

For Lease

1,211 - 5,440 SF | Negotiable Retail Space



Plantation Crossing

1782 Blanding Boulevard
Middleburg, Florida 32068

Property Highlights

- Access from both Blanding Boulevard and Branan Field Road.
- Traffic count of 48,000 vehicles per day on Blanding Blvd plus another 15,400 on Branan Field Rd.
- Ideal for retail, medical, restaurant, services & other commercial uses.
- Numerous new construction developments in the area include First Coast Expressway expansion, Hampton Inn & Suites, Pet Paradise, and Gate Express Car Wash.
- Adjacent tenants to available space include DaVita, Mattress Firm, Dollar Tree, Tropical Smoothie, Great Clips, T-Mobile, AT&T, Game Stop and more.
- Across the street (Brannan Field Road) from St Vincent's Medical Center.

Offering Summary

| | |
|----------------|------------------------------|
| Lease Rate: | Negotiable |
| Building Size: | 64,808 SF |
| Available SF: | 1,211 - 5,440 SF |
| Year Built: | 2009 |
| Parking Ratio: | 3.67/1,000 SF |
| Traffic Count: | 48,000 AADT on Blanding Blvd |

For More Information



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Legend

Available

Unavailable

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Available Spaces

| Suite | Tenant | Size | Type | Rate |
|-------|---------------------------------|-----------|------|------------|
| D1 | St. Vincent's Urgent Care | 6,520 SF | NNN | - |
| D4 | My Eye Dr | 2,520 SF | NNN | - |
| D5 | China Café | 1,050 SF | NNN | - |
| D6 | Mimi's Nail Salon | 1,200 SF | NNN | - |
| D2 | Great Clips | 1,100 SF | NNN | - |
| D8 | St. Vincent's Consolidated Labs | 1,050 SF | NNN | - |
| D7 | Available | 1,600 SF | NNN | Negotiable |
| D9 | Priority Pet Urgent Care | 2,262 SF | NNN | - |
| D10 | Dollar Tree | 10,000 SF | NNN | - |
| D11 | Uniformi-T | 1,600 SF | NNN | - |
| D12 | Available | 3,800 SF | NNN | Negotiable |
| 11 | Mattress Firm | 4,800 SF | NNN | - |
| 13 | T-Mobile | 1,979 SF | NNN | - |
| 14 | Available | 1,211 SF | NNN | Negotiable |
| 15 | Tropical Smoothie | 1,388 SF | NNN | - |
| J0 | DaVita | 8,584 SF | NNN | - |
| K0 | Available | 5,440 SF | NNN | Negotiable |
| K2 | Smiley Academy of Martial Arts | 2,794 SF | NNN | - |
| K3 | Fushimi Sushi | 1,500 SF | NNN | - |
| K4 | My Hearing | 1,410 SF | NNN | - |
| K1 | AT&T | 3,000 SF | NNN | - |

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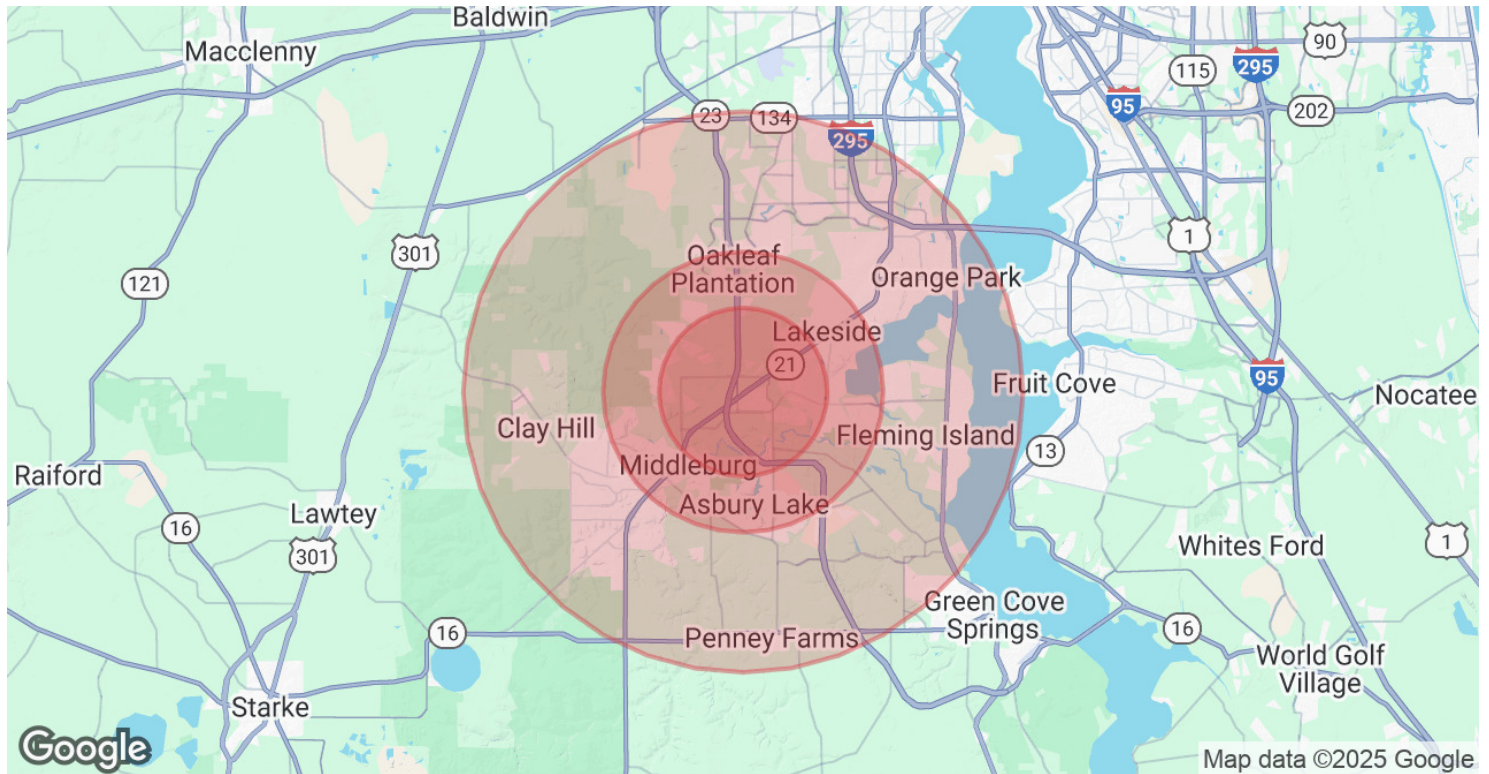
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| Population | 3 Miles | 5 Miles | 10 Miles |
|----------------------|-----------|-----------|-----------|
| Total Population | 30,896 | 93,032 | 273,713 |
| Average Age | 39 | 39 | 40 |
| Average Age (Male) | 37 | 38 | 39 |
| Average Age (Female) | 40 | 40 | 41 |
| Households & Income | 3 Miles | 5 Miles | 10 Miles |
| Total Households | 10,860 | 32,183 | 99,404 |
| # of Persons per HH | 2.8 | 2.9 | 2.8 |
| Average HH Income | \$102,037 | \$104,948 | \$99,591 |
| Average House Value | \$292,929 | \$339,560 | \$329,014 |

Demographics data derived from AlphaMap