

# FREESTANDING RETAIL BUILDING

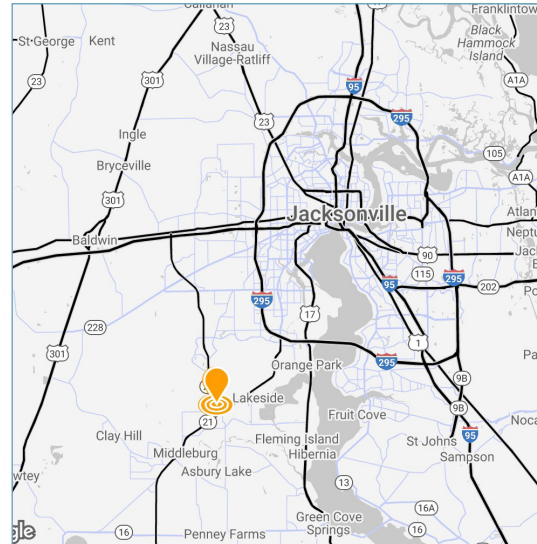
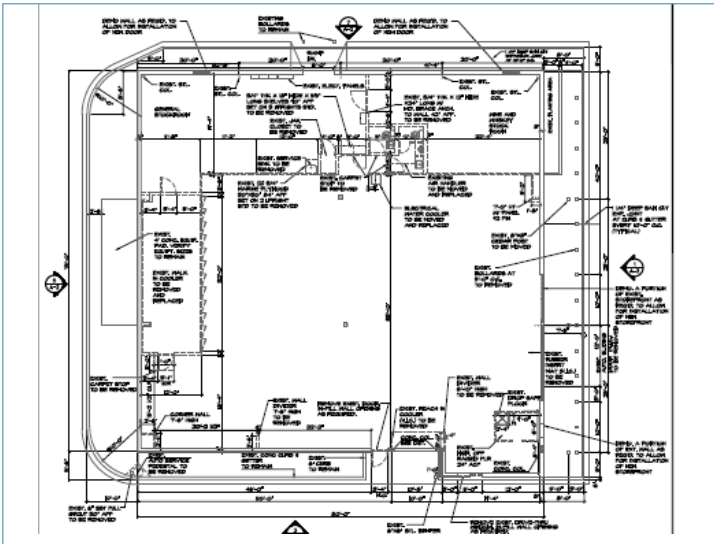
1694 Blanding Blvd, Middleburg, FL 32068

FOR LEASE



## PROPERTY HIGHLIGHTS

- » 6,694 SF freestanding building
- » 1.23 acre self-contained parcel
- » Ease of access to newly constructed First Coast Expressway
- » Located in close proximity to Ascension St Vincents Hospital and Clay Town Center (retail, professional office, and hotel development)
- » Over 1,400 multifamily units currently under construction within direct trade area
- » Nearby Retailers:



## DEMOGRAPHICS

	3 Miles	5 Miles
Population	31,197	83,408
Households	11,101	29,607
Daytime Population	11,977	35,537
Ave. HH Income	\$116,248	\$118,297



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6,694 SF

BLANDING BLVD.



