

Clay Town Center – Lot 4 (+/- 1 ac)

Branan Field Rd & Old Jennings Rd, Middleburg, FL

Build To Suit or
Ground Lease



<https://www.claytowncenter.com/>

PROPERTY OVERVIEW

- Located across from Ascension St. Vincent's Clay County Hospital
- Mixed-use Development – Office / Retail / Hotel / Storage
- Development includes Professional Offices, Anejo's Cocina Mexicana, Verde Vida, Wingstop, Domino's, Hampton Inn & Suites, Pet Paradise, Extra Space Storage, & Marriott Town Place Suites Hotel)
- Quick access to First Coast Expressway and Blanding Blvd
- Major retailers nearby including Home Depot, Aldi, Walmart, Lowes



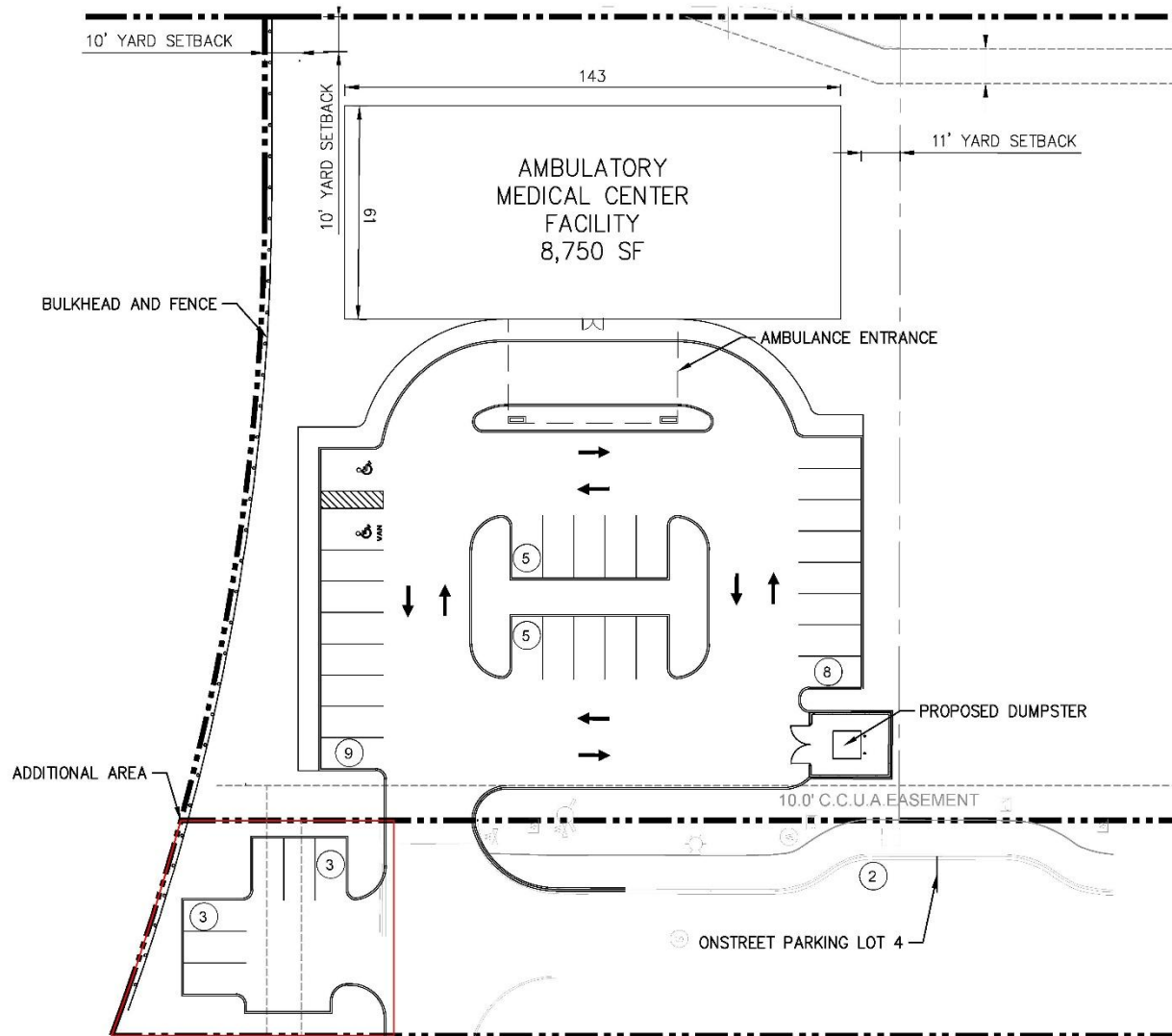
Tony Rukab – Lic. Real Estate Broker
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COMMPROP REALTY LLC
4725 Kernan Mill Lane E. Jacksonville, FL 32224
Buyer shall not rely solely on the information provided.

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SITE DATA TABLE

PARCEL NUMBER(S):

PARCEL #32-04-25-008102-013-00
LOT 4

SITE ADDRESS:

0 JEREMIAH STREET

COUNTY:

CLAY

ZONING:

COMMERCIAL – BF PUD

SITE AREA:

TOTAL SITE AREA LOT 4 1.01 ± AC

ADDITIONAL AREA 0.06 ± AC

TOTAL BUILDING AREA:

MEDICAL CENTER – 9,000 SF

PARKING CRITERIA:

1 SPACE PER 250 SF

TOTAL PARKING REQUIRED – LOT 4

35 SPACES

TOTAL PARKING PROVIDED – LOT 4

STANDARD – 33 SPACES

ADA – 2 SPACES

*TOTAL STALLS – 35 SPACES

*2 SPACES FROM PARALLEL ON-STREET AND
6 SPACES FROM THE ADDITIONAL AREA
DENOTED ON PLAN

LOT 4 - CLAY TOWN CENTER PROPOSED DAYCARE & PLAYGROUND LOT AREA APPROX. 43,718 SQ. FT.

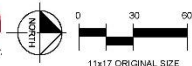
This plan was developed without the benefit of a site survey or topographic map. It is intended to show the location of the proposed building and parking area only. It is not intended to show the location of the building, parking area, or other features. The location of the building, parking area, or other features should be verified by a survey and/or other evidence before construction.

CLAY TOWN CENTER LOT 4 - CONCEPT A.13

JANUARY 2024 • CONTACT: SIDNEY REYNOLDS, P.E. (904) 828-3900

CLAY COUNTY
FLORIDA

Kimley»Horn
Expect More. Experience Better.



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