

MIDDLEBURG, FL 32068

2410 BLANDING BLVD

KATHY JETT

904.477.3764

kjett@svrcom.com

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OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	2.57 acres
Zoning:	BFPUD

PROPERTY OVERVIEW

Prime commercial development site located on Blanding Boulevard in the heart of rapidly growing Clay County. The property offers excellent frontage, strong traffic exposure, and convenient access to the First Coast Expressway (SR-23), making it ideal for retail, QSR, medical, or service users. Positioned within a high-growth corridor surrounded by expanding residential rooftops and national retailers, this site presents a compelling opportunity for investors and owner-users seeking long-term upside.

PROPERTY HIGHLIGHTS

- Excellent frontage and visibility along a major north-south retail corridor
- Minutes to First Coast Expressway (SR-23)
- Located in rapidly growing Clay County submarket
- Surrounded by new residential development and national retailers
- Easy access to Orange Park, Middleburg, and Jacksonville

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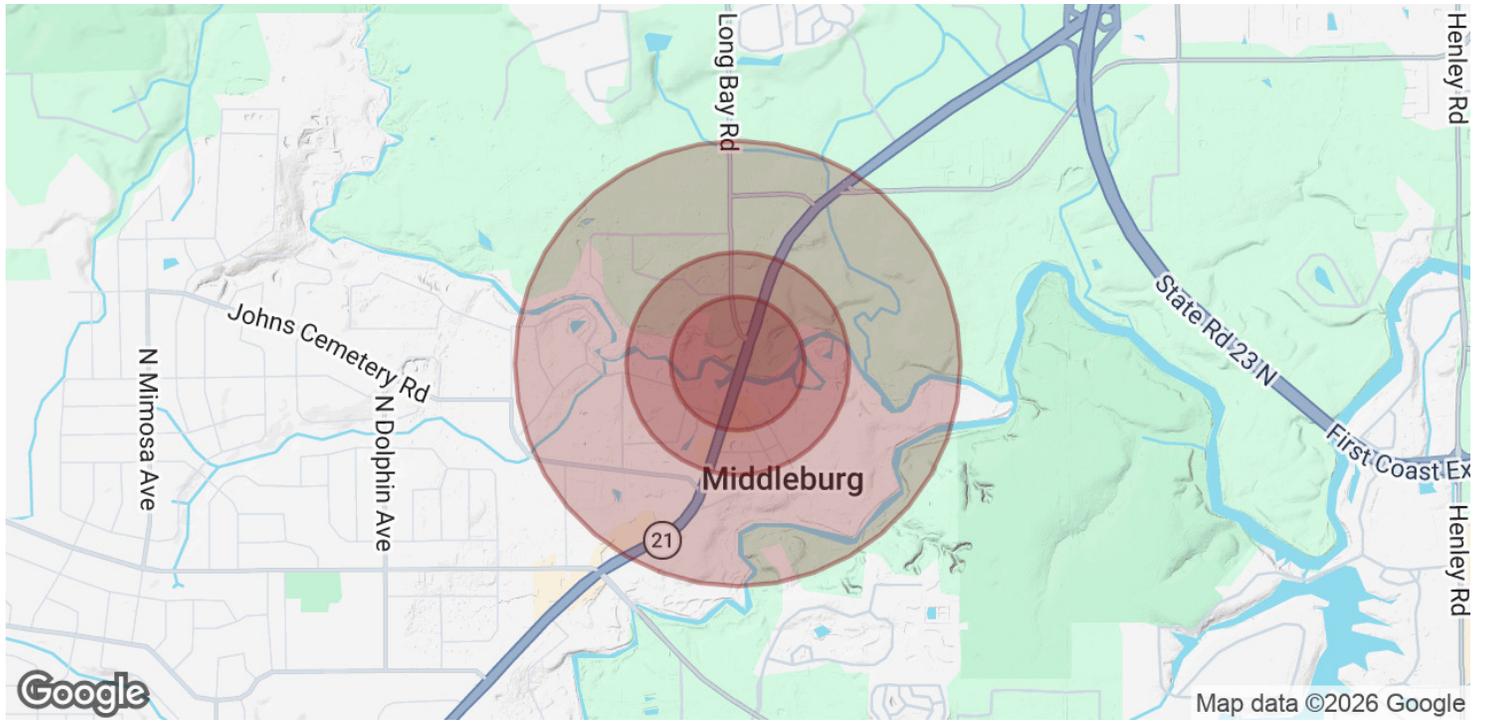
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	174	440	1,365
Average Age	43	43	43
Average Age (Male)	43	43	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	66	168	513
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$80,715	\$80,562	\$81,107
Average House Value	\$280,028	\$277,076	\$291,316

Demographics data derived from AlphaMap

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