

FOR LEASE

MARKET FORCE COMMERCIAL REAL ESTATE

1567 BRANAN FIELD ROAD

Middleburg, Florida 32068

FREE-STANDING BUILDING

Space Available	7,000 SF
Lease Rate	\$16.50 PSF / NNN
Lot Size	0.77 Acres
Year Built	2007
Traffic Count	44,500 AADT
Clear Height	18+ Feet
Power	400A · 3-Phase
Doors	3 Roll-Up + Grade Level
Parking	25-30 Spaces + Cross Easement
Signage	Masonry Pylon

7,000 SF

Available

**Call for
Pricing**

PSF / NNN

0.77 Ac

Lot Size

2007

Year Built

83,072

Population
5 Mile Radius

\$101K+

Avg HH Income
5 Mile Radius

Zach Lemke · 904.501.5210

PROPERTY OVERVIEW

1567 Branan Field Road · Middleburg, FL 32068

FOR LEASE
7,000 SF | \$16.50/NNN



Aerial — 1567 Branan Field Rd · Middleburg, FL



View from Blanding Boulevard — 44,500 AADT

Like new 7,000 SF retail building within a fully occupied power center in fast-growing Clay County.

HIGHLIGHTS

- Class 'A' property at strategic Plantation Crossing location
- 3 double bay roll-up doors + grade-level door
- Clear height of 18+ feet
- 400 Amps 3-phase power and three 5-ton HVACs
- 15–20 year roof warranty
- 289,896 SF dominant Home Depot anchored power center
- Co-tenants: Home Depot, Walmart, Lowe's, ALDI, VyStar, AutoZone, Aspen Dental, Tropical Smoothie, Hampton Inn, St. Vincent's
- Suggested uses: Auto-related, medical, beauty retail, office, restaurant, ethnic market

BUILDING DETAILS

Interior & Exterior Perspectives · 7,000 SF Flex/Retail

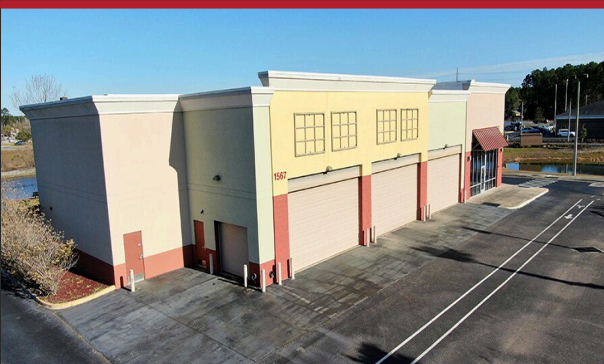
FOR LEASE
7,000 SF | \$16.50/NNN



Showroom / Waiting Room



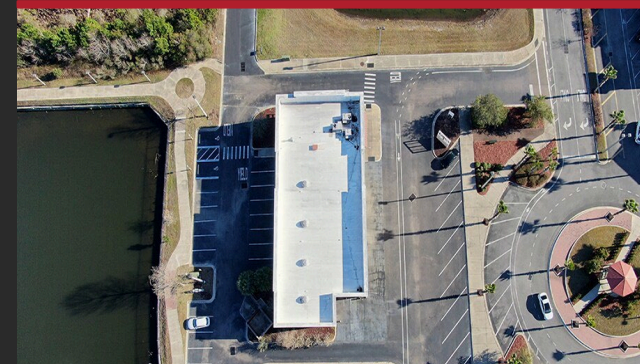
Open Bay — 18' Clear Height



West Elevation — Roll-Up Doors



Southeast Entry Corner



Aerial — Parking + Access

18+ Ft Clear Height

400A 3-Phase Power

3 Roll-Up Bay Doors

Mezzanine Level

5-Ton HVACs x3

15-20yr Roof Warranty

LOCATION & SITE PLAN

Plantation Crossing · Branan Field Rd @ Blanding Blvd · Middleburg, FL

FOR LEASE
7,000 SF | \$16.50/NNN



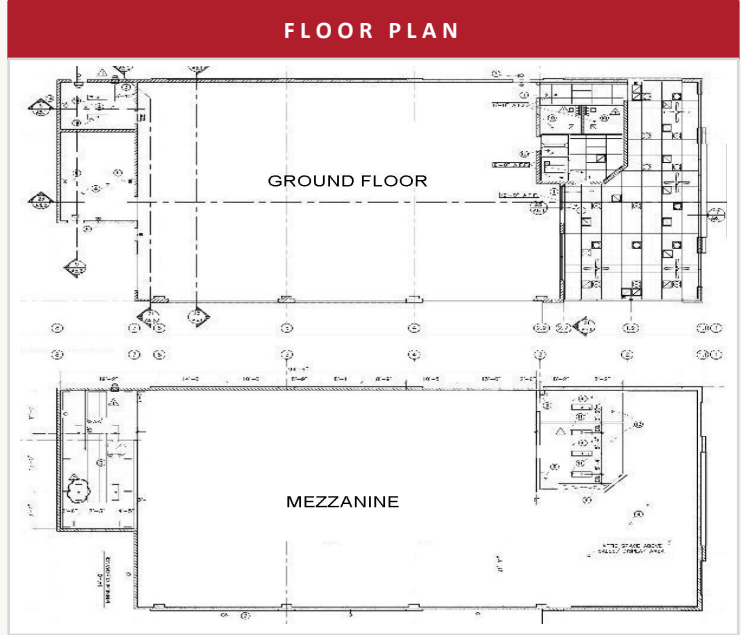
Subject is within Plantation Crossing — surrounded by national retailers including Home Depot, Walmart, ALDI, VyStar and St. Vincent's Medical Center

44,500
AADT · Blanding Blvd

15,400
AADT · Branan Field Rd

KEY CO-TENANTS & NEIGHBORS

- Home Depot · Walmart · Lowe's · ALDI · Chick-fil-A · AutoZone · VyStar Credit Union
- Aspen Dental · Pep Boys · Tropical Smoothie · Hampton Inn · St. Vincent's Medical Center
- GameStop · Great Clips · Dollar Tree · T-Mobile · DaVita · Mattress Firm



Ground Floor + Mezzanine · 7,000 SF Total



DEMOGRAPHICS

3 · 5 · 10 Mile Radius · Middleburg, FL



3 Miles 5 Miles 10 Miles

Population	30,069	85,875	261,237
Median Age	38	39	39
Consumer Spending	\$365.5M	\$1B	\$3.2B
Households	10,549	29,782	100,303
HH Size (Avg)	2.85	2.86	2.7
Avg HH Income	\$94,248	\$97,110	\$89,888

Source: ESRI Business Analyst · 2023 data

CONTACT

Zach Lemke

Licensed Real Estate Broker

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OFFERING SUMMARY

Lease Rate	\$16.50 PSF / NNN
Available SF	7,000 SF
Lot Size	0.77 Acres
Year Built	2007
Traffic Count	44,500 AADT
Parking	25–30 + Cross Easement
Signage	Masonry Pylon
Zoning	CDB / Plantation Crossing

1567 Branford Field Rd · Middleburg, FL 32068
Plantation Crossing · Free-Standing Building