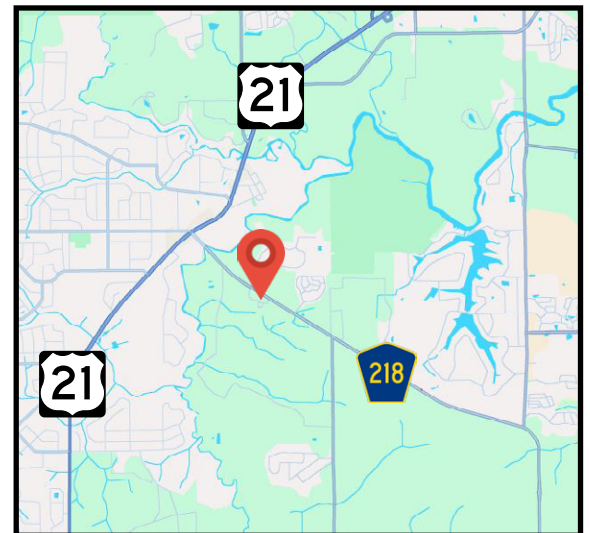




3383 County Road 218 | Middleburg, Florida 32068

Medical/Professional Office Development

- ▶ Proposed office development in Middleburg
- ▶ Pre-leasing now available
- ▶ Four new buildings proposed totaling 28,800 SF
- ▶ 1 minute from Blanding Blvd/SR 21
- ▶ Short drive from Ascension St. Vincent's Hospital
- ▶ Excellent for medical and professional office users





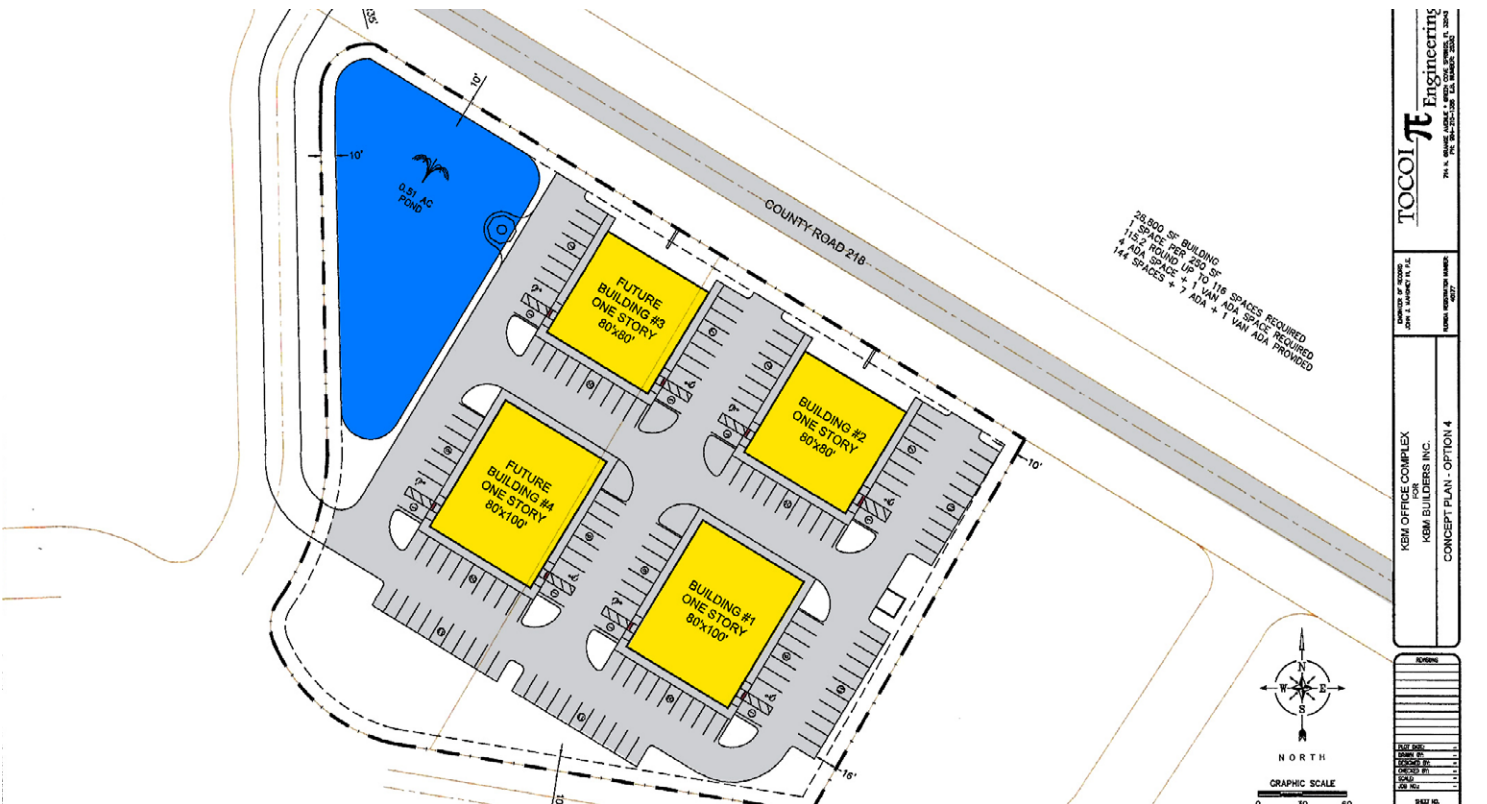
Demographic Information

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2010 Households	2,534	13,200	45,294
2022 Households	2,820	15,934	55,578
2027 Projection	3,060	17,476	61,063

INCOME

	1 Mile	3 Mile	5 Mile
Average Household Income	\$88,422	\$88,021	\$100,496
Median Household Income	\$77,168	\$75,059	\$83,458





Listing Agents



Mert Kerimoglu

Senior Advisor

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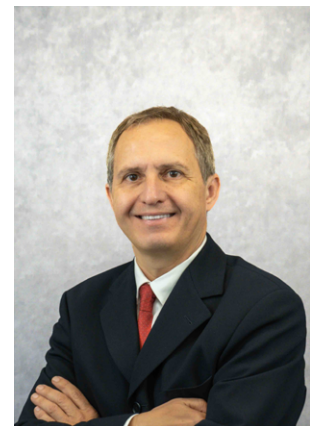


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