

430 COLLEGE DRIVE MIDDLEBURG, FL 32068

FOR SALE
PRICE: \$2,400,000



PROPERTY HIGHLIGHTS

22,500 Vehicles Per Day

18 individual parcels (Bays) encompassing entire
2nd floor of the Building

Elevator access

PUD - Office, medical, Call Center



Courtney Smith | Ryan Cleary
904-712-3304
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OFFERING SUMMARY

Price	\$2,400,000
Total Lot Size	2.80 acres
Property Type	Office, medical, retail
Proposed Use	Office/Condo
Zoning	PUD
Square Footage	25,000
Parking Spaces	199
Parking Ratio	3.98
AADT	22,500



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PROPERTY DESCRIPTION

Unlock the potential of this exceptional real estate opportunity! The entire second floor of a large, open steel and concrete building is now available, offering 18 versatile suite parcels with elevator access for convenience. The building's robust construction allows for maximum flexibility in suite sizes, catering to a variety of business needs. Whether you're looking for prime owner-use space or the opportunity to add potential tenants, this property is an ideal investment. Located in the thriving community of Middleburg, Florida, this space offers unmatched potential for growth. Don't miss your chance to secure this flexible, high-demand property in a prime location! Perfect for businesses of all sizes - schedule your tour today!



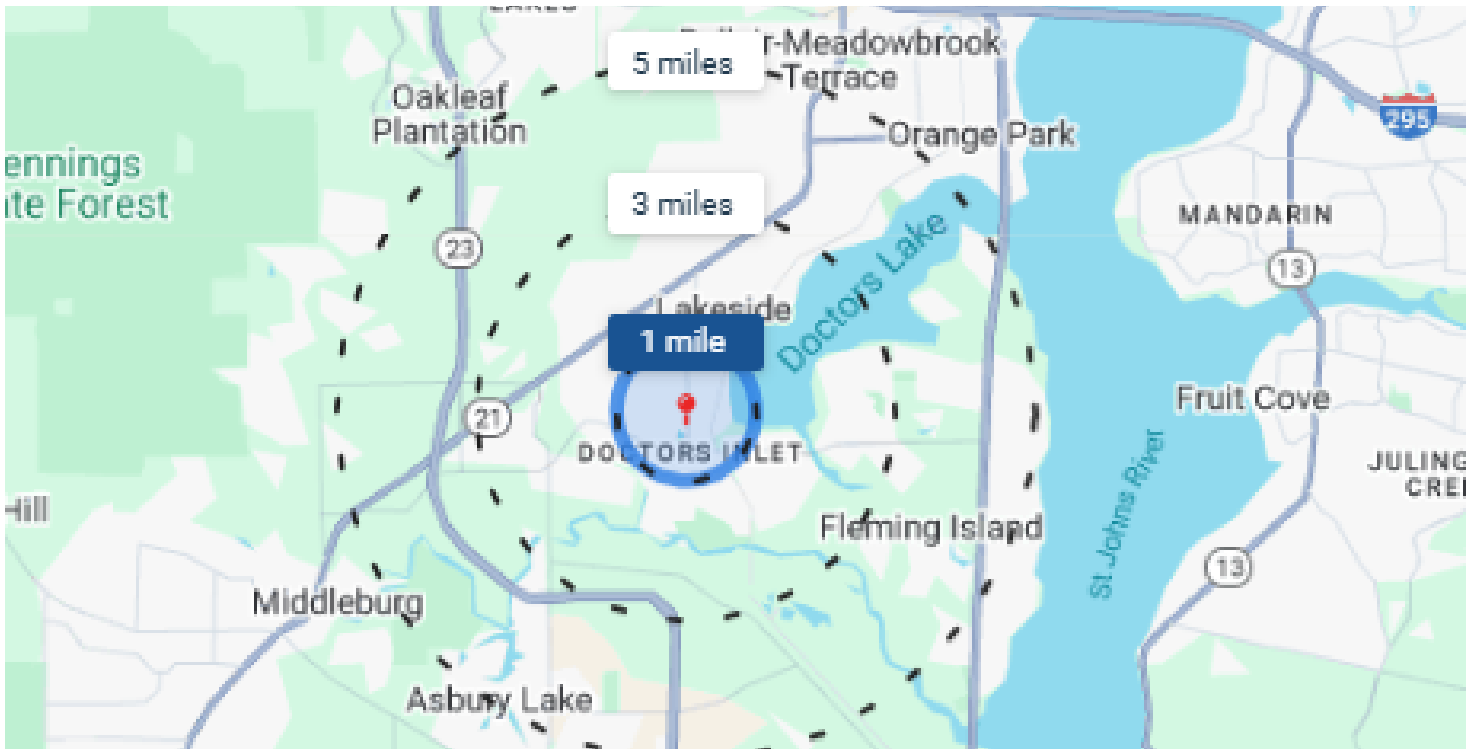
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Welch  *Team*

KW ST. JOHNS
KELLER WILLIAMS





DEMOGRAPHIC INFORMATION

Household Median Income	\$91.2k
Household Income Growth Rate	9%
2028 Household Estimate	\$99.1k
Age Demographics Median Age	39
Age Growth Rate	2%
Number of Employees	14.4k
Population	17.9k



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