

# MIDDLEBURG RETAIL PADS

Blanding Blvd & Henley Rd, Middleburg, FL 32068

## AVAILABLE PARCELS



### PROPERTY OVERVIEW

- » Retail pads available from 1.05 AC to 8.55 AC
- » Pad ready delivery estimated Q4 2026
- » 1.6 miles from First Coast Expressway, a multi-lane toll road that will cross parts of Duval, Clay and St. Johns county, projected to be completed by 2030
- » Frontage on Blanding Blvd with traffic counts of 48,000 AADT
- » Nearby Retailers:



### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,784	32,715	97,091
Households	2,142	12,048	34,754
Daytime Pop.	2,154	14,659	42,849
Ave. HH Income	\$101,652	\$116,386	\$122,136



**RICKY OSTROFSKY (LEAD)**  
**REGIONAL MANAGING DIRECTOR**

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**KAELYN CASSIDY**  
**SENIOR ASSOCIATE**

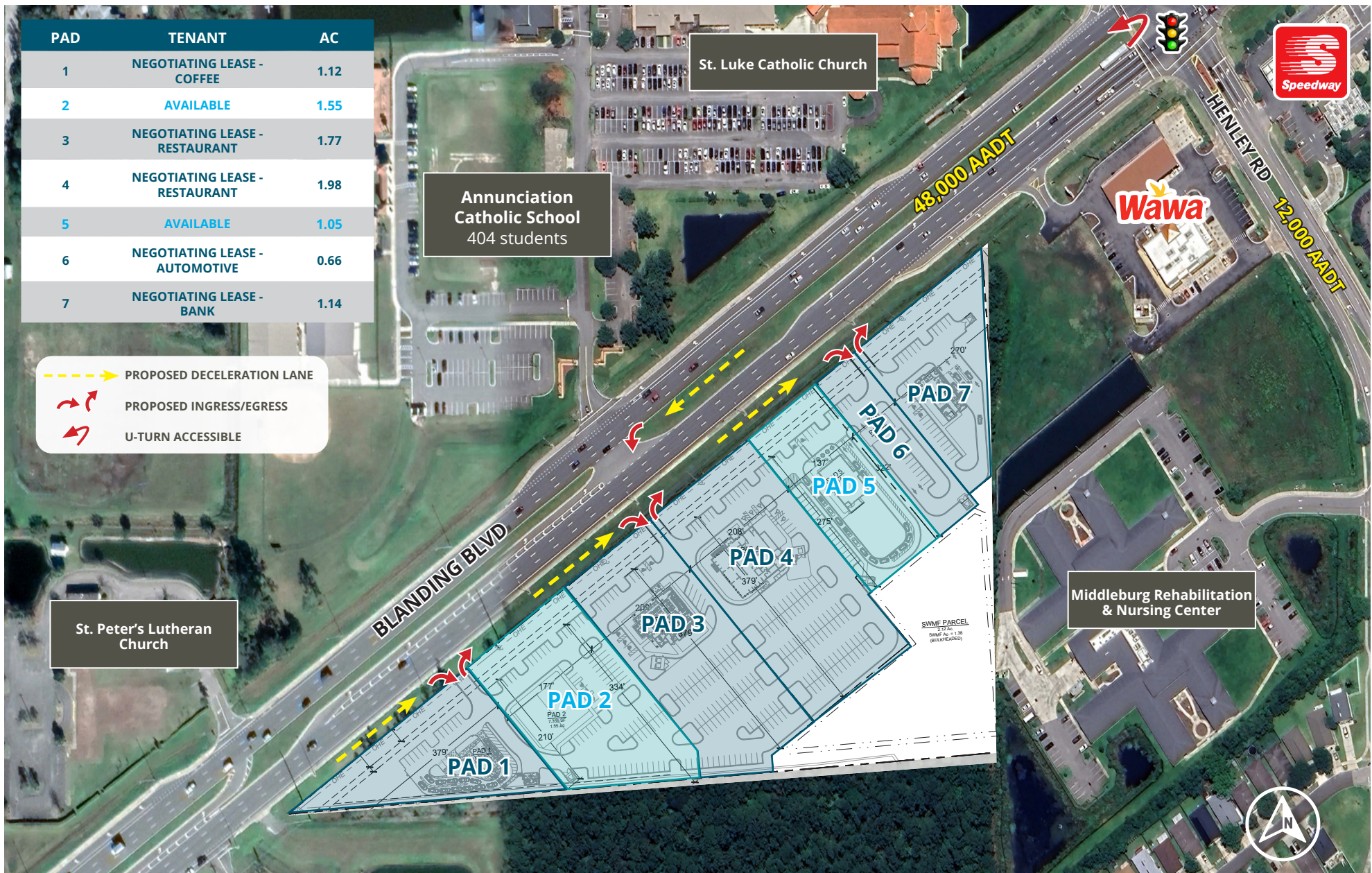
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## SITE PLAN





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## RETAIL AERIAL





