



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.

DEMOGRAPHICS

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



Eugene Stiltner

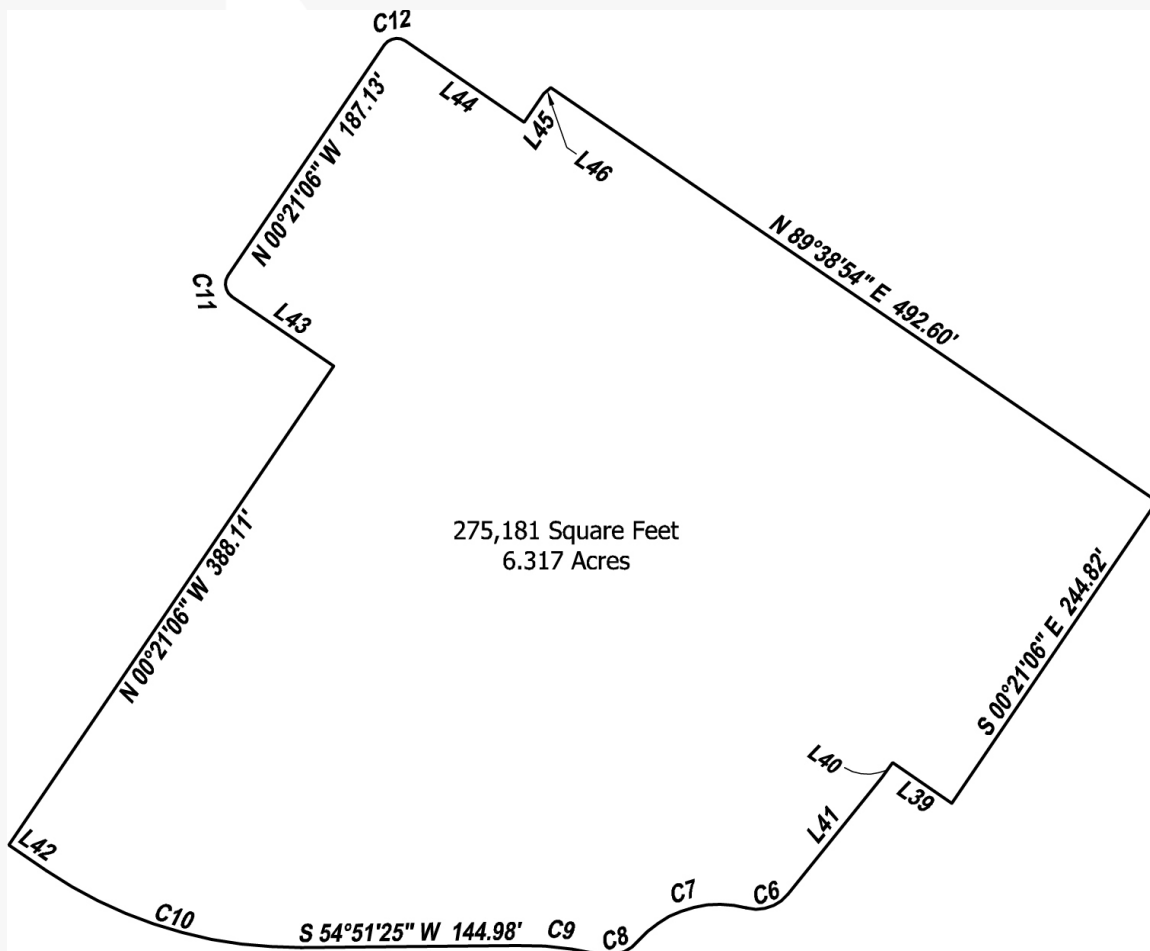
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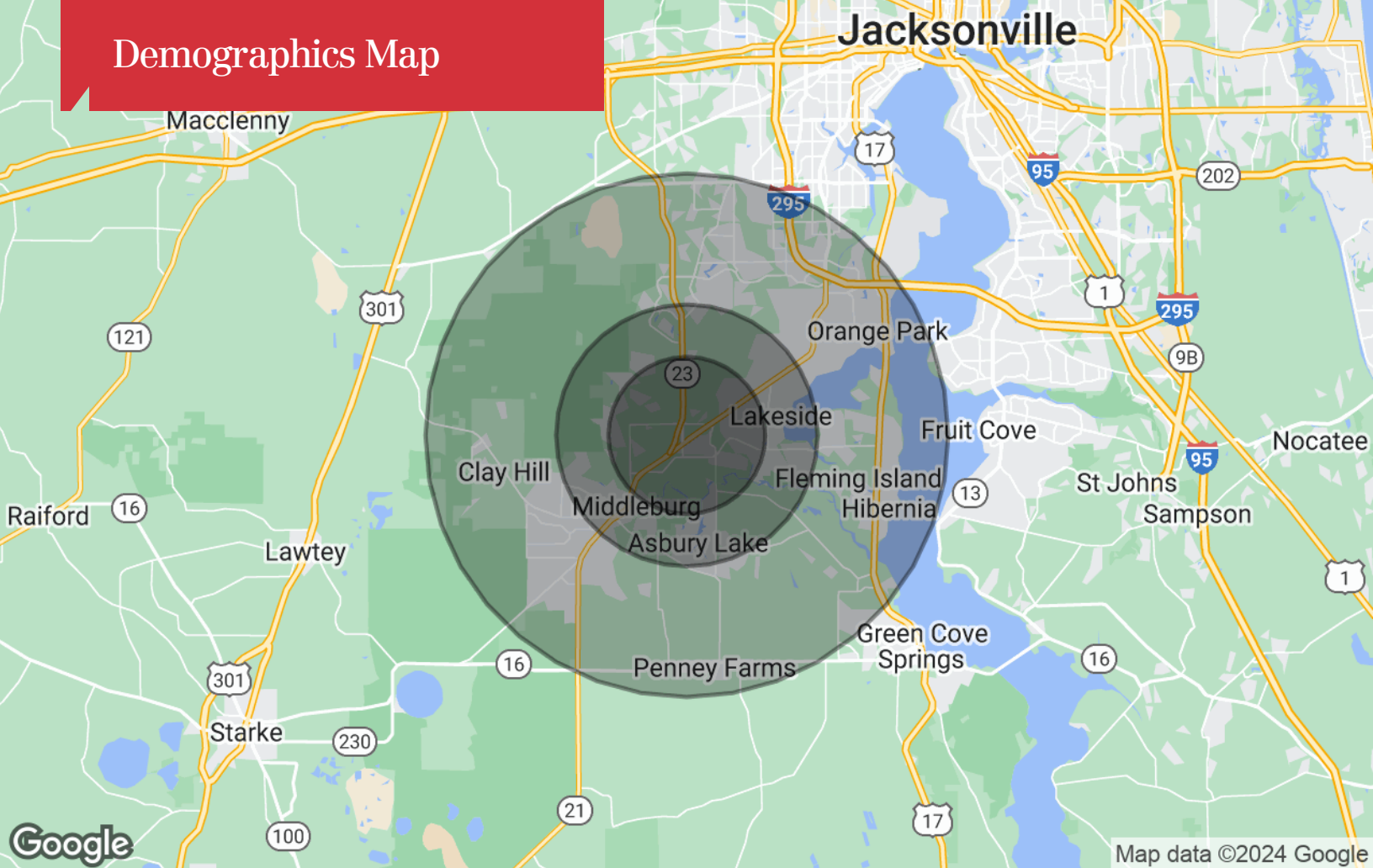
Location Map & Survey



Retailer Map



Demographics Map



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
TOTAL HOUSEHOLDS	10,114	29,102	99,356
# OF PERSONS PER HH	2.9	2.9	2.7
AVERAGE HH INCOME	\$101,670	\$104,782	\$98,797
AVERAGE HOUSE VALUE	\$298,557	\$333,573	\$324,597

* Demographic data derived from 2020 ACS - US Census