

# COMMERCIAL LAND FOR SALE

## 0 US HIGHWAY 17

Fleming Island, FL 32003

Kahle Commercial Group



### PROPERTY DESCRIPTION

This property in Fleming Island has convenient access to US Highway 17 and with its strategic location and array of nearby attractions, Fleming Island presents an enticing opportunity to capitalize on the appeal of this sought-after area to build your own commercial space.

### PROPERTY HIGHLIGHTS

- 480 feet of frontage
- Natural Gas
- Water & Sewer
- 30,000+ ADT

### OFFERING SUMMARY

Sale Price:	\$580,000
Lot Size:	2 Acres
Zoning:	PS-1

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	11,667	29,888	126,891
Total Population	31,106	80,580	344,426
Average HH Income	\$143,117	\$132,517	\$117,280

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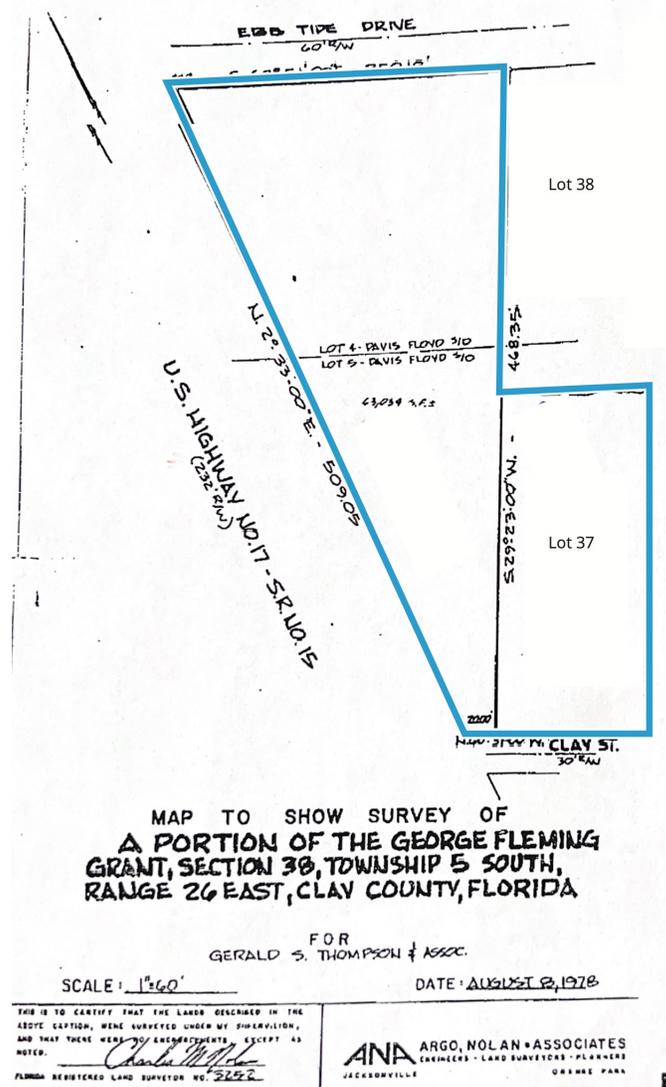
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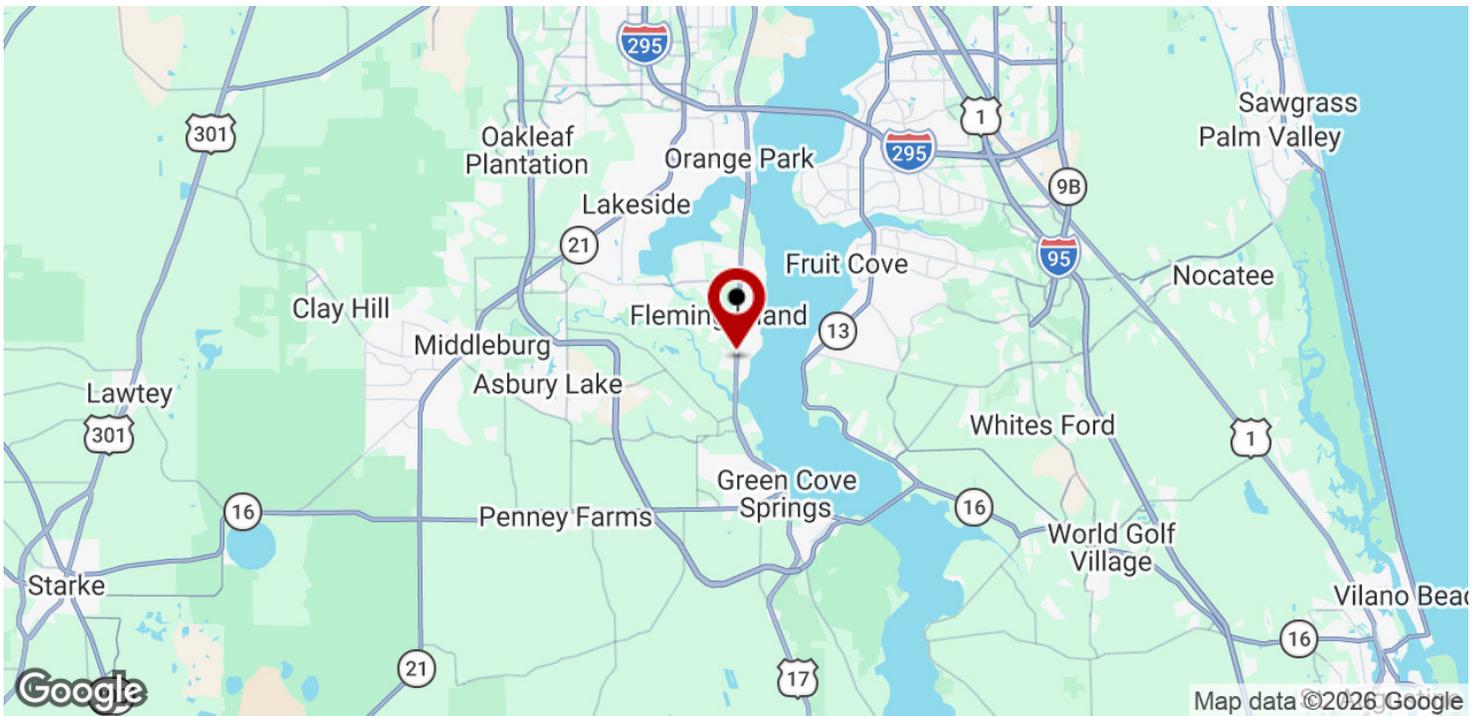
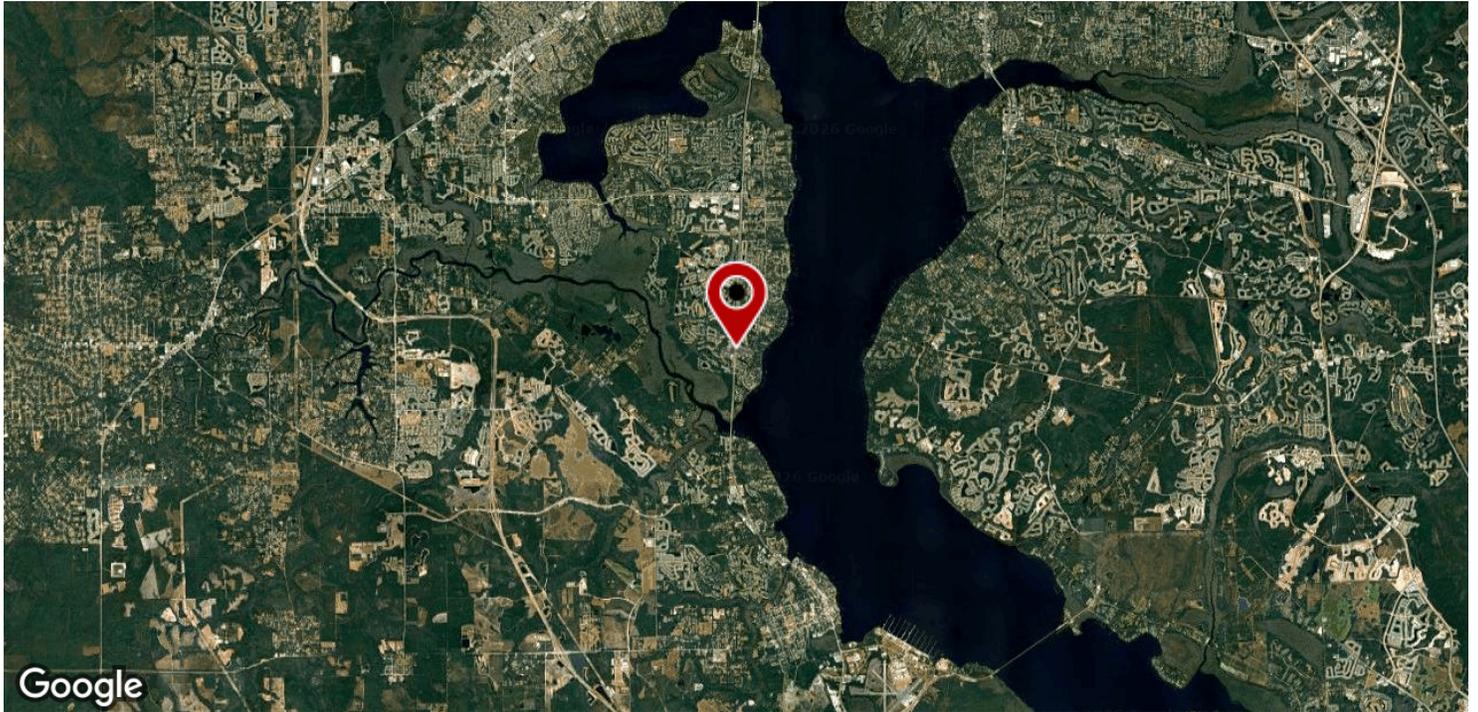
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## Business Key Facts

7321-7399 US Highway 17 | Drive time: 5, 10, 15 minute radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

### Key Statistics

**1,270** Total Businesses

**14.0K** Total Employees

**\$1.42B** Total Sales

**4.4%** Unemployment Rate

### Top 25 Largest Businesses in Area

**25\*** 100 or More Employees

**25\*** \$10M+ Annual Sales Vol

### Daytime Population

**28,430** Total Population

**29,475** Total Daytime Population

Ratio of daytime to total population:

**1.04**

Values > 1.0 mean that more people come to the area during the day than live there.

### Suburb

Dominant Urbanicity Type

### 10.6

Avg Number of Employees

**73.1 ↑**

Total Business Per Sq Mi  
This is 624.3% higher than Clay County

Highest sales volume

A A Propane Gas Co Inc	Independent	\$115M
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Most Employees

County of Clay-Sheriff	Independent	900
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Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. \* Indicates the number of locations has reached the maximum.

## Business Key Facts | 7321-7399 US Highway 17 | Drive time: 5, 10, 15 minute radii



### About the Workforce

**15.9%** Services

**13.7%** Trades/Skilled Labor

**70.4%** Office Based

### Tapstry

Top 3 segments by household count

- L1 Savvy Suburbanites > 3,937 | 35.0%
- H1 Flourishing Families > 1,886 | 16.8%
- H2 Boomburbs > 977 | 8.7%
- Other 4,446 | 39.5%

[View comparison table](#)

### About the Community

**2.3% ↑** Pop Growth Rate is 385.4% higher than United States

**124** Wealth Index Below 100 = low Above 100 = high

**3.0% ↑** Housing Units Growth Rate is 257% higher than United States.

### Educational Attainment

Grad Degree	17.2%
Bach Degree	25.4%
Assoc Degree	12.5%
Some College	18.1%
GED	4.7%
HS Diploma	18.8%
No Diploma	2.1%
< 9th Grade	1.1%

### Businesses Per 1,000 Population

Business Categories	5 minutes	10 minutes	15 minutes	ZIP Codes 32003 (Fleming Island)	States Florida	United States of America United States
Restaurants	1.81	3.24	2.60	2.54	2.54	2.45
Health Care & Social Assistance	7.68	6.30	5.71	5.90	4.01	3.76
Retail	2.82	4.82	4.10	3.39	5.32	4.59
Manufacturing	0.56	0.53	0.70	0.27	1.22	1.32
Finance & Insurance	1.24	2.18	2.02	1.63	2.12	1.79
Professional & Tech Services	2.71	4.54	4.08	3.53	4.91	3.60

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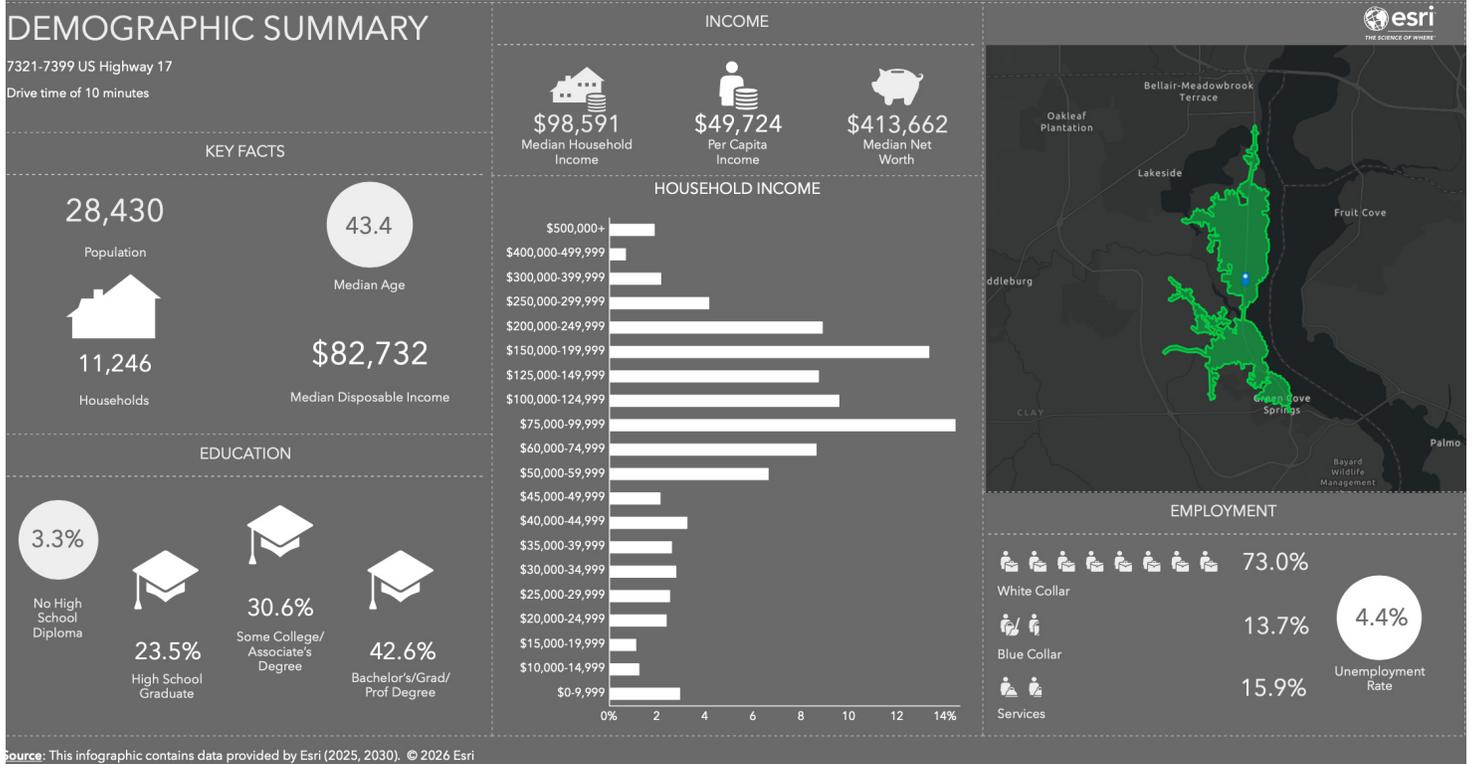
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