

# 1613 Blanding Blvd

1613 Blanding Blvd, Middleburg, FL 32068

Presented by  
DAN-CIN Properties, LLC

**Price: \$1,399,000**



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The only current listing for this size property on the eastern border of the nearly completed Clay Town Center triangle.

Direct Blanding Blvd entrance with 20ft visibility signage to 43,500 AADT volume north/south Blanding Blvd.

Full 1 acre lot ready for utilization.

Newly Renovated 3360sqft shell ready for buildout and/or expansion.

Clay Utility Authority under contract for final county water service tie-in June 2024.

Multi-tenant or large single occupancy.

43,500 ADDT, High Visibility, On The Clay Town Center Triangle , 1 Mile To First Coast Expressway, Shell Ready for Buildout/Addition



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La Habra, CA 90633

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## Property Photos



Signage & Parking



1 Mi To 23 Expressway

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## Property Photos



Shell Ready



Site View

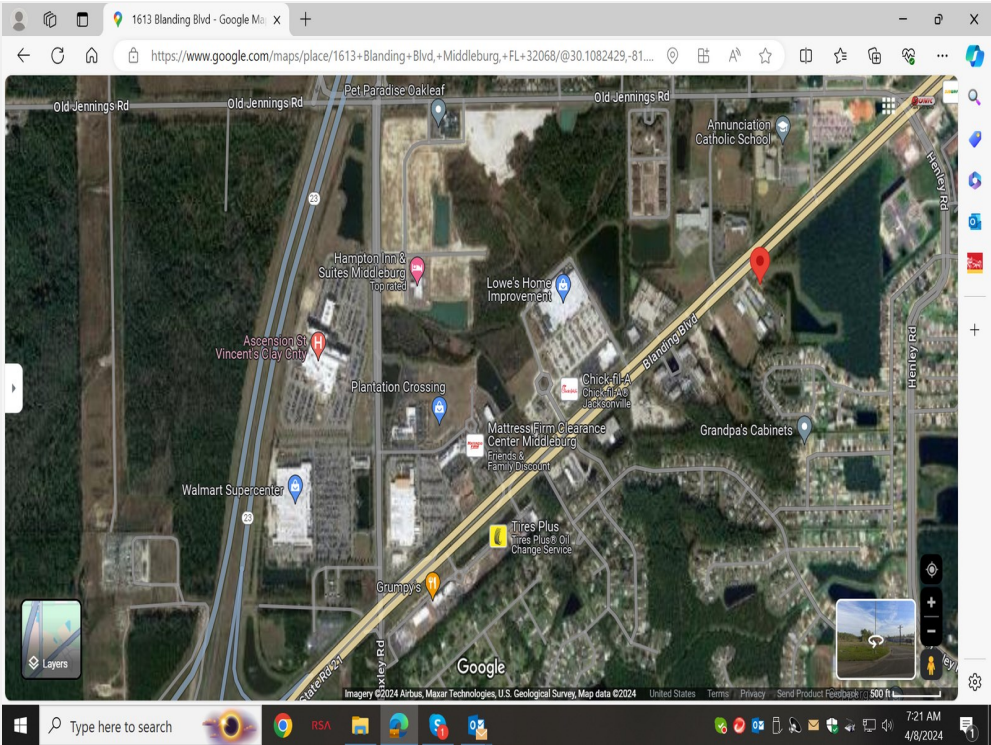
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## Property Photos



Blanding Blvd Entrance



Clay Town Center

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## Property Photos



Facing West



Back 1/2 Acre

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## Location

