



Middleburg Village Center

2620 Blanding Boulevard
Middleburg, Florida 32068

Property Highlights

- New Junior Anchor tenants APEX FITNESS, a state-of-the-art fitness and wellness facility, opening early Q4 and Palms Medical, a family primary care practice, opening Q1 2026.
- Traffic count of 36,500 vehicles per day on Blanding Boulevard.
- Architectural overhaul in 2024 - New Pylon Signage, Redesigned Facade Structure, and Resurfaced Parking Lot & New Landscaping completed.
- Join National Tenants in this shadow anchored Publix center FYZICAL Therapy, Goodwill, Jeramiah's Italian Ice, Taco Bell, Dollar General, & more.
- Across the street from First Baptist Church of Middleburg.

Property Overview

Middleburg Village Center is a Publix shadowed neighborhood center located at a lit intersection on heavily trafficked Blanding Boulevard. Situated between Publix. AutoZone. and Mavis Tires & Brakes.

Offering Summary

Lease Rate:	\$20.00 - 28.00 SF/yr (NNN)
Building Size:	51,100 SF
Available SF:	1,100 - 8,040 SF
Lot Size:	5.75 Acres

Demographics	3 Miles	5 Miles	10 Miles
Total Households	5,939	17,216	51,407
Total Population	16,426	48,796	148,224
Average HH Income	\$86,451	\$95,626	\$105,008

For More Information



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New Pylon Signage



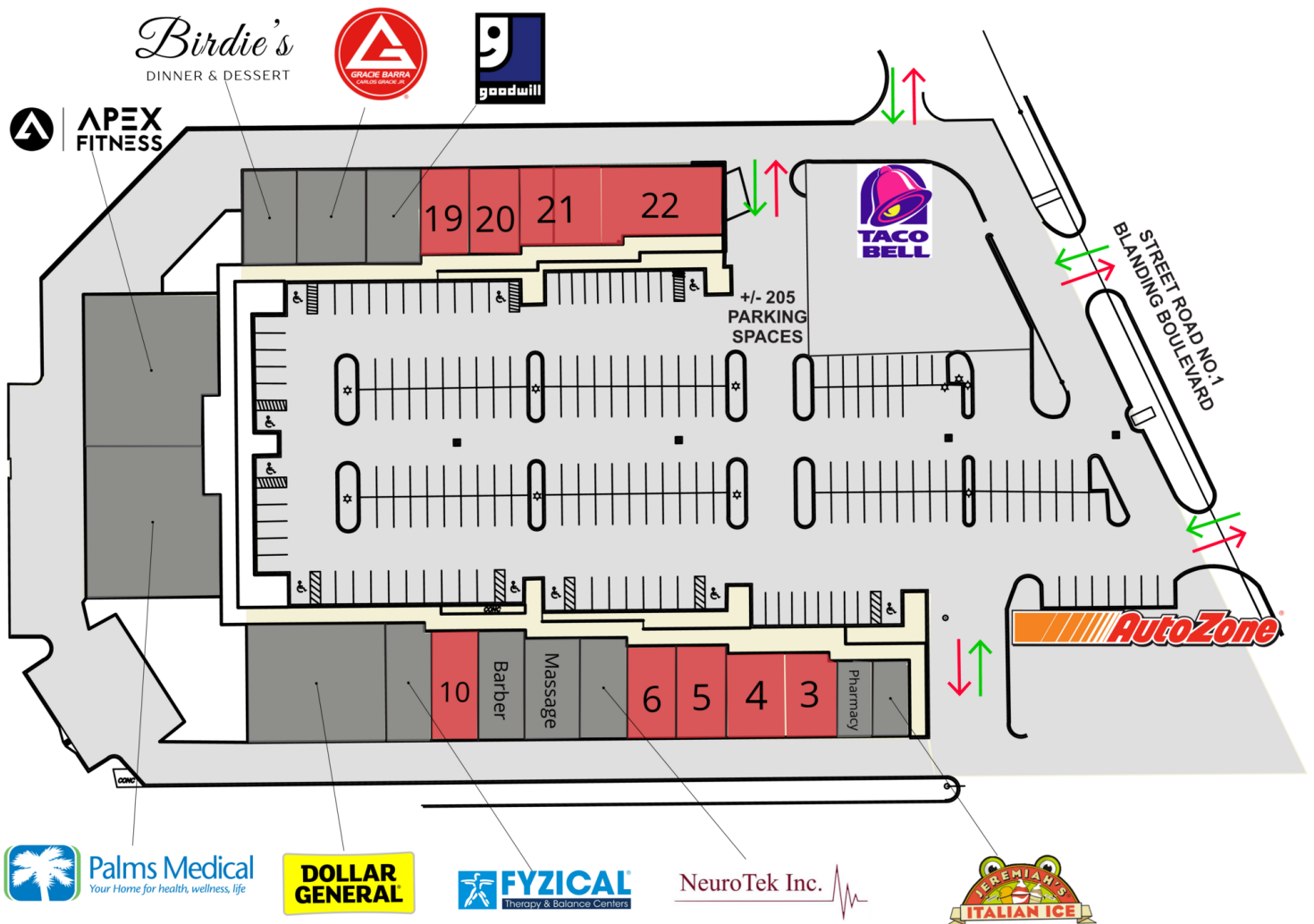
Resurfaced Parking Lot & New Landscaping



Before....



.....After



Legend

Available

Unavailable



For Lease

1,100 - 8,040 SF | \$20.00 - 28.00 SF/yr

Retail Space

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,100 - 8,040 SF	Lease Rate:	\$20.00 - \$28.00 SF/yr

Available Spaces

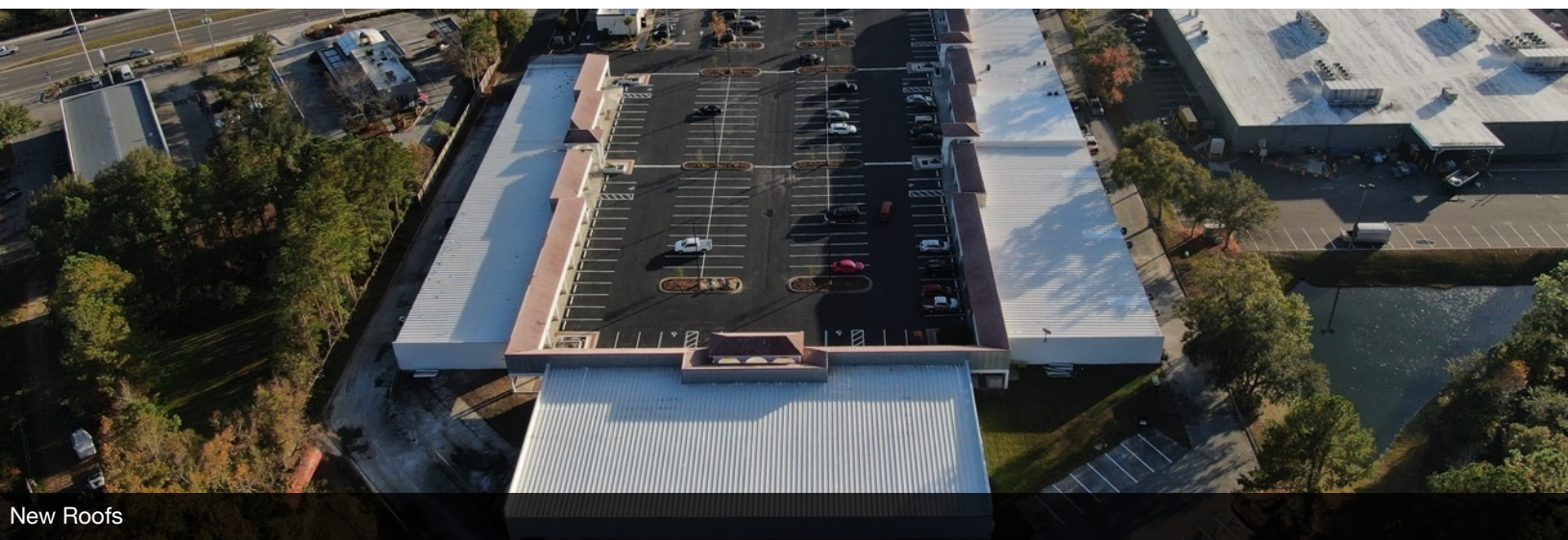
Suite	Tenant	Size	Type	Rate	Description
1	Jeremiah's Italian Ice	970 SF	NNN	-	end cap with walk-up window
2	Pharmacy	1,000 SF	NNN	-	-
3	Available	1,474 - 5,237 SF	NNN	\$27.00 SF/yr	-
4	Available	1,563 - 5,237 SF	NNN	\$27.00 SF/yr	-
5	Available	1,100 - 5,237 SF	NNN	\$28.00 SF/yr	-
6	Available	1,100 - 5,237 SF	NNN	\$27.00 SF/yr	-
7	NeuroTek	1,100 SF	NNN	-	-
8	Massage	1,200 SF	NNN	-	-
9	Barber	1,200 SF	NNN	-	-
10	Available	1,200 SF	NNN	\$27.00 SF/yr	-
11	Fyzical Therapy	1,950 SF	NNN	-	-
13	Dollar General	9,300 SF	NNN	-	-
14	Palms Medical Group	7,000 SF	NNN	-	-
15	Apex Fitness	7,000 SF	NNN	-	-
16	Birdie's Dinner & Dessert	1,470 SF	NNN	-	-
17	Gracie Barra	2,953 SF	NNN	-	-
18	Goodwill	1,475 SF	NNN	-	-
19	Available	1,560 - 8,040 SF	NNN	\$27.00 SF/yr	-
20	Available	1,530 - 8,040 SF	NNN	\$27.00 SF/yr	-
21	Available	1,787 - 8,040 SF	NNN	\$20.00 SF/yr	-
22	Available	3,163 - 8,040 SF	NNN	\$23.50 SF/yr	Existing Hood & Grease Trap



New Facade & Paint



New Facade & Paint



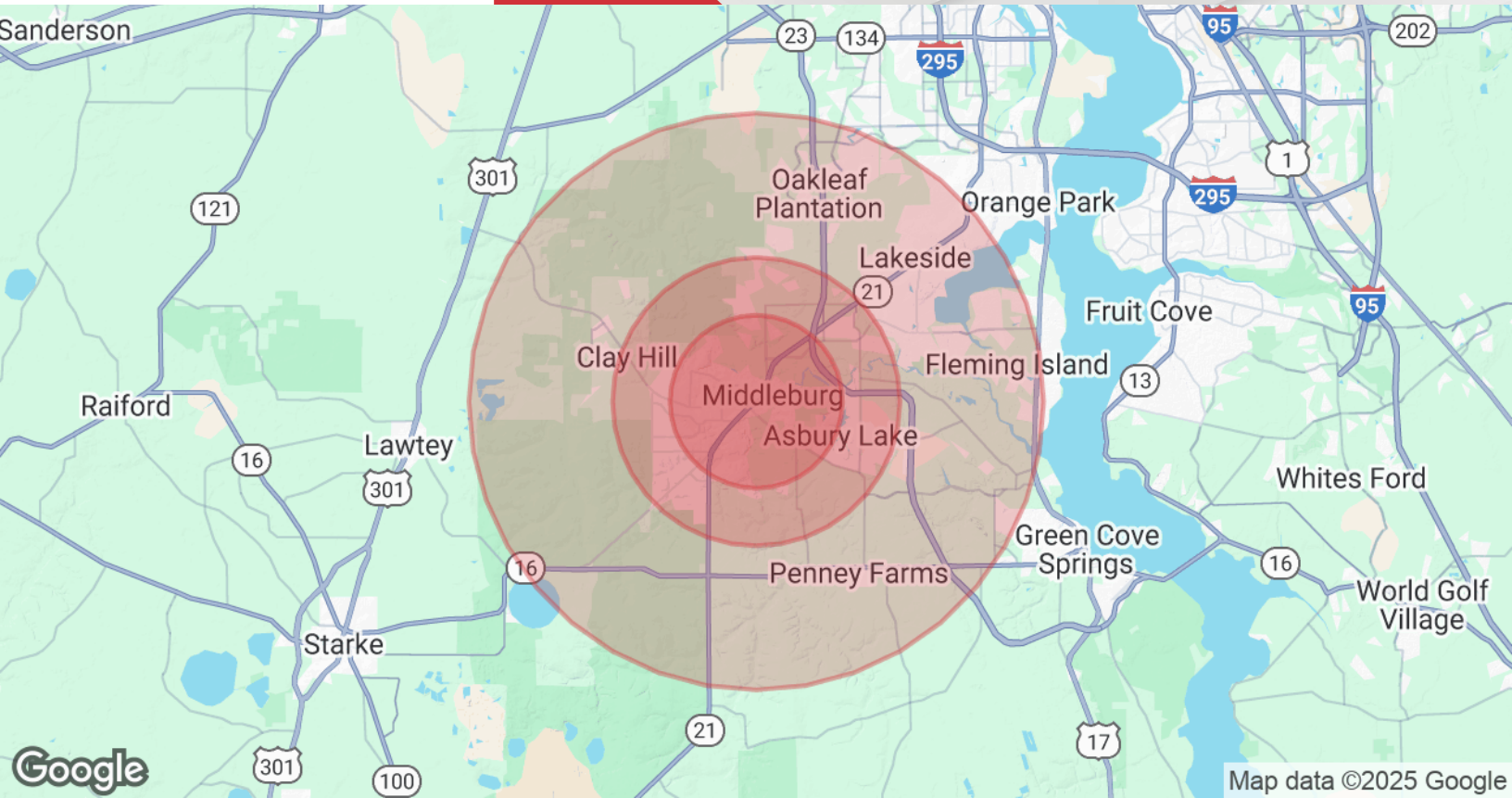
New Roofs



Resurfaced Parking Lot & New Landscaping







Population

	3 Miles	5 Miles	10 Miles
Total Population	16,426	48,796	148,224
Average Age	41	40	39
Average Age (Male)	41	39	38
Average Age (Female)	42	41	40

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	5,939	17,216	51,407
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$86,451	\$95,626	\$105,008
Average House Value	\$321,189	\$312,634	\$339,834

Demographics data derived from AlphaMap