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**For Lease**

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# Retail Shopping Center

1539 Blanding Blvd. | Middleburg, FL 32068

## Property Highlights

- Retail/office space to lease from 1,352± - 2,882± SF (will divide)
- Outdoor seating available for restaurant, bank, etc.
- Access through Speedway Gas to traffic light at Blanding Blvd./Henley Rd.
- 166' of frontage on Blanding Blvd.
- 11,000± AADT on Henley Rd.
- 41,000± AADT on Blanding Blvd.
- Existing tenants: Trulieve and Farah & Farah
- Major anchors include St. Vincent's Hospital, Lowe's, Home Depot and Aldi
- Minutes from new First Coast Expressway
- Pricing
  - \$25.00/SF base rent
  - \$7.00/SF NNN | CAM (estimate)

# Location



## Drive Times

First Coast Expressway	1.8 mi (4 min)
Orange Park	5.6 mi (11 min)
Downtown	29.2 mi (28 min)
I-295	8.0 mi (14 min)
Fleming Island	7.6 mi (13 min)

# Aerial View

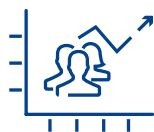


## Area Demographics

Source: ESRI Business Analyst, 2023



**Population**  
(2023)

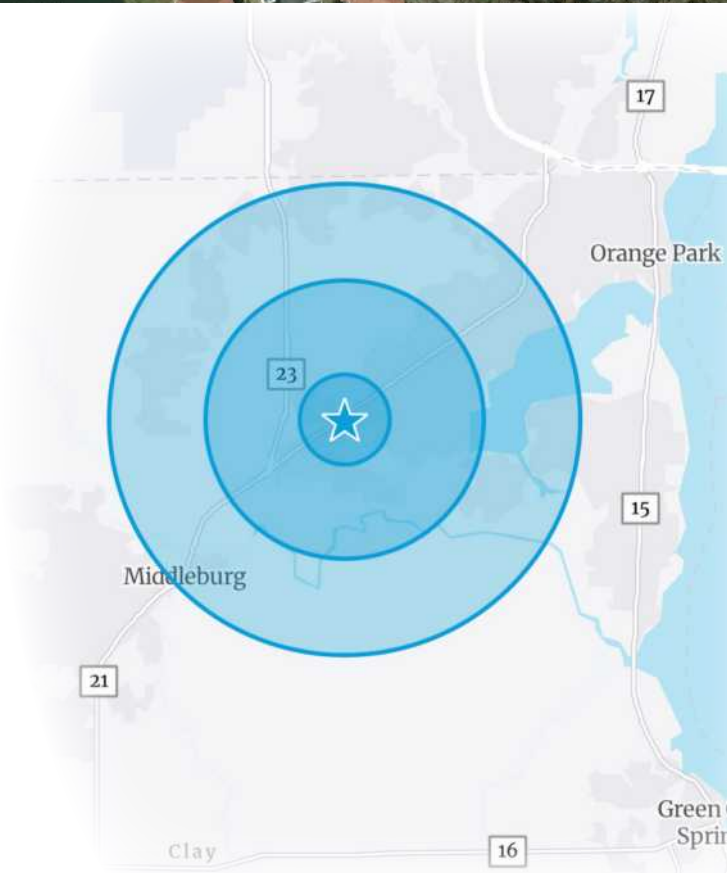


**Population Projection**  
(2028)



**Average Household Income** (2023)

	Population (2023)	Population Projection (2028)	Average Household Income (2023)
<b>1 Mile</b>	4,397	4,526	\$83,854
<b>3 Miles</b>	34,777	35,548	\$95,723
<b>5 Miles</b>	102,631	104,926	\$107,007



# Photo Gallery

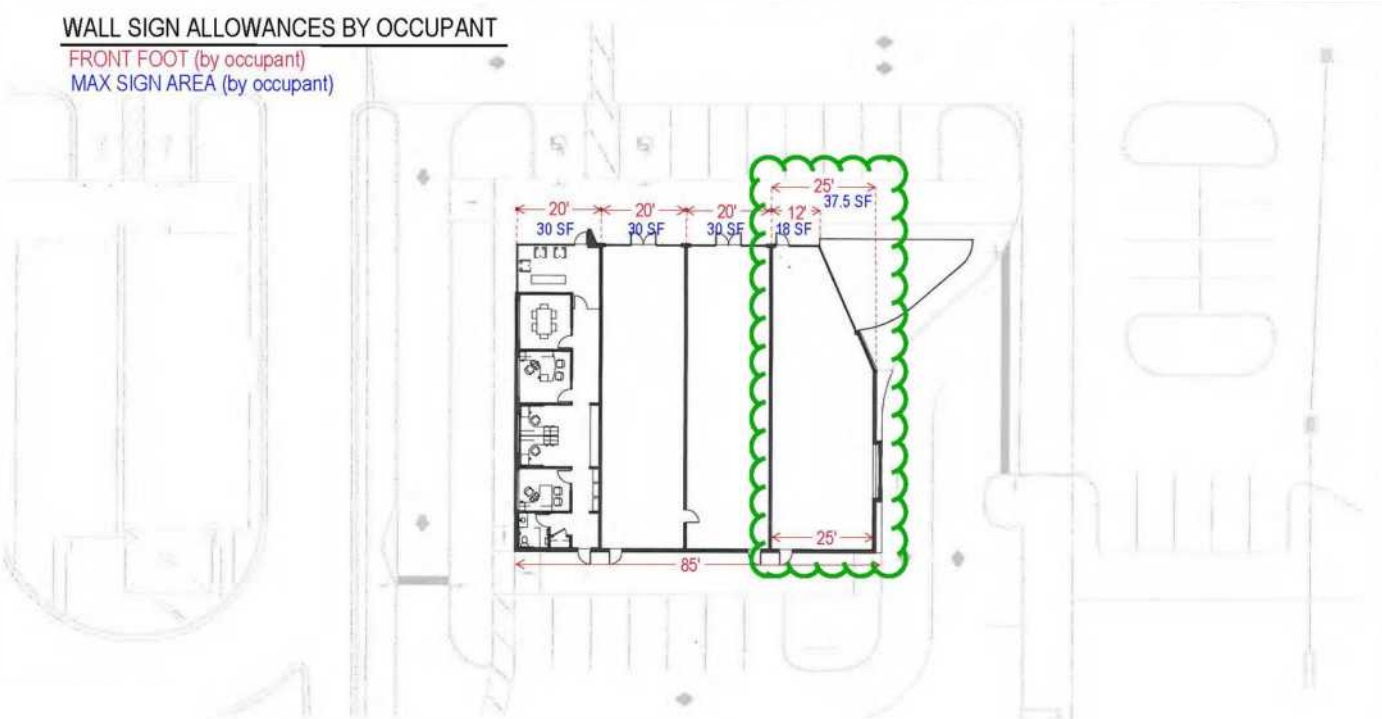


# Signage



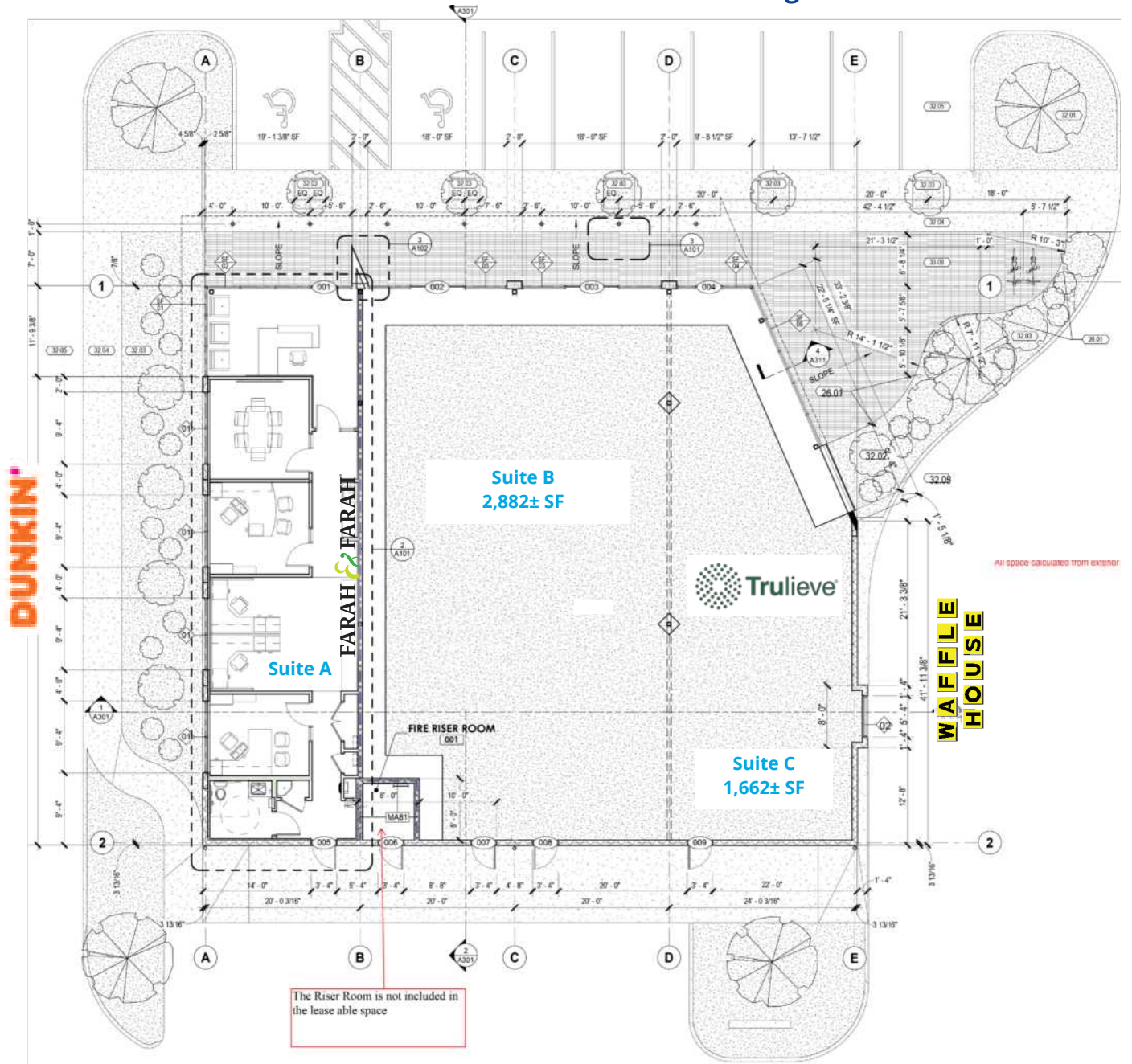
**WALL SIGN ALLOWANCES BY OCCUPANT**

FRONT FOOT (by occupant)  
 MAX SIGN AREA (by occupant)



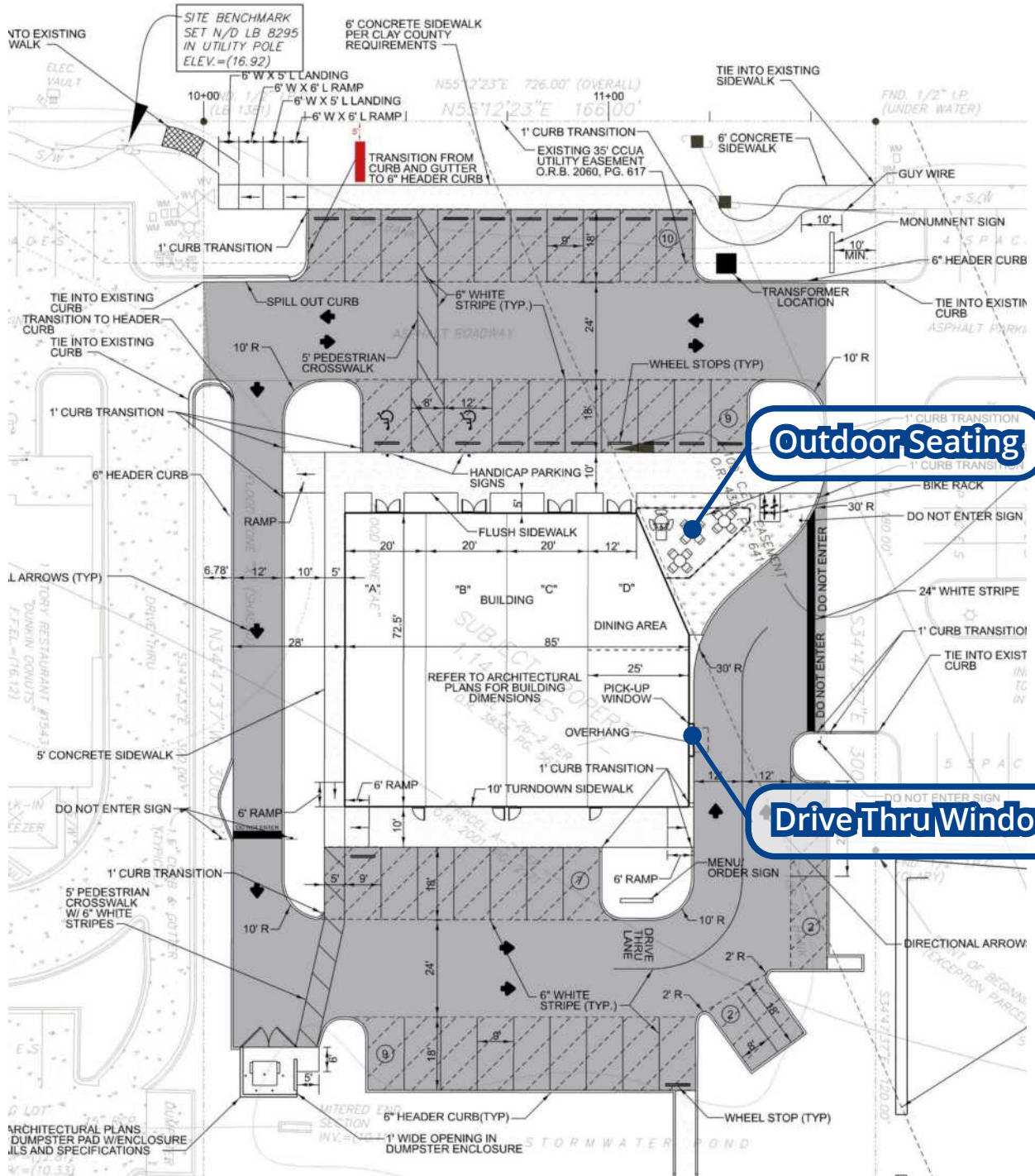
# Floor Plan with Leaseable SF

Blanding Blvd



Suite	Size	Tenant	Note
C	1,662± SF	Trulieve	Opening 4th quarter 2024
B	2,882± SF	Vacant	Adjacent to Trulieve (can be subdivided)
A	1,600± SF	Farah & Farah	Open

# Survey



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