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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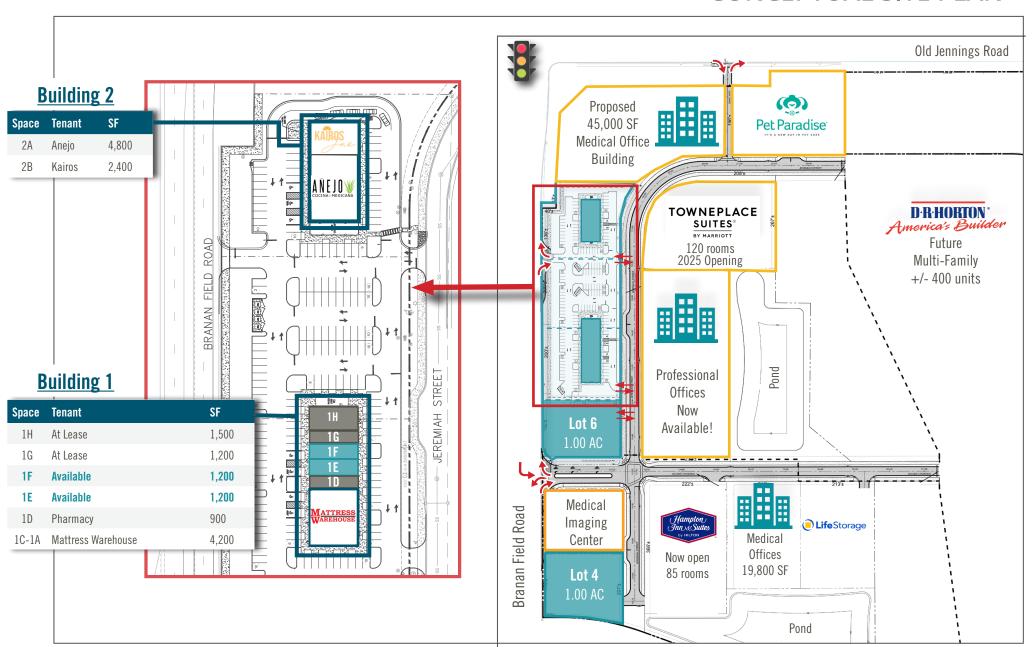
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CONCEPTUAL SITE PLAN





RETAIL AERIAL





