



Colliers

For Sale

Asking Price:

\$1,350,000

## Contact

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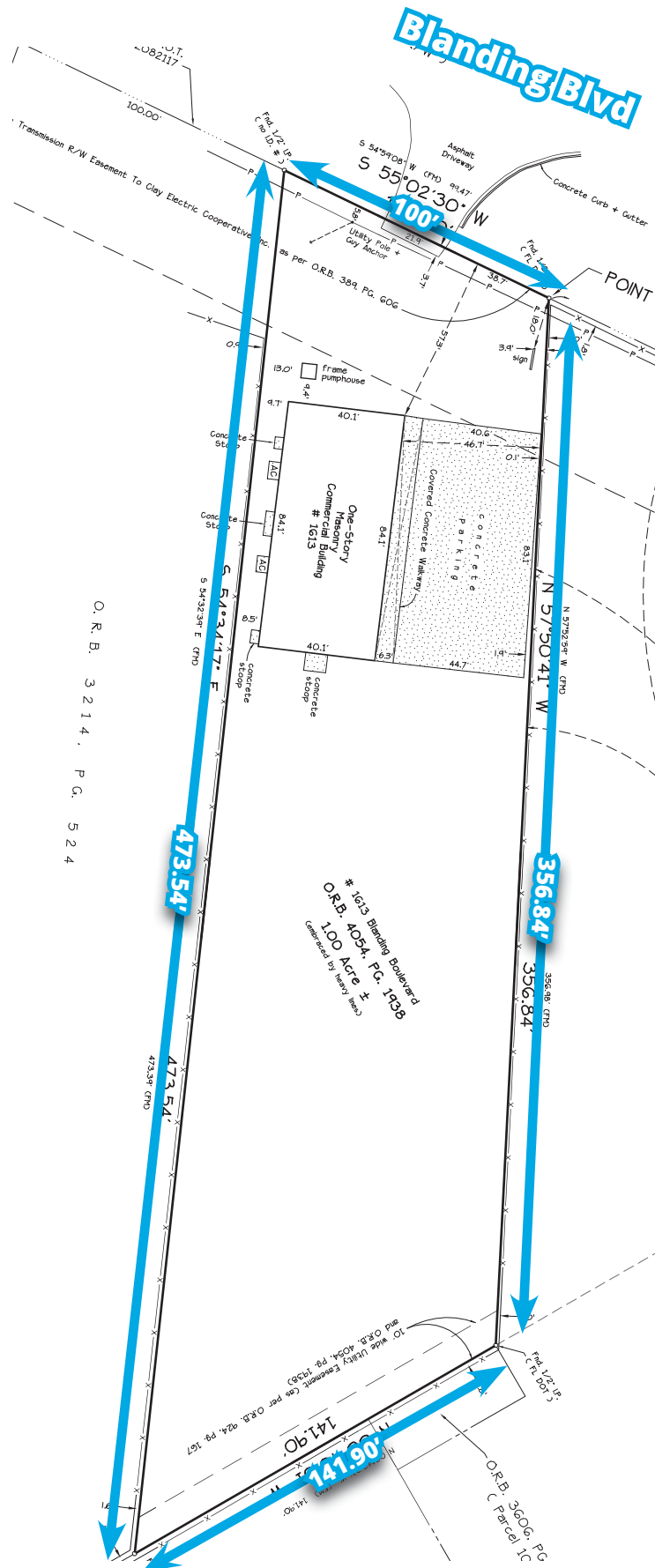
## Land and Building for Sale on Blanding Blvd.

1613 Blanding Blvd. | Middleburg, FL 32068

### Property Highlights

- **Size land:** 1.0 acres
- **Size building:** 3,372± SF (40.1' front by 84.1' deep)
- Newly renovated for single tenant or multi-tenant
- Minutes from First Coast Expressway limited access artery
- **Zoning:** BF AC
- 100 front feet on Blanding Boulevard
- **Traffic count:** 43,500 ADDT (6-lane highway)
- **Utilities:** water and sewer at the property line of subject property
- APN/Parcel ID 32-04-25-008103-005-00
- **Surrounding anchor tenants:** Home Depot, Lowe's, Walmart, Clay Town Center
- **Nearby hospitals:** Ascension/St. Vincent's
- **Suggested uses:** office, retail, office distribution, medical, dental, auto parts or auto repair

# Survey





## Demographics

Source: ESRI Business Analyst | 3 Mile Radius



2024 Estimated  
Population  
**35,202**



2024 Est. Avg.  
Household Income  
**\$104,041**

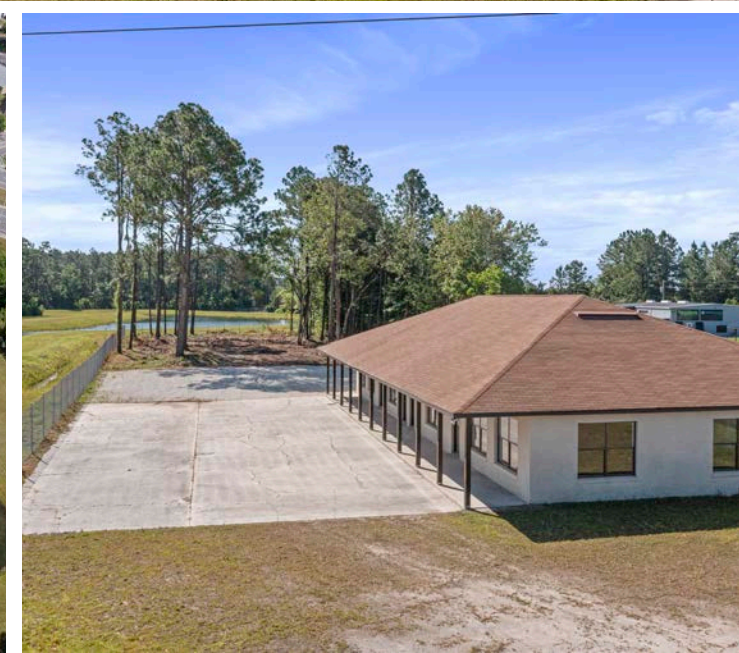
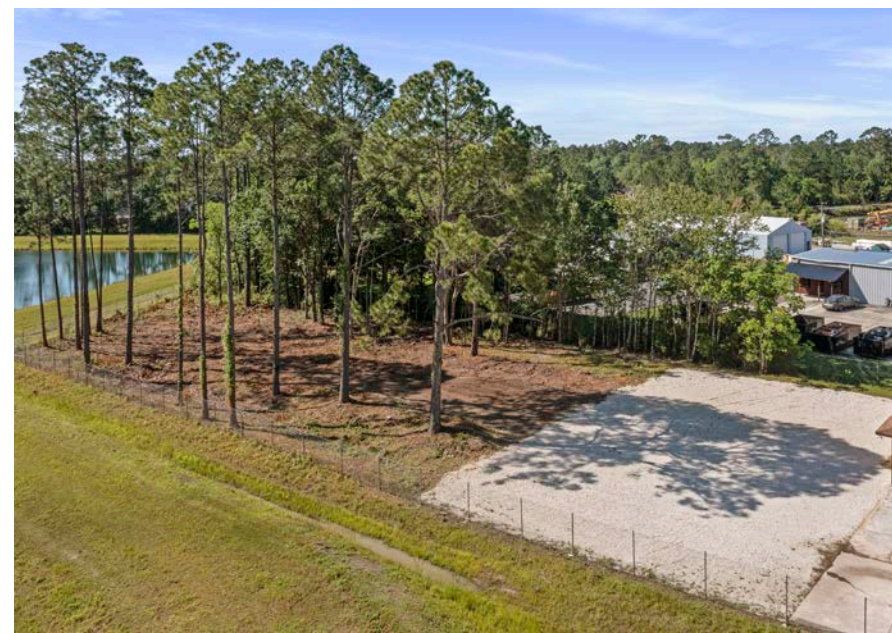
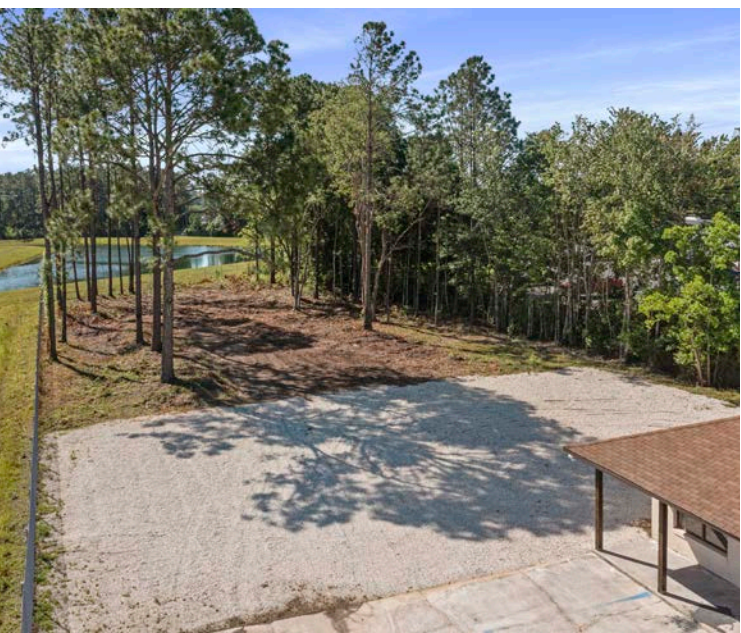
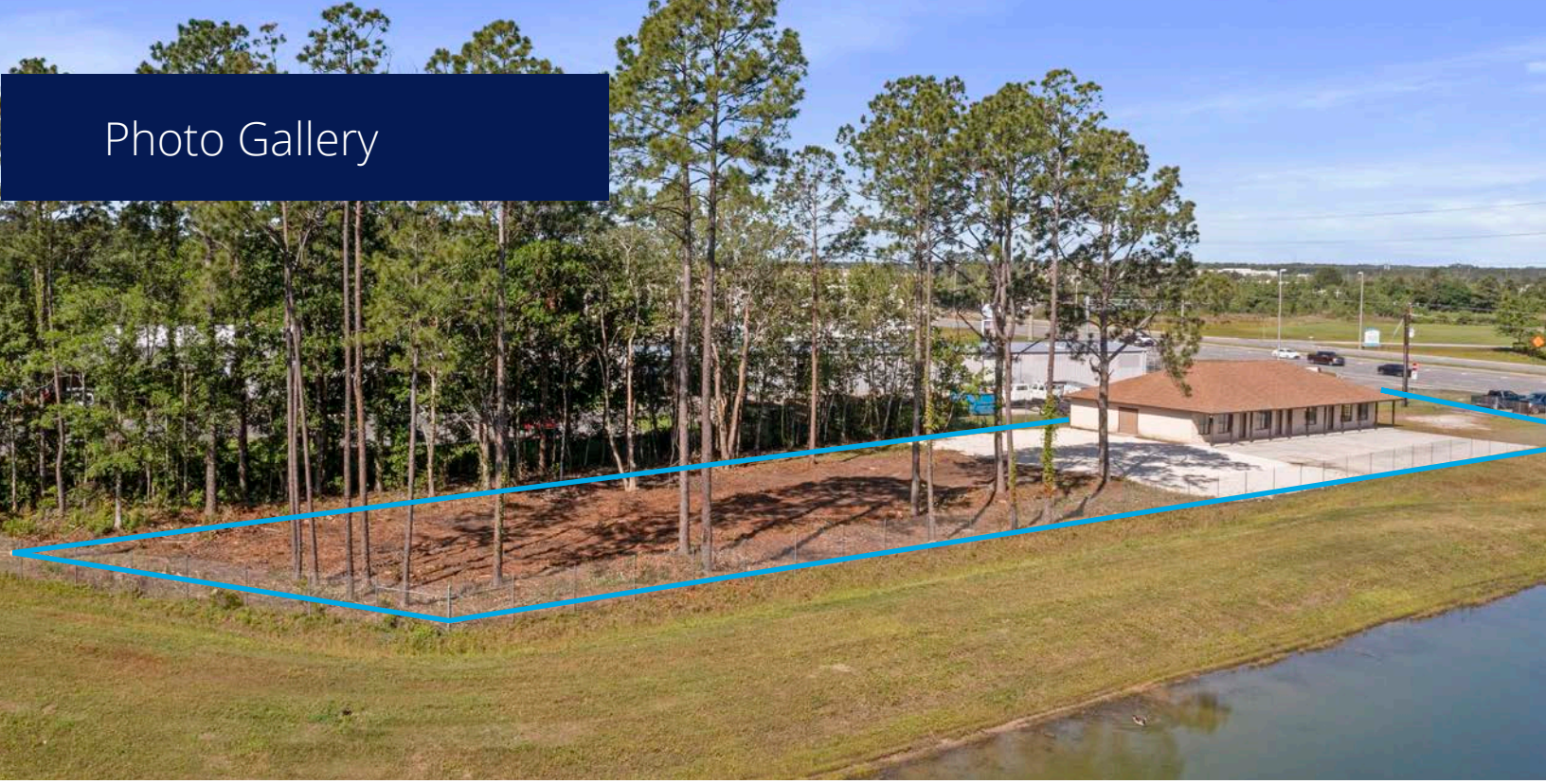


2029 Projected  
Population  
**37,419**



2029 Proj. Avg.  
Household Income  
**\$117,460**

# Photo Gallery





**Blanding Blvd**

**473.54'**

**100'**

**40.1'**

**84.1'**

**356.84'**

**141.90'**

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