

FOR LEASE/SALE

THE SILO SHOPPES AT HERITAGE FARM

2219 County Road 220, Unit #311, Middleburg, FL 32068



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Sale Price:	\$450,000
Building Size:	1,475 SF
Available SF:	1,474 SF
Number of Units:	1
Year Built:	2007
Zoning:	PUD

PROPERTY OVERVIEW

Excellent opportunity to lease/own a retail/office condo in Middleburg close to Fleming Island. This space offers 1,474 +/- SF available within The Silo Shoppes of Heritage Farm. This space has recently been upgraded with a new restroom, HVAC, and electric. The property is within an established association with monthly dues around \$339 per month.

PROPERTY HIGHLIGHTS

- Approximately 1,474 +/- SF
- Excellent Middleburg location
- PUD zoning allows for retail and office uses
- NNN Expense: \$4.35 p.s.f.

PRESENTED BY:

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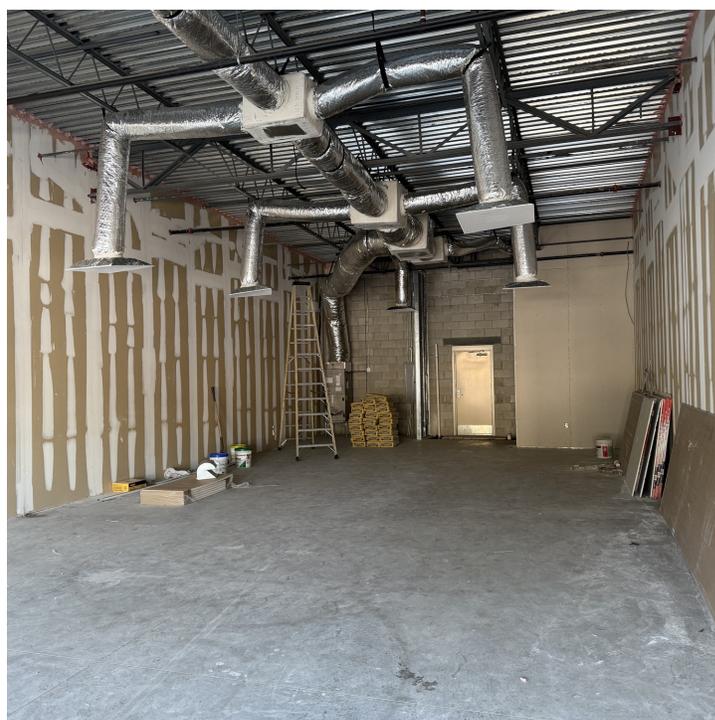
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2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

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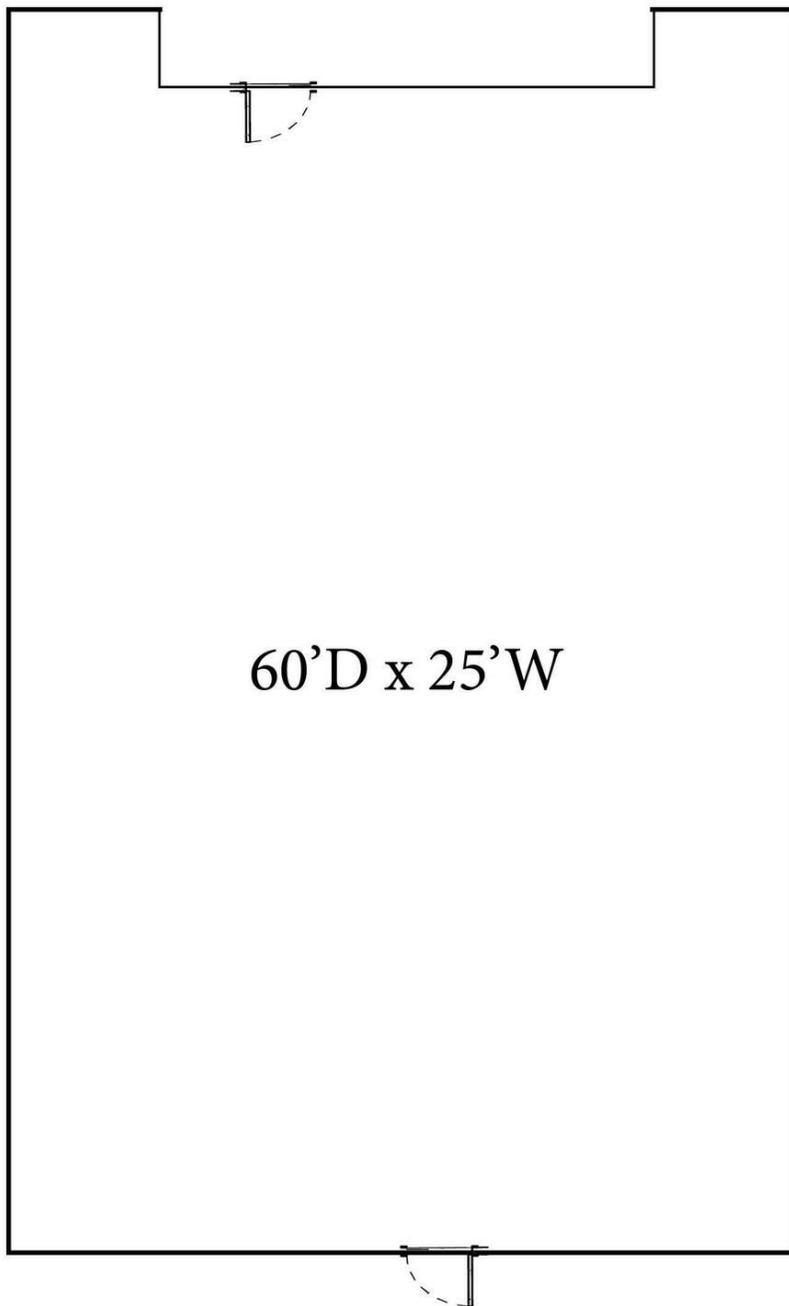
ADDITIONAL PHOTOS

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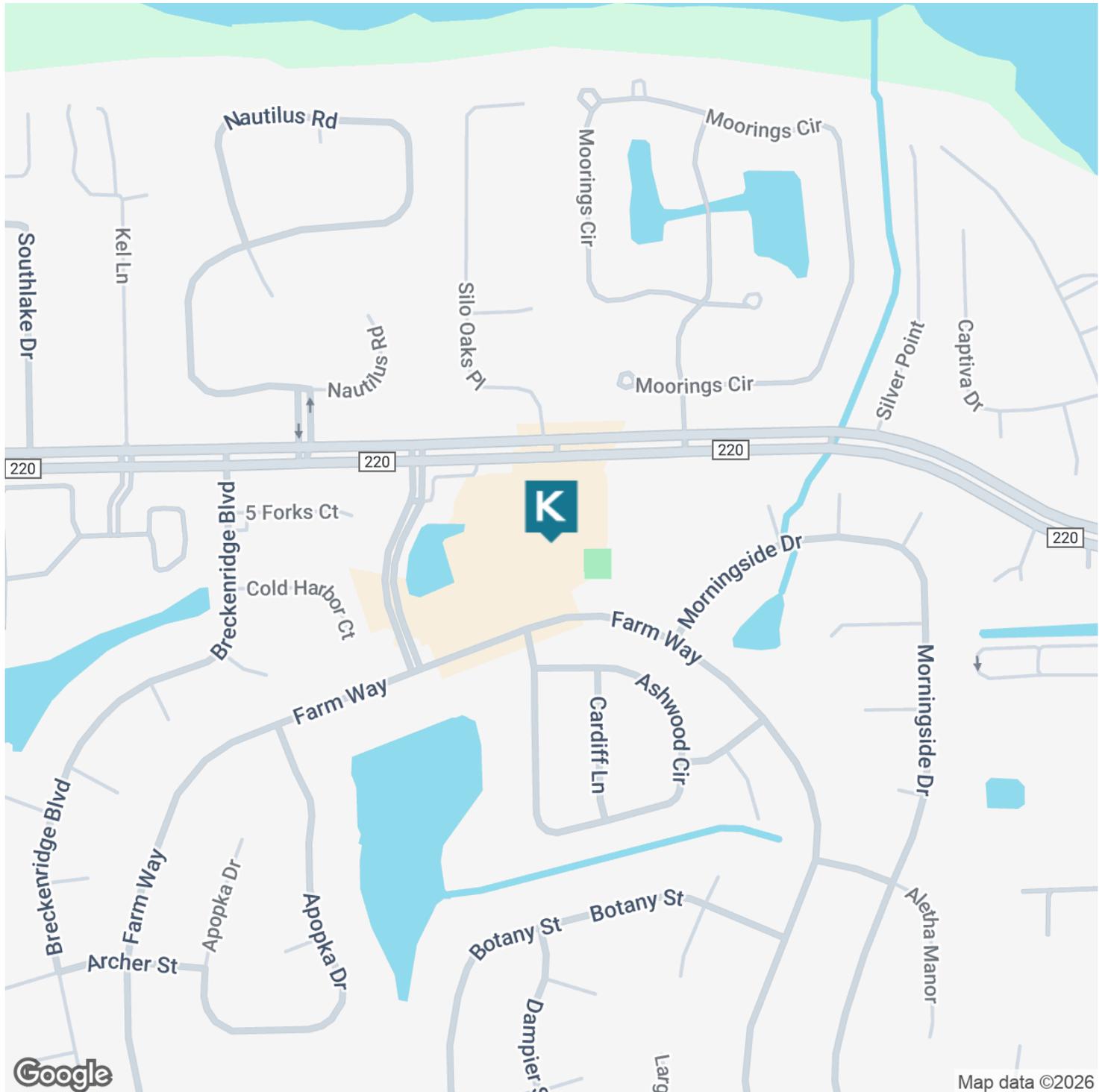
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Map data ©2026

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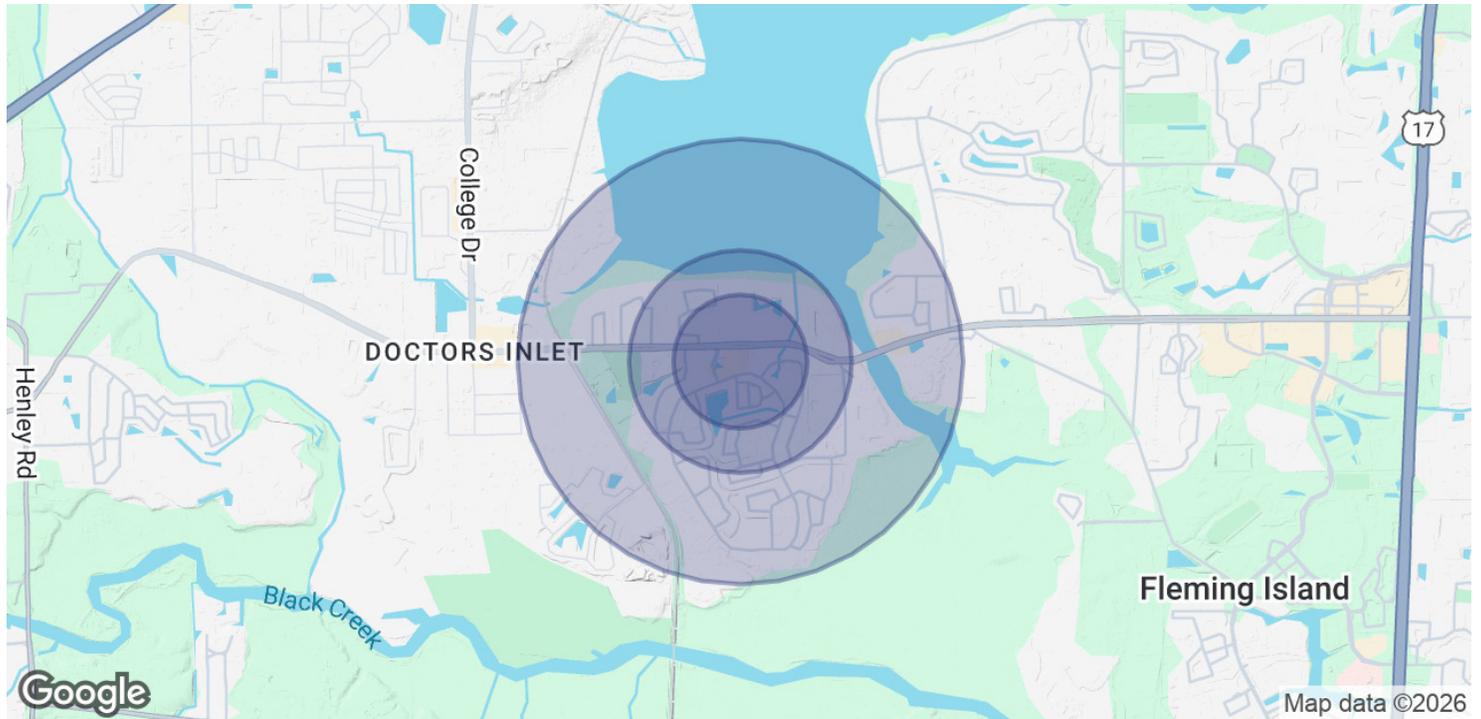
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LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	673	2,204	5,894
Average Age	40	41	40
Average Age (Male)	39	40	40
Average Age (Female)	41	42	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	242	797	2,121
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$135,248	\$147,567	\$136,966
Average House Value	\$334,875	\$395,216	\$374,386

Demographics data derived from AlphaMap

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