

2551 COUNTY ROAD 220
MIDDLEBURG, FL 32068



FOR LEASE



Discover an exceptional opportunity to elevate your medical practice in this beautifully designed, state-of-the-art medical office space.



— MEDICAL OFFICE SPACE —



35,500± AADT on Blanding Boulevard and Baxley Road.



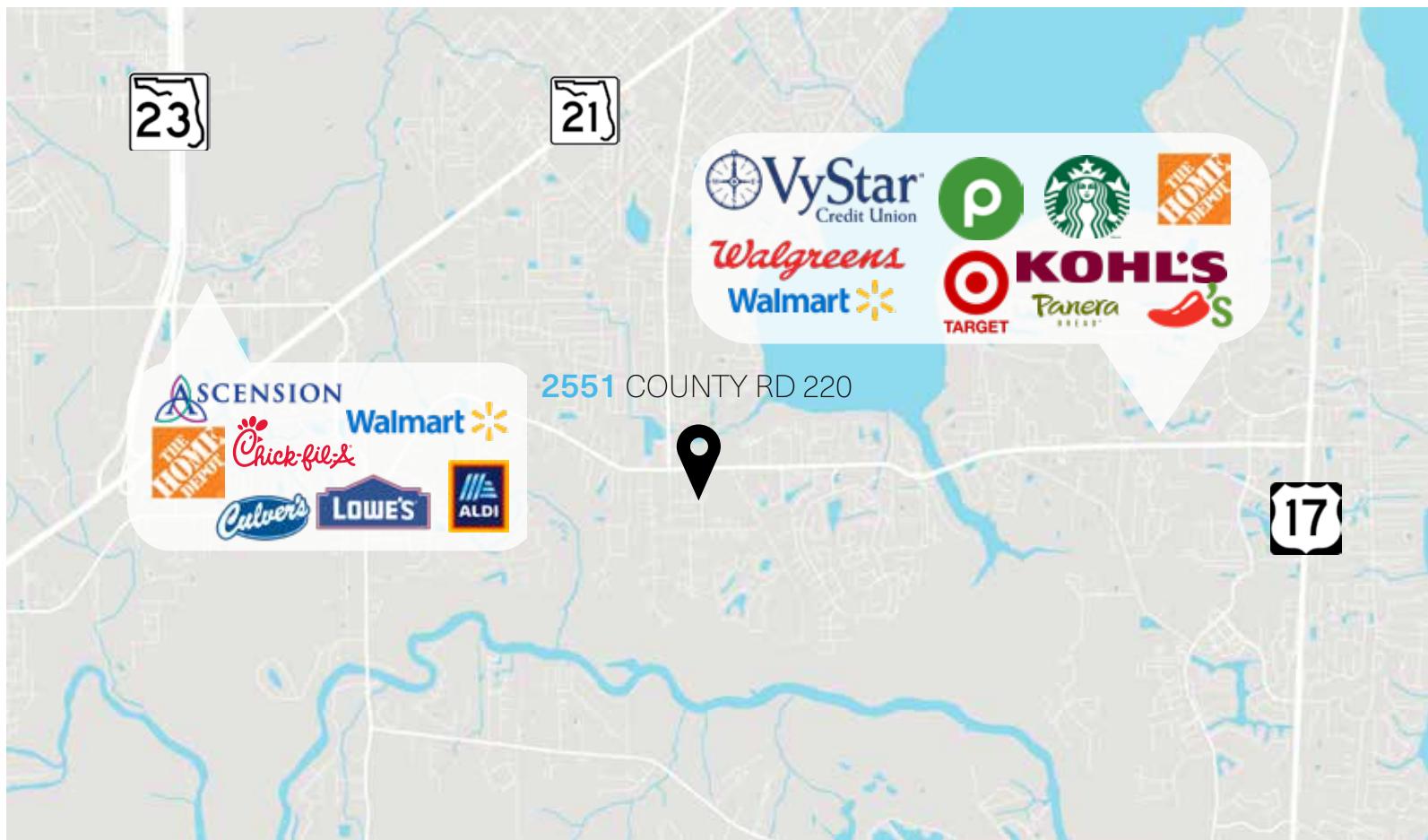
Available 24,000± square feet on 2.6± AC lot.



Located less than half a mile from Ascension St Vincent's Hospital.



Built-to-suit options available, with 4 site plan options.



DEMOCRAPHICS

HOUSEHOLDS

	3 MILE	5 MILE	10 MILE
2010 Population	13,922	33,284	108,201
2021 Population	13,996	34,461	113,758
2026 Population Projection	15,192	37,589	124,765

INCOME

	3 MILE	5 MILE	10 MILE
Average Household Income	\$104,710	\$106,250	\$95,501
Median Household Income	\$85,430	\$87,321	\$124,765



WHO WE ARE

Cross Regions Group, based in Jacksonville, Florida, stands out as a premier development firm and brokerage, specializing in a diverse range of real estate services. With a strong commitment to excellence, the firm integrates innovative development strategies with expert brokerage services.

LISTING CONTACTS



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