

# PRIME MEDICAL OFFICE LOCATION FOR BTS OR GROUND LEASE

1716 Blanding Blvd Middleburg, FL 32068



\*CONCEPTUAL

## PROPERTY OVERVIEW

- » **1.89 AC Prime Medical Office Location for BTS or Ground Lease**
- » Up to 30,000 SF of Customizable Layout with Offsite Retention in Place
- » Near Expanding Ascension St. Vincent's Hospital Hub
- » Within 1-3 miles of major hospitals or healthcare hubs for collaborative care network
- » Utilities stubbed with capacity to subject property
- » 0.86 miles from First Coast Expressway, a multi-lane toll road that will cross parts of Duval, Clay and St. Johns county, projected to be completed by 2030

» **Nearby:**



## DEMOGRAPHICS

|                             | 1 Mile   | 3 Miles   | 5 Miles   |
|-----------------------------|----------|-----------|-----------|
| Population                  | 4,635    | 31,143    | 86,858    |
| Projected Population (2030) | 4,829    | 33,022    | 93,008    |
| Households                  | 1,724    | 11,270    | 31,039    |
| Daytime Pop.                | 2,120    | 13,933    | 41,295    |
| Ave. HH Income              | \$93,001 | \$105,891 | \$114,262 |



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CONCEPTUAL LAYOUT / SITE PLAN

Strategically positioned within a thriving healthcare corridor, this build-to-suit opportunity offers seamless integration into an established collaborative care network. Surrounded by major hospitals, complementary providers, outpatient specialists, and pharmacies, the site enables immediate access to a shared patient base and fosters cross-referral potential.

With customizable layouts, robust infrastructure, and long-term ground lease options, this location is ideal for practices seeking operational efficiency and long-term growth.

\*CONCEPTUAL SITE PLAN\*



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RETAIL AERIAL



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PROJECT MAP

