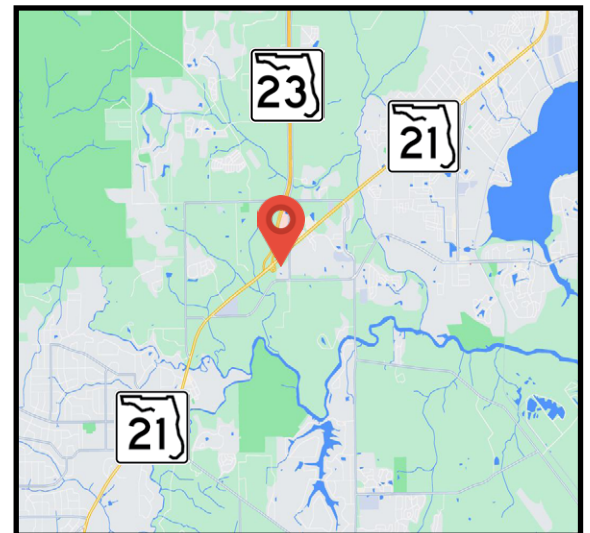


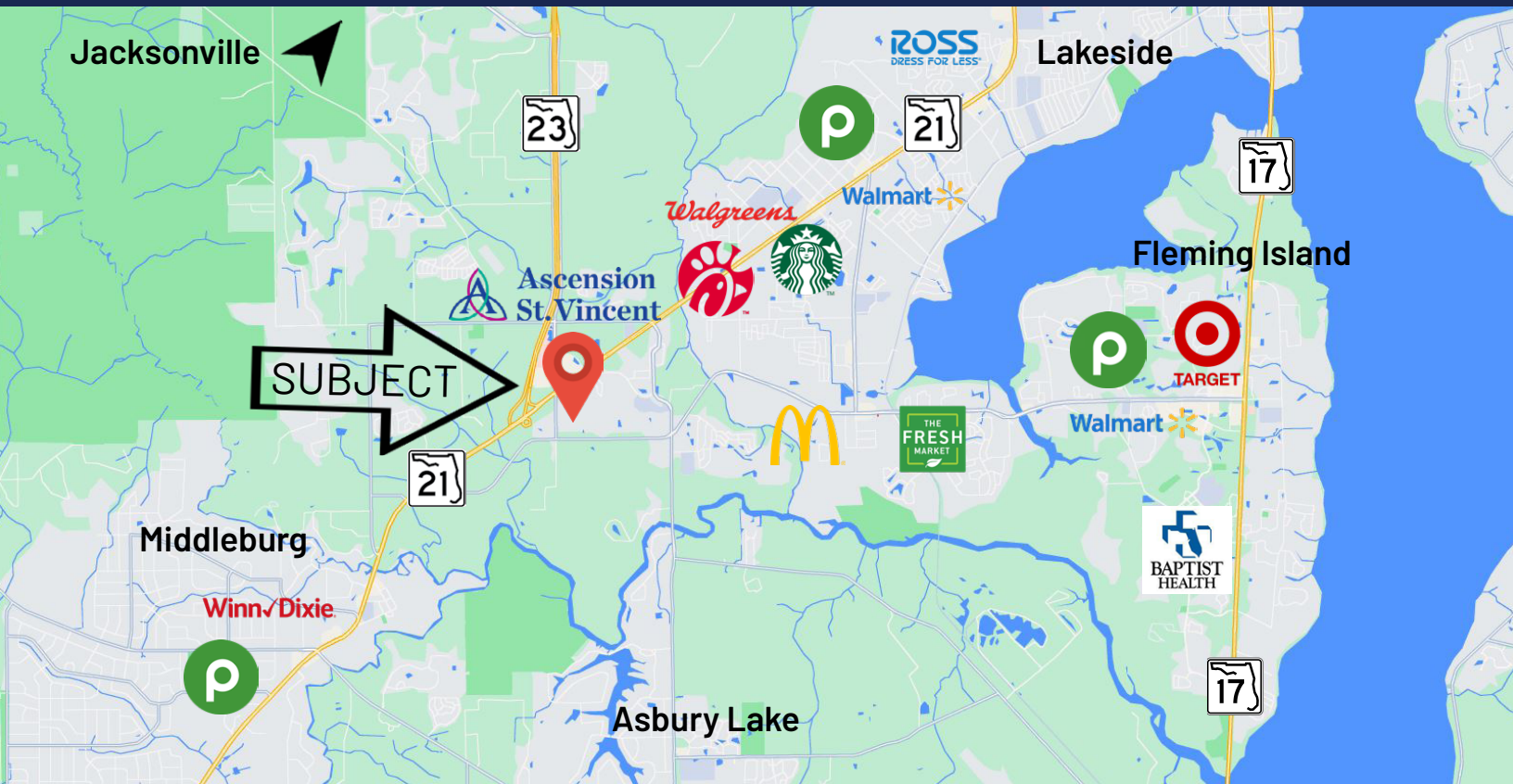


1544 Baxley Road | Middleburg, Florida 32068

Mixed Use - Professional Office Space

- ▶ Built-to-Suit Available, also For Sale
- ▶ Rentable SF: 24,000 ± Available. Lot Size: 2.6± AC
- ▶ Traffic Count: 32,500± AADT on Blanding & Baxley
- ▶ Less than 1/2 mile to Ascension Hospital
- ▶ Parking Ratio: estimated 5± per 1000 sf





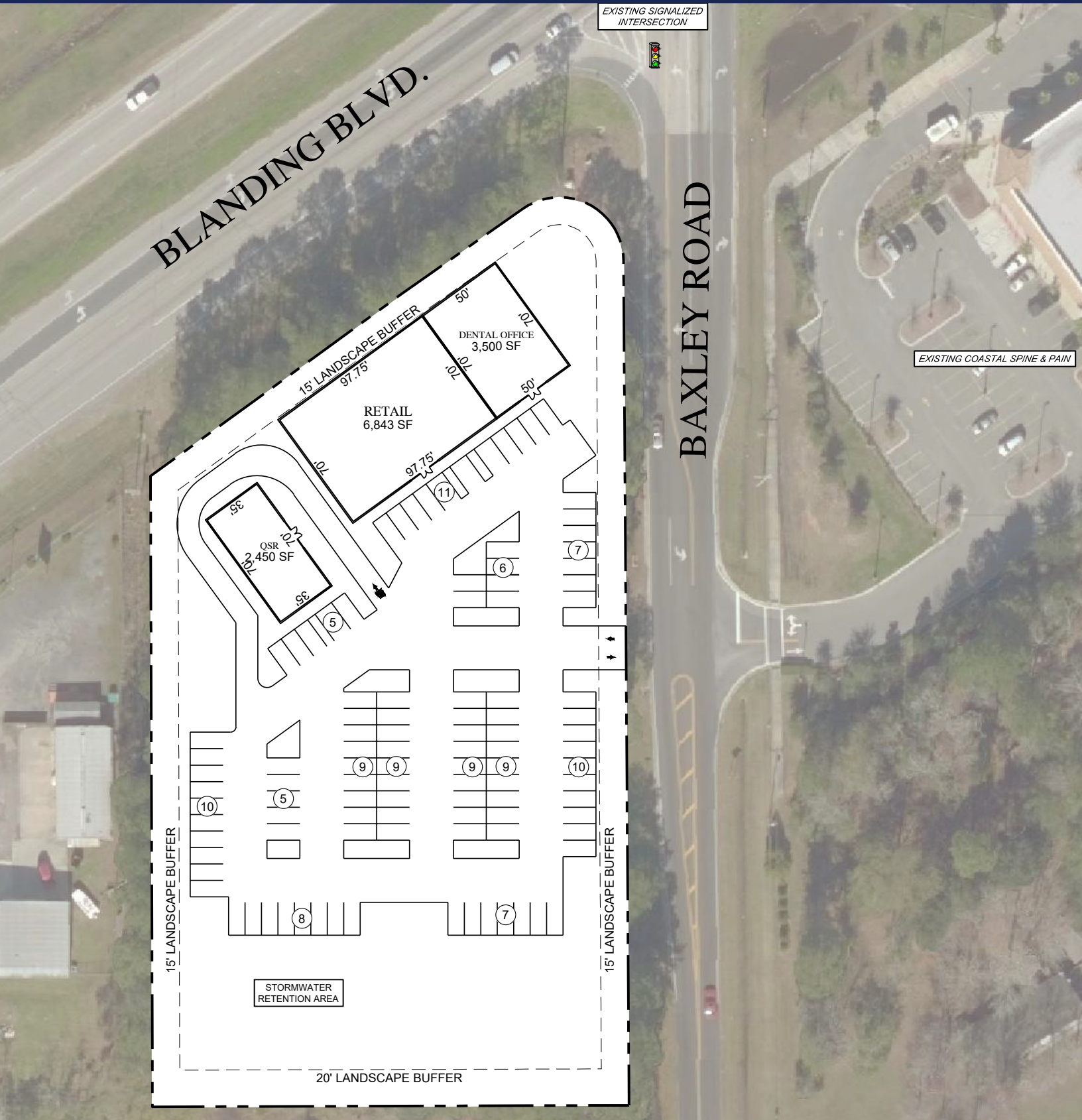
Demographic Information

HOUSEHOLDS

	2 Mile	3 Mile	10 Mile
2010 Households	3,723	21,544	77,097
2022 Households	4,575	27,079	90,916
2027 Projection	5,028	29,846	96,933

INCOME

	2 Mile	3 Mile	10 Mile
Average Household Income	\$83,370	\$93,704	\$91,873
Median Houshold Income	\$73,897	\$79,611	\$75,419



BLANDING BLVD.

EXISTING SIGNALIZED INTERSECTION

BAXLEY ROAD

EXISTING COASTAL SPINE & PAIN

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

STORMWATER RETENTION AREA

20' LANDSCAPE BUFFER



Listing Agents



Mert Kerimoglu

Senior Advisor

Mobile: (617) 899-3046

Mert.Kerimoglu@crossregions.com

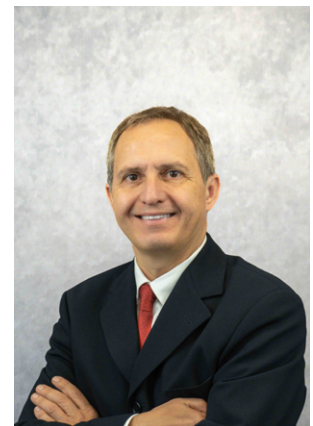


Taylor Rice

Sales Associate

Mobile: (516) 816-9745

Taylor.Rice@crossregions.com



Turul Sengul

Senior Advisor

Mobile: (954) 980-5988

TS@crossregions.com