



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

Demographics

	3 Miles	5 Miles	10 Miles
Total Households	10,860	32,183	99,404
Total Population	30,896	93,032	273,713
Average HH Income	\$102,037	\$104,948	\$99,591

For More Information



Austin Kay

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Legend

Available
Unavailable

Lease Information

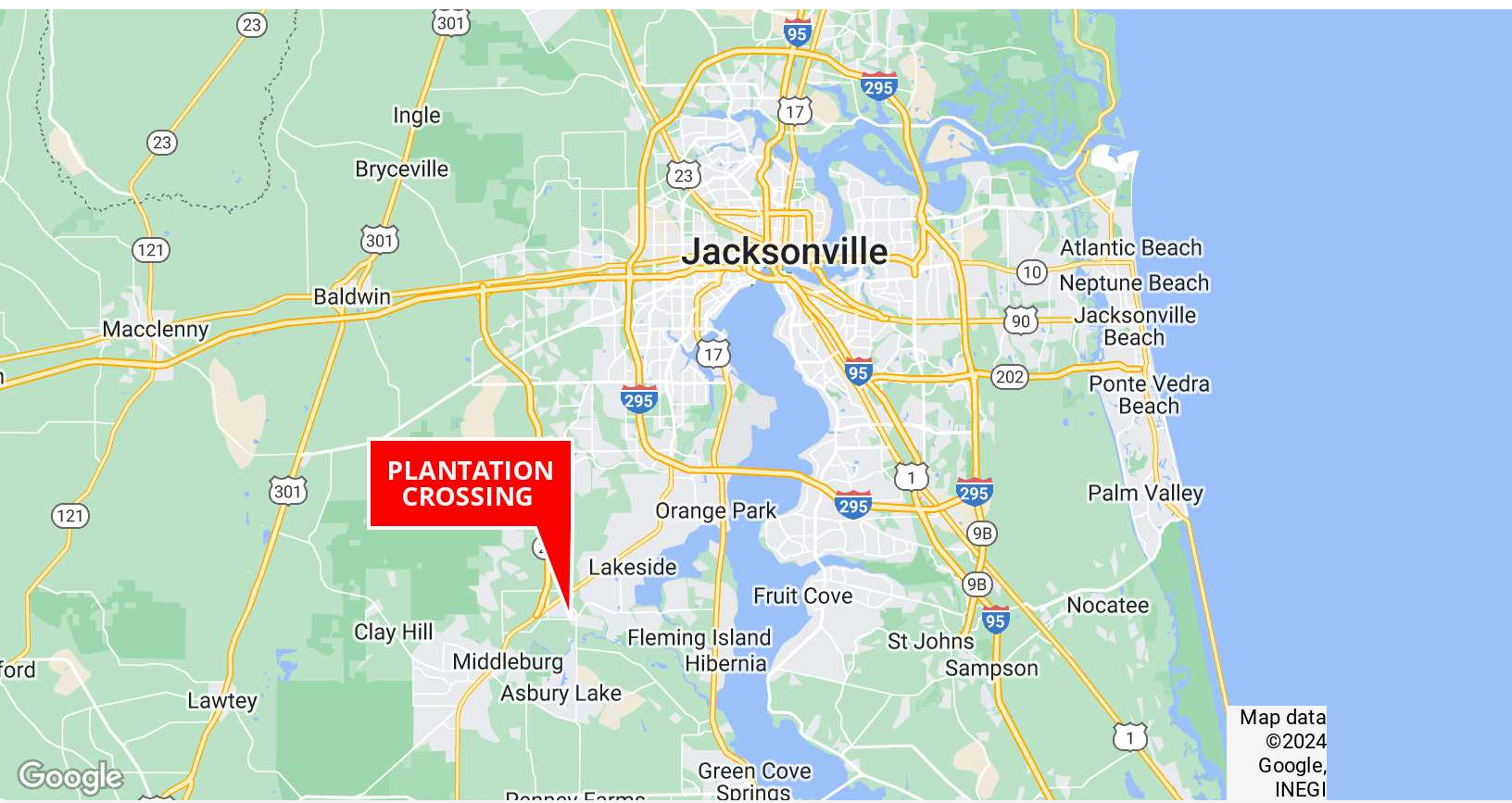
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,211 - 5,440 SF	Lease Rate:	Negotiable

Available Spaces

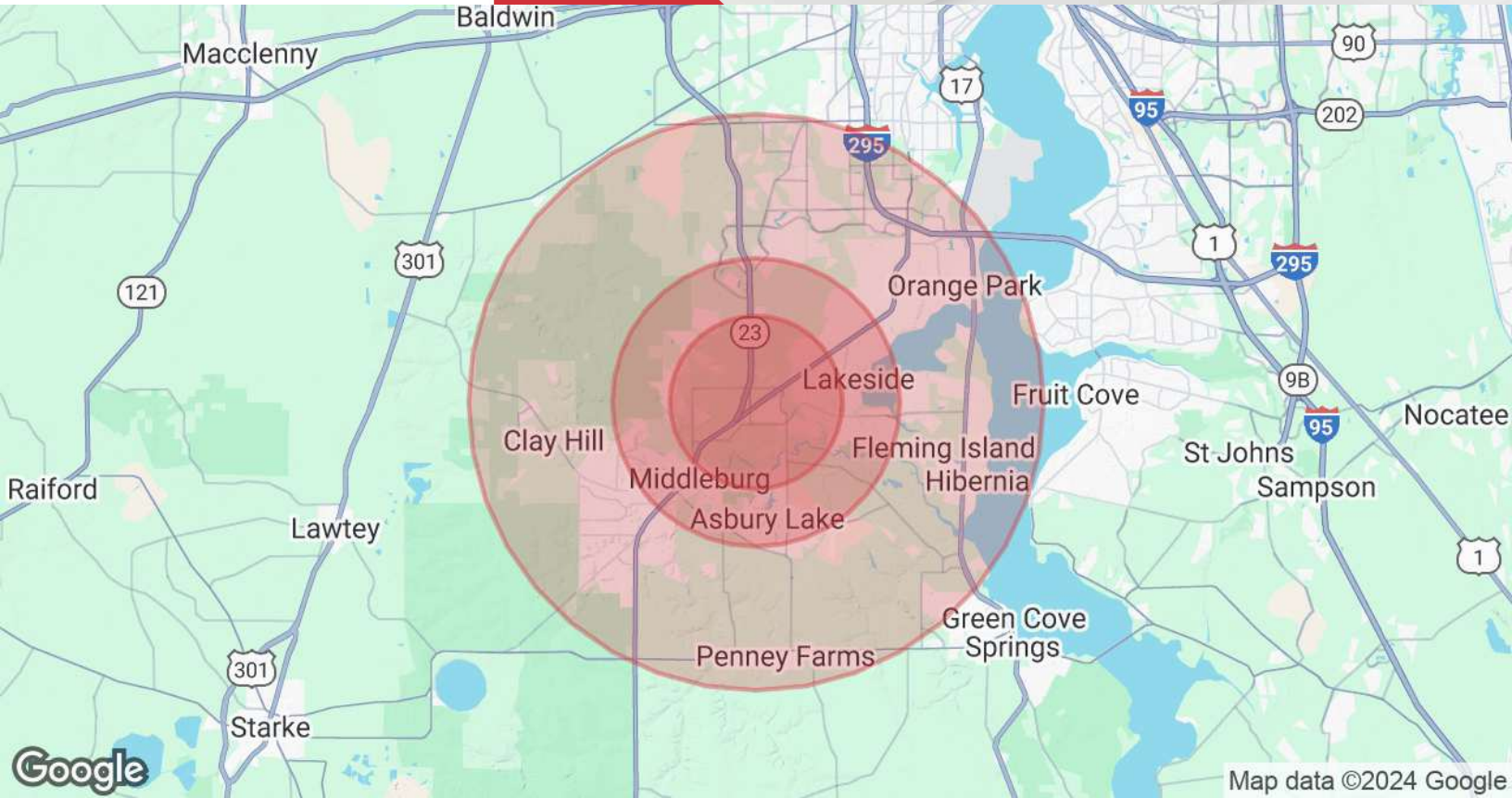
Suite	Tenant	Size	Type	Rate
D1	St. Vincent's Urgent Care	6,520 SF	NNN	-
D4	My Eye Dr	2,520 SF	NNN	-
D5	China Café	1,050 SF	NNN	-
D6	Mimi's Nail Salon	1,200 SF	NNN	-
D2	Great Clips	1,100 SF	NNN	-
D8	St. Vincent's Consolidated Labs	1,050 SF	NNN	-
D7	Game Stop	1,600 SF	NNN	-
D9	Available	2,262 SF	NNN	Negotiable
D10	Dollar Tree	10,000 SF	NNN	-
D11	Available	1,600 - 5,400 SF	NNN	\$34.00 SF/yr
D12	Available	3,800 - 5,400 SF	NNN	\$34.00 SF/yr
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	Available	2,794 SF	NNN	Negotiable
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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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