



## Blanding Boulevard

Middleburg, Florida 32068

### Property Highlights

- Numerous new construction commercial and housing developments in the area following a boom with the First Coast Expressway expansion.
- Immediately adjacent to the new Longbay Townhomes development.
- Almost 500' frontage on Blanding Boulevard
- Traffic count of over 35,500 (2023) vehicles per day on Blanding Blvd plus another 34,500 on CR 220.
- Ideal for retail, medical, restaurant, services & other commercial uses.

### Property Overview

3.59 Acres available for retail/commercial development.

### Offering Summary

Sale Price:	Call for Pricing
Tax ID #s:	37-05-24-006779-000-00 37-05-24-006779-003-57
Lot Size:	3.59 Acres
Zoning:	PUD
Frontage:	+/- 500'
Traffic Counts:	35,500 on Blanding 34,500 on CR 200

### For More Information



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Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



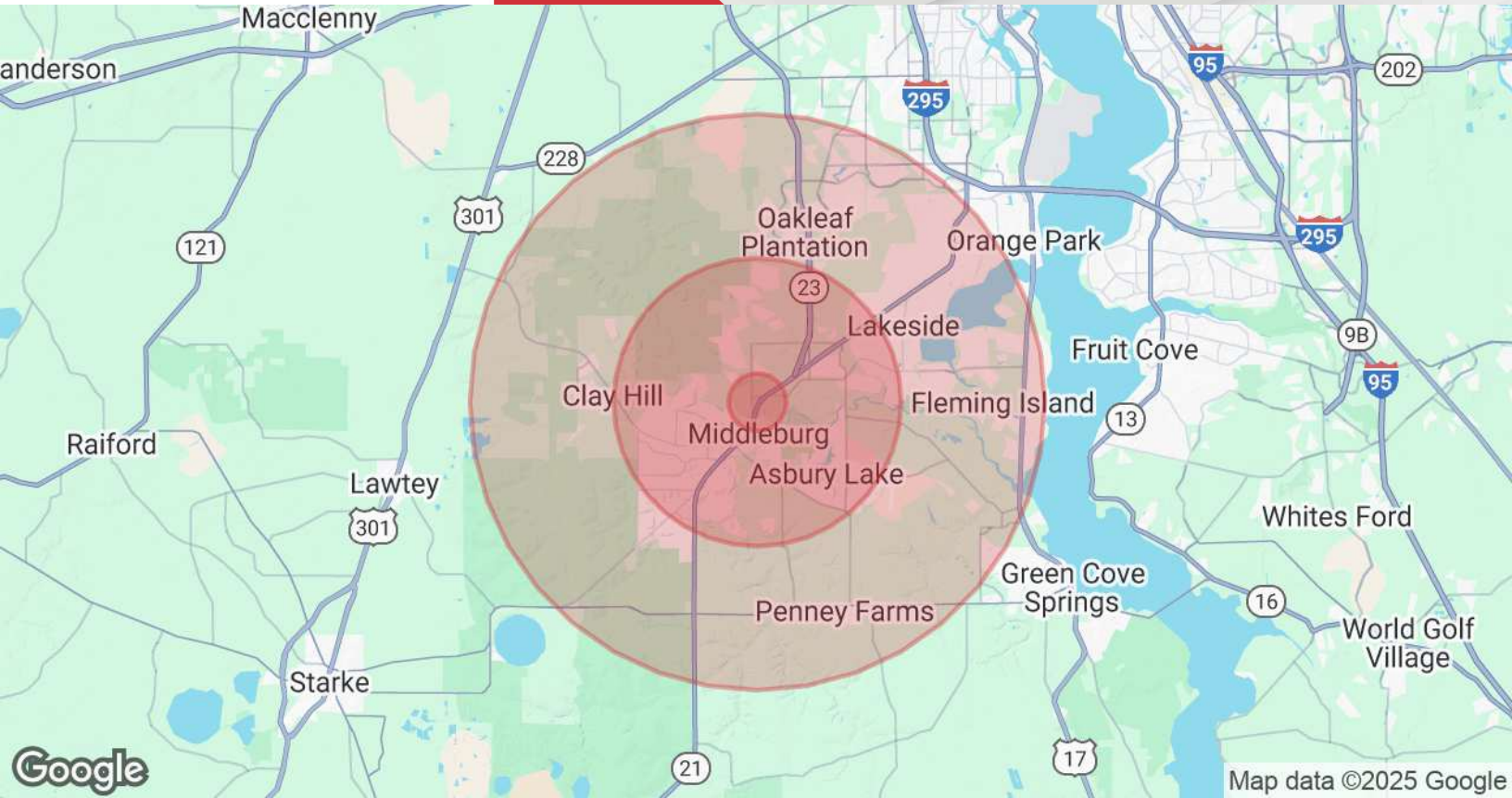


**Ascension  
St. Vincent**

**1670 St. Vincents Way  
Middleburg, FL 32068**

Ascension St. Vincent's Clay County in Middleburg, Florida, is a full-service 134-bed hospital. The hospital opened its doors to the community in 2013 and thanks to the support of our community, doubled in size through a \$33.1 million dollar expansion in 2016.

As a top 15 health system named by Fortune/PINC AI, Ascension St. Vincent's Clay County is a destination for specialty care - including orthopedic and spine surgery, heart and vascular care, stroke and emergency care, lung health, brain and spine care, cancer services, weight-loss surgery and women's health.



Population

1 Mile      5 Miles      10 Miles

Total Population	1,626	59,503	223,521
Average Age	40	39	40
Average Age (Male)	39	39	39
Average Age (Female)	41	40	41

Households & Income

1 Mile      5 Miles      10 Miles

Total Households	570	20,743	80,249
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$94,398	\$98,814	\$103,128
Average House Value	\$287,060	\$315,213	\$332,327

Demographics data derived from AlphaMap