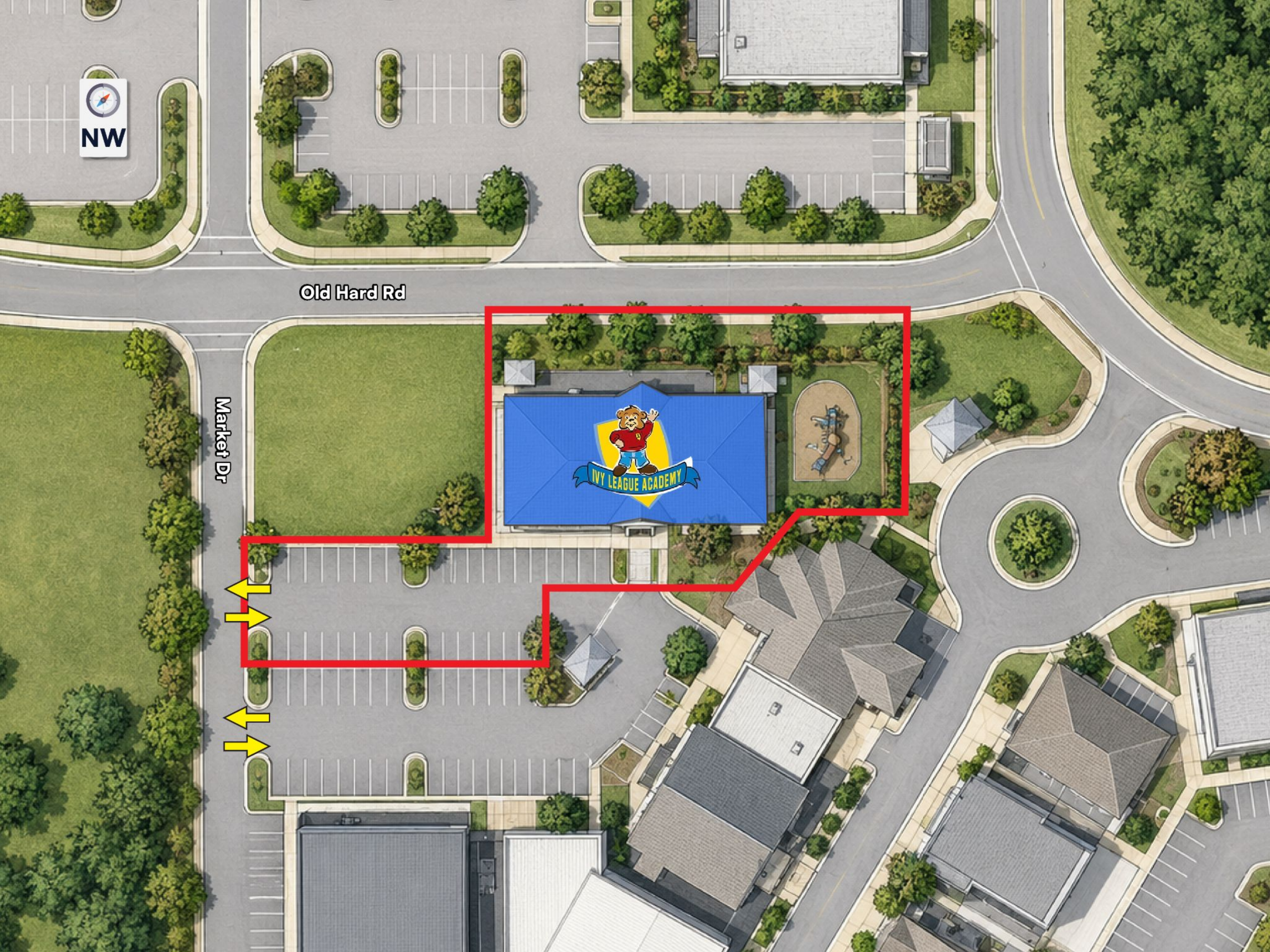
- **Affluent Demographics with Exceptional Household Incomes:** Fleming Island is one of Northeast Florida's most affluent communities, featuring an average annual household income of approximately $143,729 and a median household income of approximately $116,611—well above both Florida and national averages. These strong demographics support long-term demand for premium private education and childcare services.

- **Strong Consumer Spending Power:** Families within the area's primary parenting demographics possess significant discretionary income, with households ages 25–44 earning a median income of approximately $111,667 and households ages 45–64 earning approximately $156,641. This affluent resident base provides the financial capacity to support private, tuition-based early education and childcare programs.

- **Established Family-Oriented Community:** Approximately 76.7% of households in Fleming Island are family households, with nearly 3,400 households containing preschool or school-aged children within the immediate municipality. This creates a deep and sustainable customer base for educational and childcare services.

- **Prime Location Along a Major Commuter Corridor:** The property is positioned just off U.S. Highway 17, the primary north-south arterial through Clay County, carrying approximately 35,000–50,000+ vehicles per day. This highly visible location benefits from consistent commuter traffic connecting Fleming Island with Downtown Jacksonville and Naval Air Station Jacksonville (NAS Jax), enhancing accessibility and long-term location value.


E
MAA Fleming Island
±501 Units
Fleming Island High School
±1,850 Students
BAPTIST Medical Center Clay
Baptist Medical Center Clay
±102 Beds | ±400 Employees
Achieve AF Fitness
Mr. Chubby's Wings
Tidbits
BAPTIST HEALTH
healthplace
AQUAFIN SWIM SCHOOL
AN EMLER SWIM SCHOOL
Planet Smoothie
NEW YORK PIZZA
FLEMING ISLAND
1928
CUBAN BISTRO
LOGOXPRESS
ADVANCED SOLUTIONS 4 KIDS
IVY LEAGUE ACADEMY
Subject Property
ISLAND ALL-STARS
WHERE CHAMPIONS ARE MADE
Future Development Site
Drive Times
±12 Miles to Naval Air Station Jacksonville
±22.3 Miles to Downtown Jacksonville, FL


NW
Old Hard Rd
Market Dr
IVY LEAGUE ACADEMY

2350 Market Dr
Fleming Island, FL 32003

$1,465,200
Price

±6,512 SF
GLA

2010
Year Built

±0.72 AC
Lot Size

Property Photos

Market Overview

Vacant Retail
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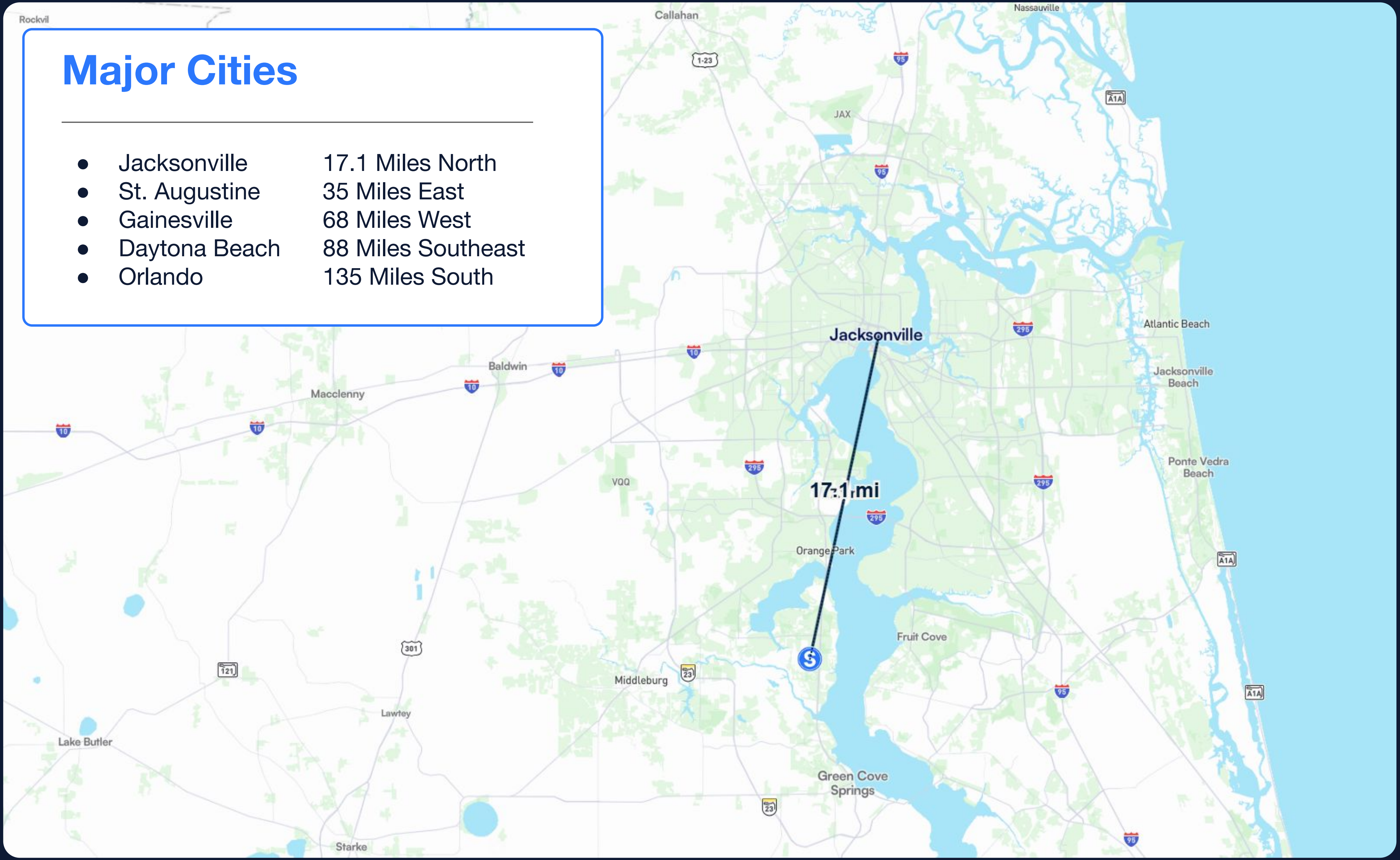
Major Cities

Jacksonville	17.1 Miles North
St. Augustine	35 Miles East
Gainesville	68 Miles West
Daytona Beach	88 Miles Southeast
Orlando	135 Miles South



Fleming Island , FL

Market Demographics

29,142
Total Population

$143,729
Median HH Income (1-Mile Radius)

13,648
Employed Population

3.8%
Retail Vacancy

Local Market Overview

Fleming Island is one of Northeast Florida's most desirable suburban communities, located in Clay County just south of Jacksonville. Positioned along U.S. Highway 17 and the St. Johns River, the area offers convenient access to Jacksonville's employment centers while maintaining a high quality of life defined by established neighborhoods, strong schools, and abundant recreational amenities. Its strategic location has made Fleming Island a preferred destination for families, professionals, and retirees seeking suburban living with close proximity to the region's largest economic hub.

The local economy is supported by a stable mix of healthcare, education, professional services, retail, and government employment, while continued residential growth has fueled demand for neighborhood shopping centers, restaurants, and everyday consumer services. Fleming Island serves not only its own residents but also surrounding Clay County communities, creating a consistent customer base for retailers and service-oriented businesses. The area benefits from high household incomes, strong consumer spending, and limited retail vacancy, supporting a healthy and competitive commercial environment.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	10,177	34,264	70,365
Current Year Estimate	9,284	33,417	65,762
2020 Census	8,489	32,832	60,376
Growth Current Year-Five-Year	9.62%	2.54%	7.00%
Growth 2020-Current Year	9.37%	1.78%	8.92%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	4,758	13,725	27,455
Current Year Estimate	4,230	13,149	25,442
2020 Census	3,441	12,097	22,195
Growth Current Year-Five-Year	12.50%	4.38%	7.91%
Growth 2020-Current Year	22.91%	8.69%	14.63%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$143,729	$160,663	$148,271

Jacksonville, FL MSA

The Jacksonville metropolitan area continues to exhibit robust and sustained population growth, reflecting its increasing economic vitality and regional appeal. From 2019 to 2024, Jacksonville's metro population grew by more than 8%, bolstered by strong domestic migration and favorable economic conditions. In the most recent annual period from 2023 to 2024, the region added approximately 45,000 new residents, elevating its total population to over 1.7 million.

This demographic expansion is largely driven by Jacksonville's combination of job availability, tax-friendly policies, and relatively low cost of living. The market's affordability, combined with its strategic location along the Atlantic coast and access to multiple transportation corridors, attracts a steady influx of young professionals and families. As new residents continue to form households and contribute to local economic activity, Jacksonville solidifies its position as a dynamic and upward-trending metropolitan hub.

Total Population	Median HH Income	Annual Visitors	GDP
1.7 Million	$77,013	8.0 Million+	$129.4 Billion





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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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