



FranklinStreet



CR - 218 6,000 VPD

SITE

4.36 Acres



BRIARWOOD FLAT TRACE

3833 COUNTY ROAD 218

Middleburg, FL 32068-5708

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PROPERTY INFORMATION

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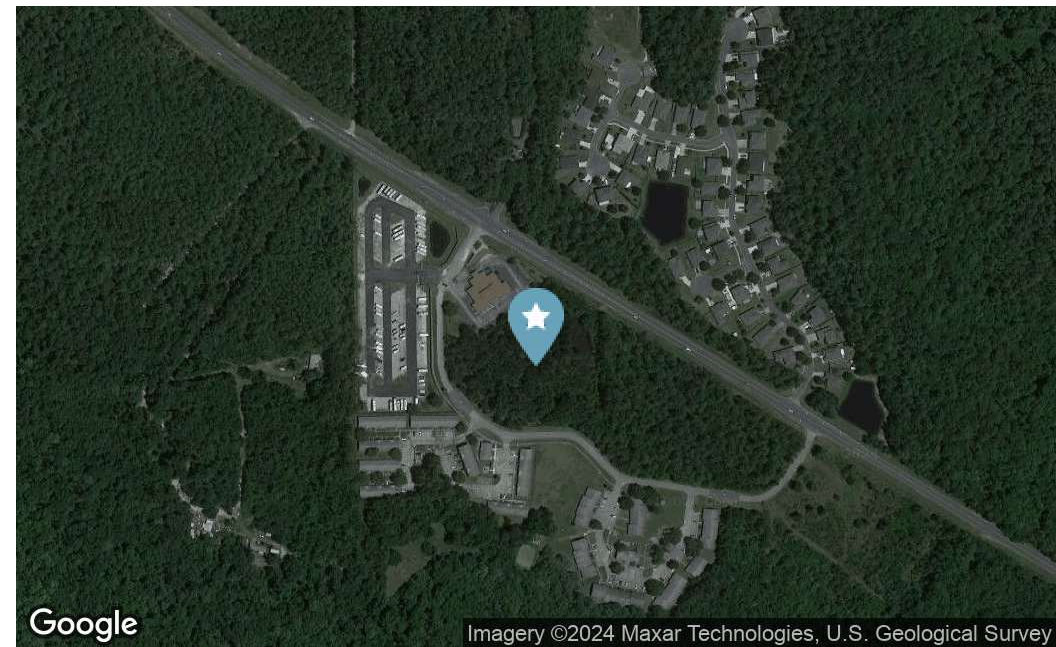
3833 COUNTY ROAD 218

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Office

1 Units

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	4.15 Acres
Zoned:	LA COM/PD
Frontage:	250 FT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	631	5,495	14,899
Total Population	1,250	12,562	36,534
Average HH Income	\$63,713	\$68,295	\$69,671

PROPERTY HIGHLIGHTS

- Minutes from Publix and Winn-Dixie Anchored Shopping Centers
- Just West of Lake Asbury Market
- Next Door to brand new RV and Boat Storage Development
- 250 Ft of Frontage on CR 218
- Zoning: LA COM/PUD

3833 COUNTY ROAD 218



AERIAL



BRIDLEWOOD
EQUESTRIAN CENTER

Little Caesars

McDonald's

ZAXBY'S

Race Trac

HCA FLORIDA
MIDDLEBURG EMERGENCY

MIDDLEBURG
ELEMENTARY SCHOOL

BLACK CREEK
RAVINES
CONSERVATIN AREA

BURGER KING petsense Humana
SUBWAY Great Clips
PINCH-A-PENNY POOL-PATIO-SPA jiffy lube CVS
Winn-Dixie Hardees PAPA JOHNS
boostmobile

SONIC DOLLAR GENERAL
Publix COLD STONE CREAMERY
TACO BELL MAVIS DISCOUNT TIRE
FIREHOUSE SUBS
FOUNDED BY FIREMEN

FAMILY DOLLAR

VyStar
Credit Union

Walgreens

KFC

MIDDLEBURG CROSSINGS
SHOPPING MALL

TIRE KINGDOM

DOLLAR TREE

FREEDOM FITNESS

stay well
PHARMACY

SITE

THE RAVINES
GATED COMMUNITY

BLARDING BLVD

BLACK CREEK BOAT & RV
STORAGE

BRIARWOOD APARTMENTS

COUNTY ROAD 218



CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take

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Contact a Team Member

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