

CLAY TOWN CENTER

Branan Field Road and Old Jennings Road, Middleburg, FL

RETAIL PADS FOR LEASE OR BUILD TO SUIT



PROPERTY OVERVIEW

- Retail pads for ground lease or build to suit
- 1 AC Outparcels Available
- Retail Space Available: 1,200 SF – 2,400 SF
- Located in Clay Town Center, a new mixed-use development at the southwest corner of Branan Field Rd. and Old Jennings Rd.
- Sits adjacent to First Coast Expressway, which gives direct connectivity to the rapid growth just north of the site that includes an Amazon distribution center, Wayfair distribution center, and Boeing facility
- Development includes a Hampton Inn & Suites, Pet Paradise, LifeStorage, professional offices, and Marriott Town Place Suites 120-room hotel
- Nearby major retailers include Walmart, Lowes, Aldi, Home Depot, and Dollar Tree



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Building 2

Space	Tenant	SF
2A	Anejo	4,800
2B	Kairos	2,400

Building 1

Space	Tenant	SF
1H	At Lease	1,500
1G	At Lease	1,200
1F	Available	1,200
1E	Available	1,200
1D	Pharmacy	900
1C-1A	Mattress Warehouse	4,200





