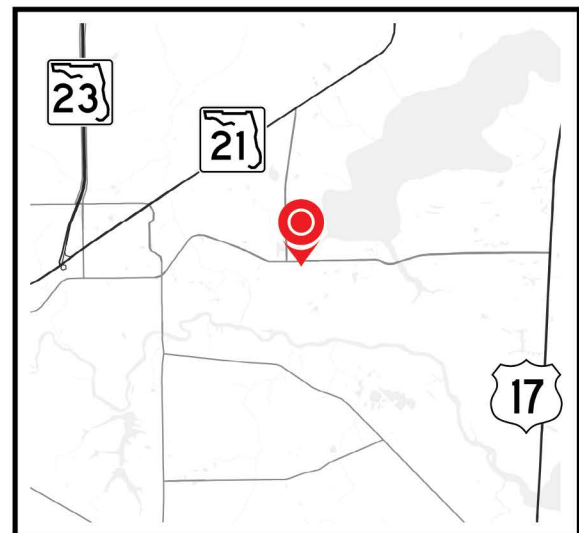




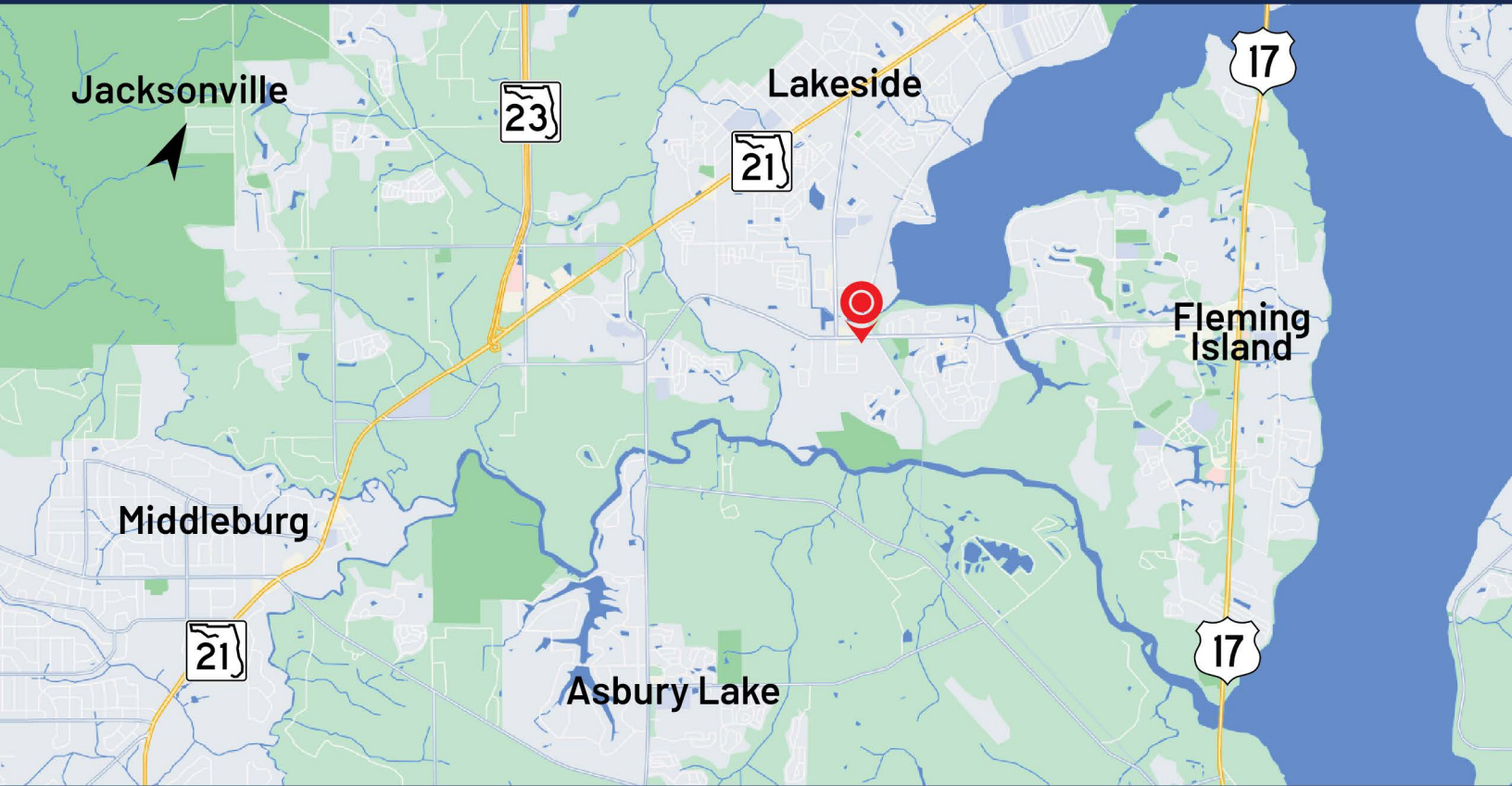
2551 CR 220 | Middleburg, FL 32068

### Medical - Professional Office Space

- ▶ Professional Office/Medical Office Space for Lease
- ▶ Brand new Building
- ▶ Traffic Count: 32,000± AADT on CR220
- ▶ Rentable SF: 9000± Available. Lot Size: 2± AC
- ▶ Parking Ratio: estimated 5± per 1000sf
- ▶ 330 Ft Frontage on CR220



Location Map



Demographic Information

HOUSEHOLDS

	2 Mile	5 Mile	10 Mile
2010 Households	6,532	30,508	20,680
2022 Households	7,103	34,341	27,954
2027 Projection	7,683	37,323	33,551

POPULATION

	2 Mile	5 Mile	10 Mile
2022 Population	20,457	96,677	302,938
2027 Population Projection	22,150	105,229	333,925



## Listing Agent



### **Turul Sengul**

Senior Sales Executive  
Office: (904) 567-8625  
Mobile: (954) 980-5988  
[Turul.sengul@crossregions.com](mailto:Turul.sengul@crossregions.com)