

Plantation Crossing Development Land

Blanding Boulevard @ Branan Field Road Middleburg, Florida 32068

Property Highlights

- Divisible 6.32 + acre lot in the center of new development available for sale or build to suit.
- · Access from both Blanding Boulevard and Branan Field Road.
- Traffic count of 44,500 vehicles per day on Blanding Blvd plus another 15,400 on Branan Field Rd.
- Numerous new construction developments in the area include First Coast Expressway expansion, Hampton Inn & Suites, Pet Paradise, and Gate Express Car Wash.
- Plantation Crossing retailers include DaVita, Mattress Firm, Dollar Tree,
 Tropical Smoothie, Great Clips, T-Mobile, AT&T, Game Stop and more.
- Across the street (Brannan Field Road) from St Vincent's Medical Center and Walmart Supercenter.

OFFERING SUMMARY				
Sale Price	Inquire For New Pricing			
Parcel ID#	32-04-25-008102-001-00			
Lot Size	Divisible 6.32 + Acres			
Zoning	BSC - Shopping Center District			
Traffic Count	44,500 A.A.D.T.			

	DEMOGRAPHIC	S
Stats	Population	Avg. HH Income
3 Miles	28,904	\$101,670
5 Miles	83,884	\$104,782
10 Miles	272,657	\$98,797

For more information



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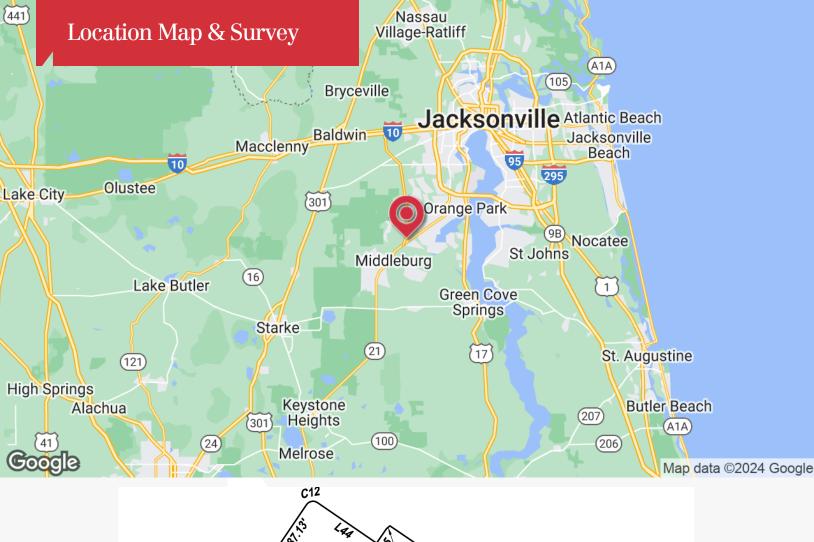


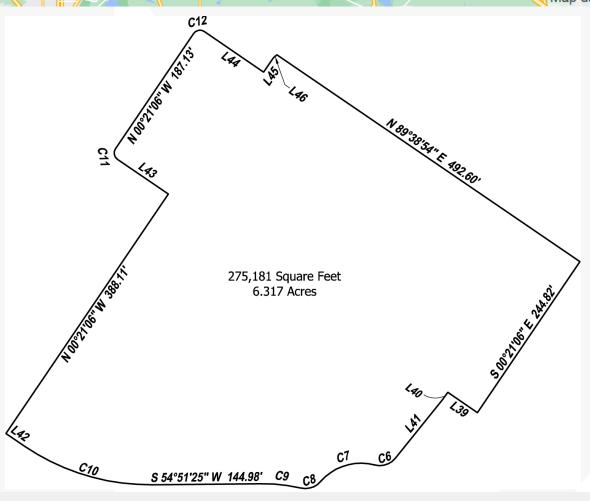
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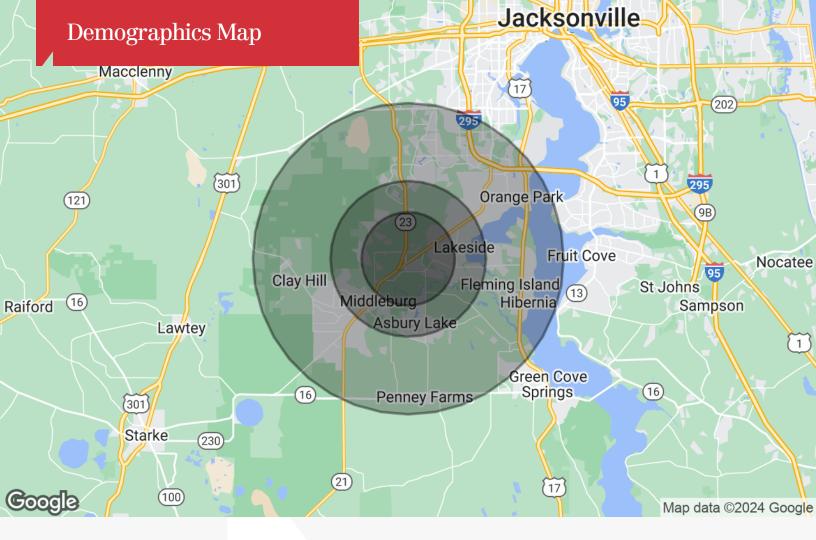












Population	3 Miles	5 Miles	10 Miles	
TOTAL POPULATION	28,904	83,884	272,657	
MEDIAN AGE	39	39	40	
MEDIAN AGE (MALE)	0	0	0	
MEDIAN AGE (FEMALE)	0	0	0	
Households & Income	3 Miles	5 Miles	10 Miles	
Households & Income TOTAL HOUSEHOLDS	3 Miles 10,114	5 Miles 29,102	10 Miles 99,356	
TOTAL HOUSEHOLDS	10,114	29,102	99,356	
TOTAL HOUSEHOLDS # OF PERSONS PER HH	10,114 2.9	29,102 2.9	99,356 2.7	

^{*} Demographic data derived from 2020 ACS - US Census



