

Winn Dixie



4.03 ac

Blanding Blvd VPD 11,948



# PEPPERGRASS ST.

4.03 Acres FOR SALE

4254 Peppergrass St, Middleburg, FL 32068



FranklinStreet  
OFFERING MEMORANDUM

# PEPPERGRASS



4254 Peppergrass St,  
Middleburg, FL 32068

Sale Price:	700,000
Price / SF:	\$3.99
Lot Size:	4.03 Acres
Zoning:	Vacant Commercial

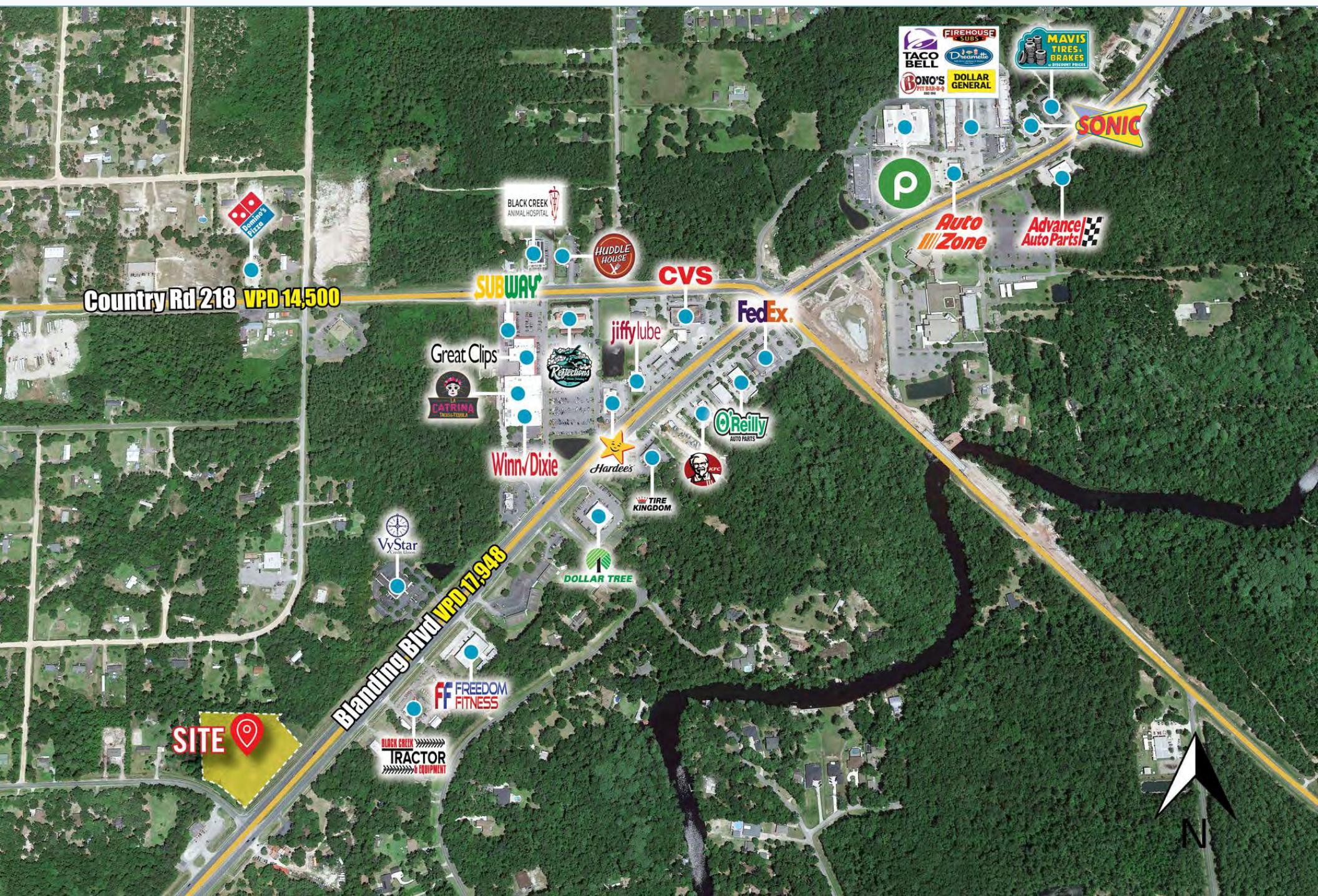


## INVESTMENT HIGHLIGHTS

- 4.03 acres for sale
- 2.75 acres dry/usable
- Located in Clay County
- 402ft of frontage along Blanding Blvd (17,000+ VPD)
- Corner lot with a full median cut

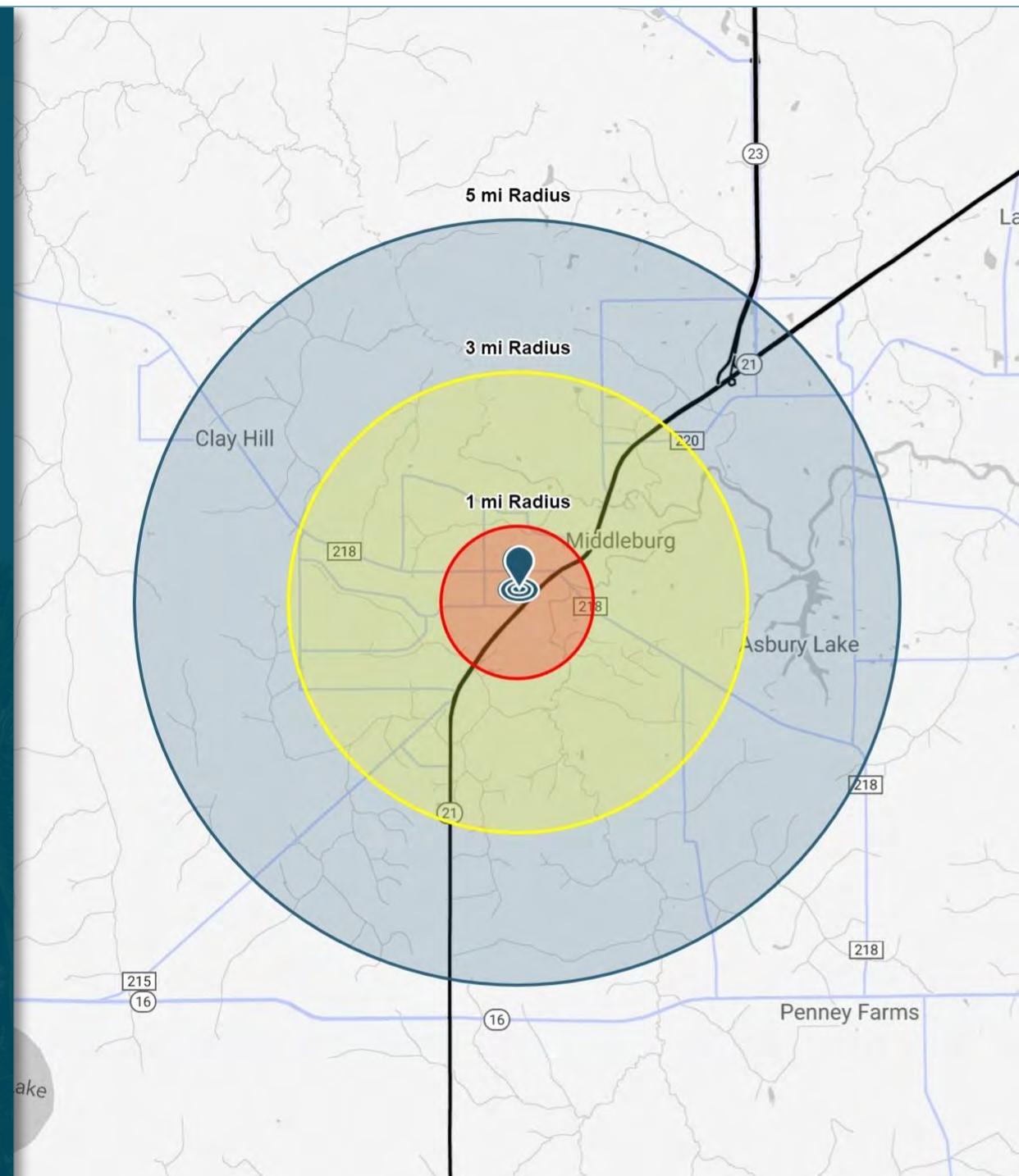
## INVESTMENT SUMMARY

Franklin Street is pleased to present 4.03 acres of investment opportunity situated in Middleburg, Florida, right in the heart of Clay County. With more than 400 ft of frontage along Blanding Blvd, this is a premium corner lot with a full median cut!



	1 MILE	3 MILE	5 MILE
2023 Estimated Population	1,932	16,595	37,312
2028 Projected Population	2,113	18,042	39,777
# of Households	728	6,139	13,466
Average Household Income	\$83,365	\$85,257	\$99,288
Workplace Employees	629	2,716	5,222
Median Age	41.1	41.2	40.5

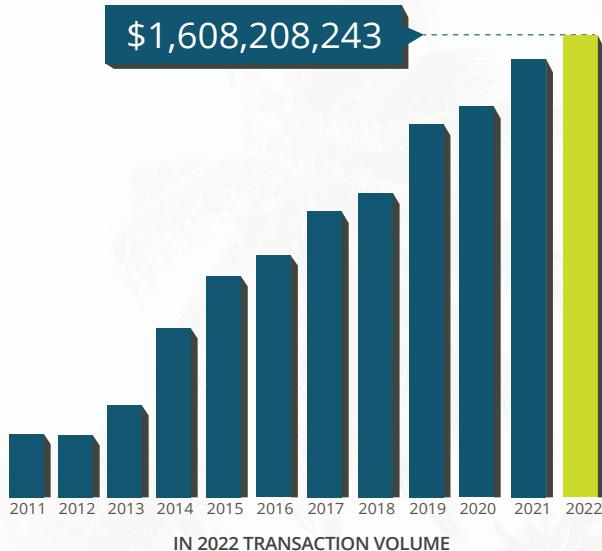
\* Demographic data derived from 2020 ACS - US Census



## OUR MISSION

Franklin Street and our family of full-service companies are committed to providing supreme advisory services through the collaboration of each member of our team of Real Estate professionals. We deliver precise and accurate information to our clients by embracing technology and the development and recruitment of top-level employees.

Nationwide, we are helping clients make the most successful decisions in Capital Advisory, Investment Sales, Insurance Services, Landlord Representation, Tenant Representation, Project Management, and Property and Facilities Management. Our southeast based firm is maximizing client success through our collaborative platform—an industry leader, creating tailored solutions for your Commercial Real Estate needs.



Our growth is based off of the successes we experience with our clients and we are proud to achieve year over year growth since 2006.

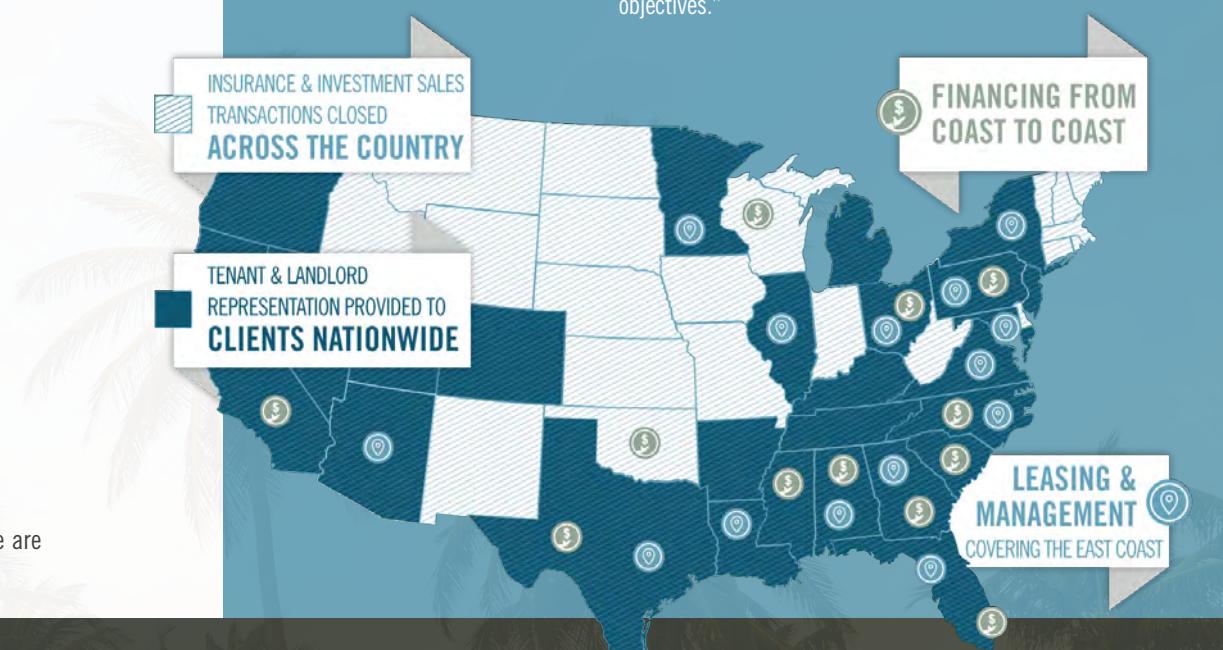


**ANDREW WRIGHT**  
FOUNDER &  
CHAIRMAN OF THE BOARD



Since founding Franklin Street in 2006, our family of real estate services have continually surpassed the goals and expectations set within our own firm, as well as those set by our diverse portfolio of clients. As one of the fastest-growing full-service commercial real estate firms in the nation, we work to have offices in the top metropolitan markets with the best professionals performing across all lines of business.

Our success comes from our clients' successes. It has been my personal goal to instill a "client-first" philosophy that resonates throughout our entire organization. This philosophy, coupled with our core values — Collaboration, Integrity, Hard Work, Accountability & Innovation — is what makes Franklin Street the top choice for our clients' financial and real estate objectives."



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## PEPPERGRASS

CONTACT A TEAM MEMBER FOR MORE INFORMATION

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