

**GREEN COVE SPRINGS**

Clay County

# COVE PLAZA

1401-1435 S. ORANGE AVENUE  
GREEN COVE SPRINGS, FL 32043

11,666 -  
35,460 SF



**NEED: Grocery, Rent to Own, Antiques, Restaurant...**

## Lowest Prices in the Market!

103,634 sf  
shopping  
center located  
on S. Orange  
Avenue in  
Green Cove

- ◆ All Rents Modified to Gross
- ◆ Office/Retail/Showroom/Light Manufacturing
- ◆ Steps from St. John's River
- ◆ Near Channel Marker #19, and the Municipal Pier in Spring Park
- ◆ Less than a mile from:
  - ◆ County Seat & Municipal Services
  - ◆ Kindred Hospital North Florida
  - ◆ Green Cove Springs Marina
  - ◆ Haller & Reynolds Airpark Airports
  - ◆ First Coast Expressway under construction
- ◆ Vehicles per day — 34,100
- ◆ OUTPARCEL AVAILABLE

	15 Mins
<b>RESIDENTS</b>	<b>33,678</b>
<b>AVERAGE HH INCOME</b>	<b>\$107,835</b>

## Bruce Strumpf, Inc.

SHOPPING CENTER MANAGEMENT, LEASING & REDEVELOPMENT  
Member ICSC



2120 Drew Street, Clearwater, FL 33765  
727-449-2020 • Fax 727-449-2212  
e-mail: johnstoner@brucestrumpf.com



[www.brucestrumpf.com](http://www.brucestrumpf.com)

Contact: John F. Stoner, CCIM Broker Participation  
Licensed Real Estate Broker

