

Fleming Island

1550 County Rd 220, Fleming Island, FL 32003



Located in a strong retail corridor at a busy intersection with an affluent customer base.

Center Size: 135,762

Spaces Available: 1

Within 3 Miles

Population	28,575
Avg. Household Income	147,442
Avg. Home Value	\$469,391
Annual Visits	3,947,016
Vehicles Per Day	32,000

Fleming Island

1550 County Rd 220, Fleming Island, FL 32003



Center Size: 135,762

SPACE	TENANT	SF
D	AVAILABLE	2,093
0001	BROUDY'S LIQUORS	4,400
0004	COAST DENTAL	2,400
0005	LUXURY NAILS & SPA	2,000
0006	SALLY BEAUTY SUPPLY	2,000
0007	TROPICAL SMOOTHIE CAFE	2,000
0008	HAND & STONE MASSAGE & FACIAL	2,800
0010	PIZZA HUT	1,600
0011	PUBLIX	47,955
0012	HALLMARK	4,000
0014	BRIGHTWAY INSURANCE	900
0015	AT&T	2,100
0017	GNC	1,200
0018	THE UPS STORE	1,200
0019	JAX SUSHI CAFE	1,200
0020	HAIR CUTTERY	900
0021	HOP SHING	900
0023	CORA PHYSICAL THERAPY	2,650
100	CARESPOT URGENT CARE	3,987
103	MOE'S SOUTHWEST GRILL	2,500
30	FIFTH THIRD BANK	0
31	MCDONALDS	0
32	BANK OF AMERICA	0
400	PLANET FITNESS	17,000
500	PETCO	12,500
600	PANERA BREAD	3,600
A2	ALL-STARZ DANCE STUDIO	2,585
B1	BERKSHIRE HATHAWAY HOME SERV	1,151
B2	PARLOR DOUGHNUTS FLEMING ISLND	2,187
C	PEARLE VISION	3,240
E1	CLUB PILATES	2,344
E2	COSE BELLE	2,370

1 of 1

Regency
Centers.

Eric Apple
Leasing Contact

904 598 7450
ericapple@regencycenters.com

Updated: Jan 31 2026

©2026 Regency Centers, L.P.

This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.