

# MIDDLEBURG RETAIL PADS

Blanding Blvd & Henley Rd, Middleburg, FL 32068

## AVAILABLE PARCELS



### PROPERTY OVERVIEW

- » Retail pads available from 1.05 AC to 8.55 AC
- » Pad ready delivery estimated Summer 2027
- » 1.6 miles from First Coast Expressway, a multi-lane toll road that will cross parts of Duval, Clay and St. Johns county, projected to be completed by 2030
- » Frontage on Blanding Blvd with traffic counts of 48,000 AADT
- » Nearby Retailers:



### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,784	32,715	97,091
Households	2,142	12,048	34,754
Daytime Pop.	2,154	14,659	42,849
Ave. HH Income	\$101,652	\$116,386	\$122,136



**RICKY OSTROFSKY (LEAD)**  
MANAGING DIRECTOR

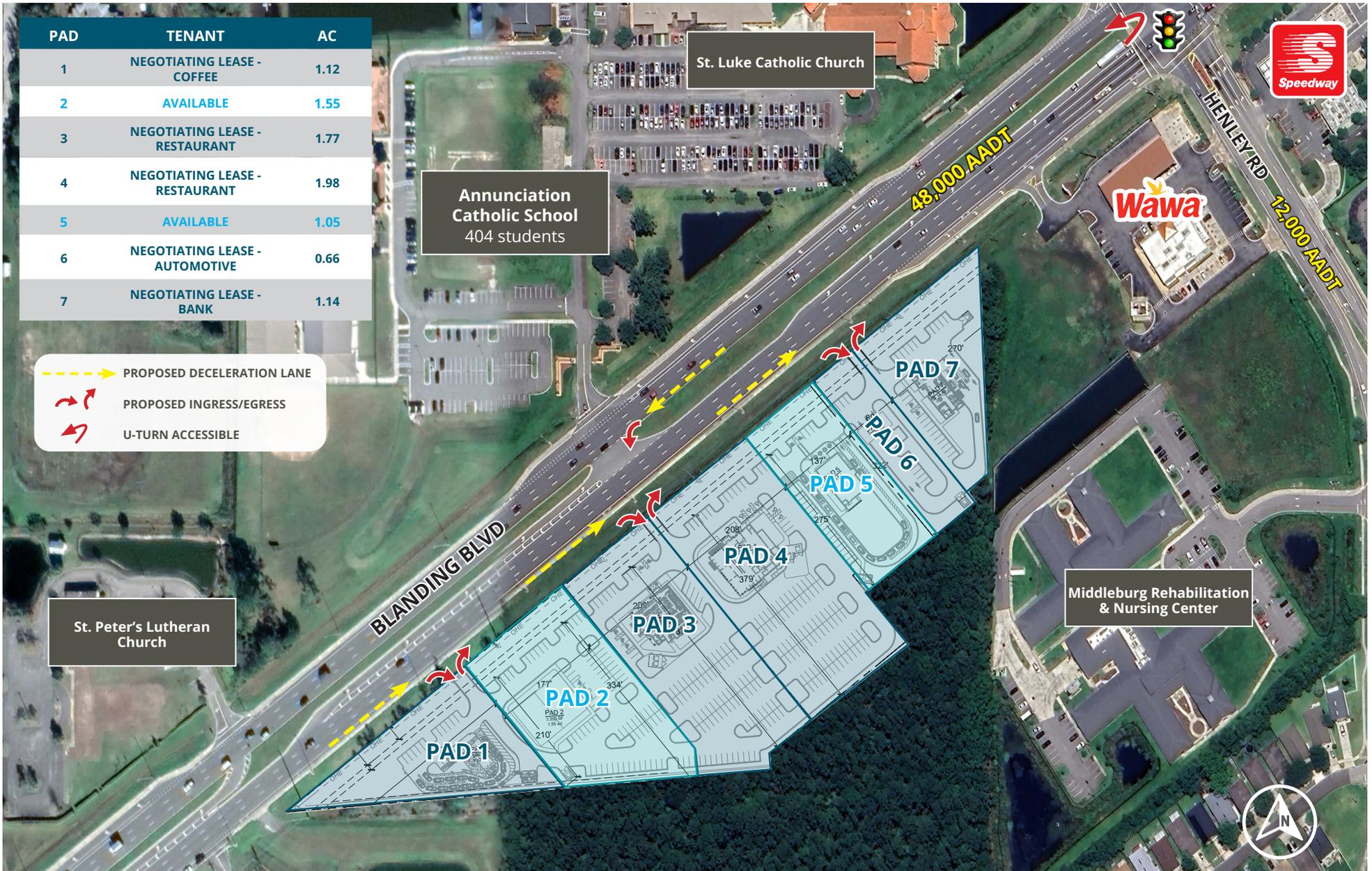
📞 904.899.0315

✉️ [Ricky.Ostrofsky@FranklinSt.com](mailto:Ricky.Ostrofsky@FranklinSt.com)

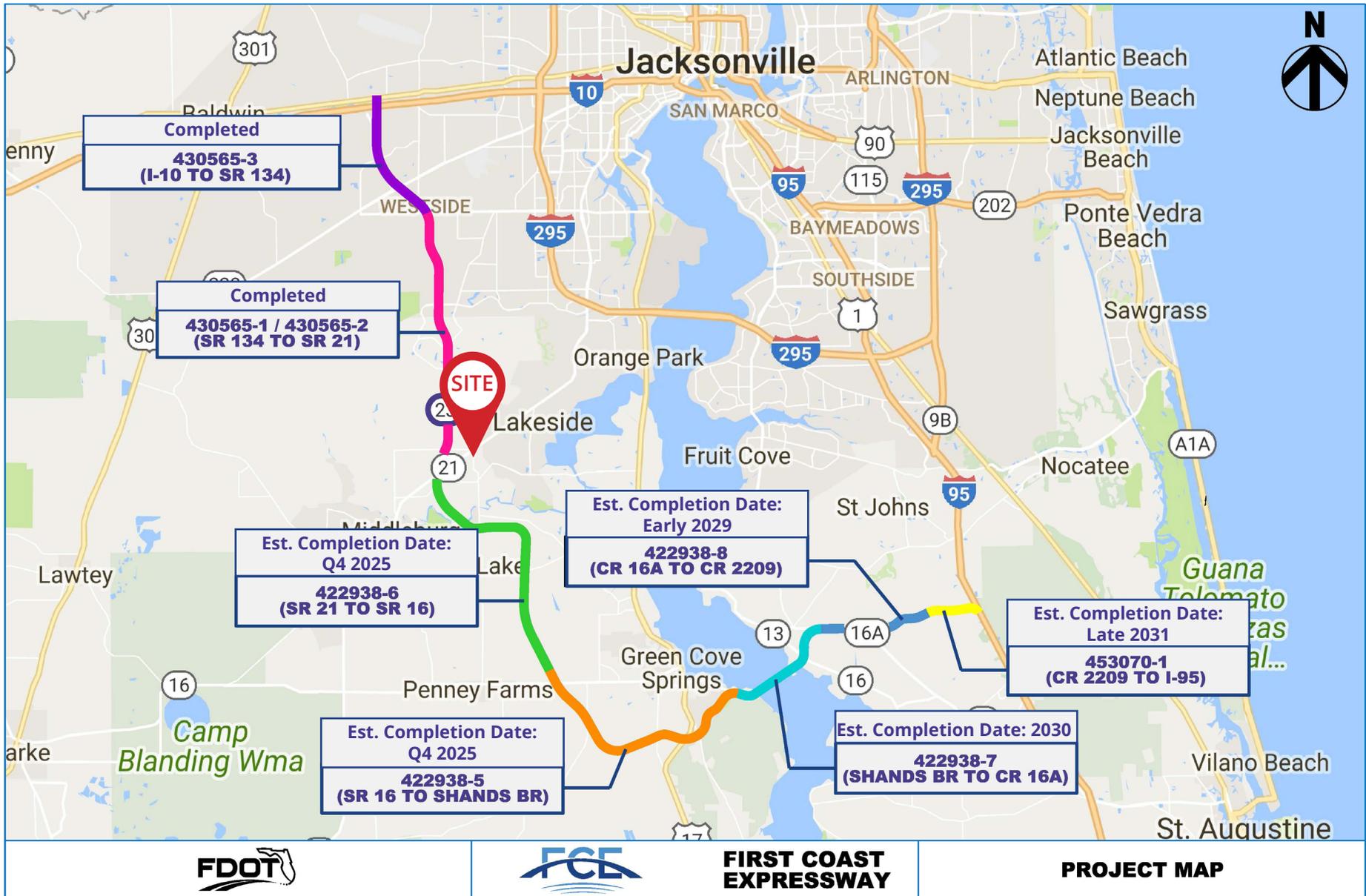
**KAELYN CASSIDY**  
ASSOCIATE DIRECTOR

📞 904.899.0318

✉️ [Kaelyn.Cassidy@FranklinSt.com](mailto:Kaelyn.Cassidy@FranklinSt.com)







**FIRST COAST EXPRESSWAY**

**PROJECT MAP**

