



Prime Commercial Development Opportunity

This offering presents a highly visible commercial development site located at a signalized corner location along County Road 220 in Middleburg, Florida, one of Clay County's most active growth corridors. The property consists of approximately **1 acre** with direct frontage along a major commuter route connecting Middleburg to Fleming Island and the greater Jacksonville area.

The site benefits from strong traffic counts, expanding residential growth in the surrounding area, and increasing demand for retail and service-oriented businesses. Its flat topography and strategic location make it well suited for a variety of commercial uses including quick service restaurants, fuel/convenience development, medical offices, retail, or service businesses.

With limited commercial land available along the corridor, this property presents a great opportunity for developers, investors, or owner-users seeking a strategic location within one of Northeast Florida's growing markets.

For additional information or to schedule a site visit please contact the listing agent Sandra Tucker at (904) 476-1199.

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