



New Facade & Paint

Middleburg Village Center

2620 Blanding Boulevard
Middleburg, Florida 32068

Property Highlights

- Traffic count of 36,500 vehicles per day on Blanding Boulevard.
- Architectural overhaul in 2024 - New Pylon Signage, Redesigned Facade Structure, and Resurfaced Parking Lot & New Landscaping completed by year-end.
- Adjacent tenants to available space include Taco Bell, Dreamette, Dollar General, and more.
- Across the street from First Baptist Church of Middleburg.

Property Overview

Middleburg Village Center is a Publix shadowed neighborhood center located at a lit intersection on heavily trafficked Blanding Boulevard. Situated between Publix, AutoZone, and Mavis Tires & Brakes.

Offering Summary

Lease Rate:	\$14.00 - 29.00 SF/yr (NNN)
Building Size:	51,100 SF
Available SF:	1,000 - 14,000 SF
Lot Size:	5.75 Acres

Demographics 3 Miles 5 Miles 10 Miles

Total Households	5,921	17,198	51,152
Total Population	16,429	48,823	148,119
Average HH Income	\$86,462	\$95,623	\$105,019

For More Information



Austin Kay
Vice President, Retail Specialist
O: 904 493 4495 | C: 904 386 4881
ak@naihallmark.com

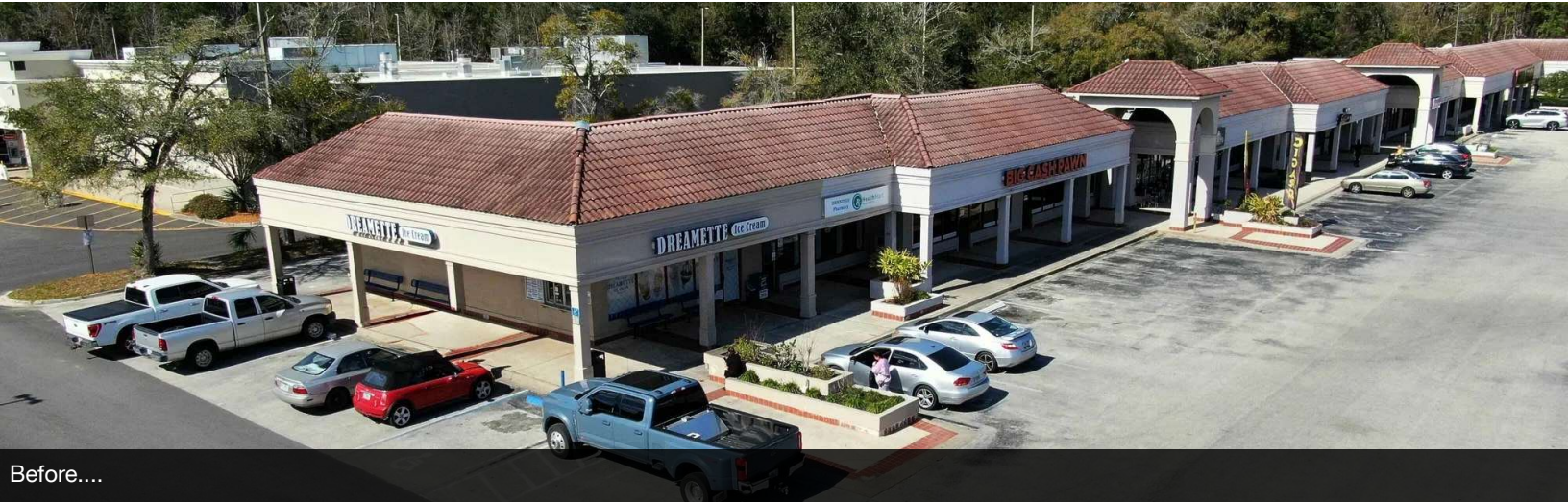
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



New Pylon Signage



Resurfaced Parking Lot & New Landscaping completed by year-end



Before....



.....After

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

200 Riverside Avenue, Suite 5
Jacksonville, FL 32202
904 363 9002 tel
naihallmark.com



Legend

Available

Unavailable

Available Spaces

Suite	Tenant	Size	Type	Rate
2	Available	1,000 SF	NNN	\$29.00 SF/yr
3	pharmacy	1,000 SF	NNN	-
4	Available	3,000 SF	NNN	\$25.00 SF/yr
5	Smokey Barrell	1,100 SF	NNN	-
6	Available	1,100 SF	NNN	\$25.00 SF/yr
7	clothing boutique	1,100 SF	NNN	-
8	massage parlor	1,200 SF	NNN	-
9	barber	1,200 SF	NNN	-
10	Available	1,200 SF	NNN	\$24.00 SF/yr
11	Fyzical Therapy	1,950 SF	NNN	-
13	Dollar General	9,300 SF	NNN	-
14	Available	7,000 - 14,000 SF	NNN	\$14.00 SF/yr
15	Available	7,000 - 14,000 SF	NNN	\$14.00 SF/yr
16	Cafe	1,470 SF	NNN	-
17	Available	2,940 - 12,420 SF	NNN	\$23.00 SF/yr
18	Available	1,470 - 12,420 SF	NNN	\$24.00 SF/yr
19	Available	1,530 - 12,420 SF	NNN	\$25.00 SF/yr
20	Available	1,530 - 12,420 SF	NNN	\$25.00 SF/yr
21	Available	1,787 - 12,420 SF	NNN	\$26.00 SF/yr
22	Available	3,163 - 12,420 SF	NNN	\$26.00 SF/yr

For Lease

1,000 - 14,000 SF | \$14.00 - 29.00 SF/yr
Retail Space



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

200 Riverside Avenue, Suite 5
Jacksonville, FL 32202
904 363 9002 tel
naihallmark.com



Resurfaced Parking Lot & New Landscaping completed by year-end

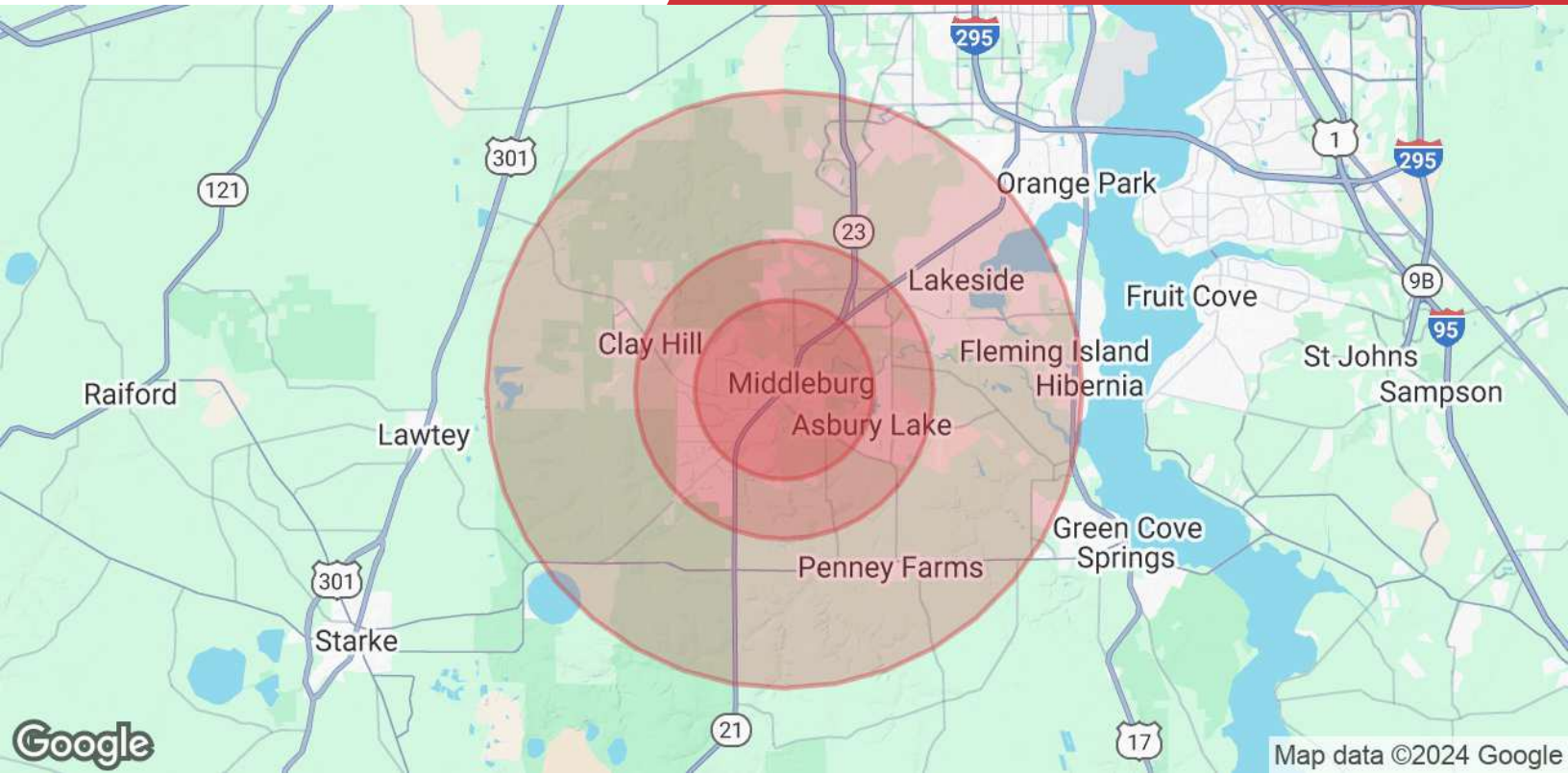


NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

200 Riverside Avenue, Suite 5
Jacksonville, FL 32202
904 363 9002 tel
naihallmark.com



Map data ©2024 Imagery ©2024 Airbus,
Maxar Technologies



Population	3 Miles	5 Miles	10 Miles
Total Population	16,429	48,823	148,119
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	42	41	40
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	5,921	17,198	51,152
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$86,462	\$95,623	\$105,019
Average House Value	\$321,230	\$312,634	\$339,818

Demographics data derived from AlphaMap