

**Palmetto Plaza | Middleburg Fl**



**Fully Air Conditioned**

**2,500+- Square Feet**



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RE/MAX Market Force hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, RE/MAX Market Force has not and will not verify any of this information, nor has RE/MAX Market Force conducted any investigation regarding these matters. RE/MAX Market Force makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release RE/MAX Market Force Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.



## Palmetto Plaza | Middleburg Fl

**MARKET FORCE** is pleased to present this exclusive opportunity at Palmetto Plaza in Rapidly Developing Middleburg to lease a superb Warehouse/Office Unit with direct access to Blanding BLVD.

### Highlights:

- DIRECT ACCESS to Blanding BLVD!
- 28+- Parking Spaces on Site
- Fully Air Conditioned .
- BB Zoning allows nearly all uses besides heavy industrial/manufacturing.

Click or Scan for  
the Marketing  
Video:



### Offering Summary

Square Footage 2,500SF+-

Type Warehouse/Office

Zoning BB  
(Clay County)

Clear Height 19'

HVAC Yes

Electric 3Ph

Roll-Up Doors Grade Level-  
12'x15'

Asking Rate Call For Details





**WELLS FARGO**

On Site  
Retention

30 +-  
Parking  
Spaces

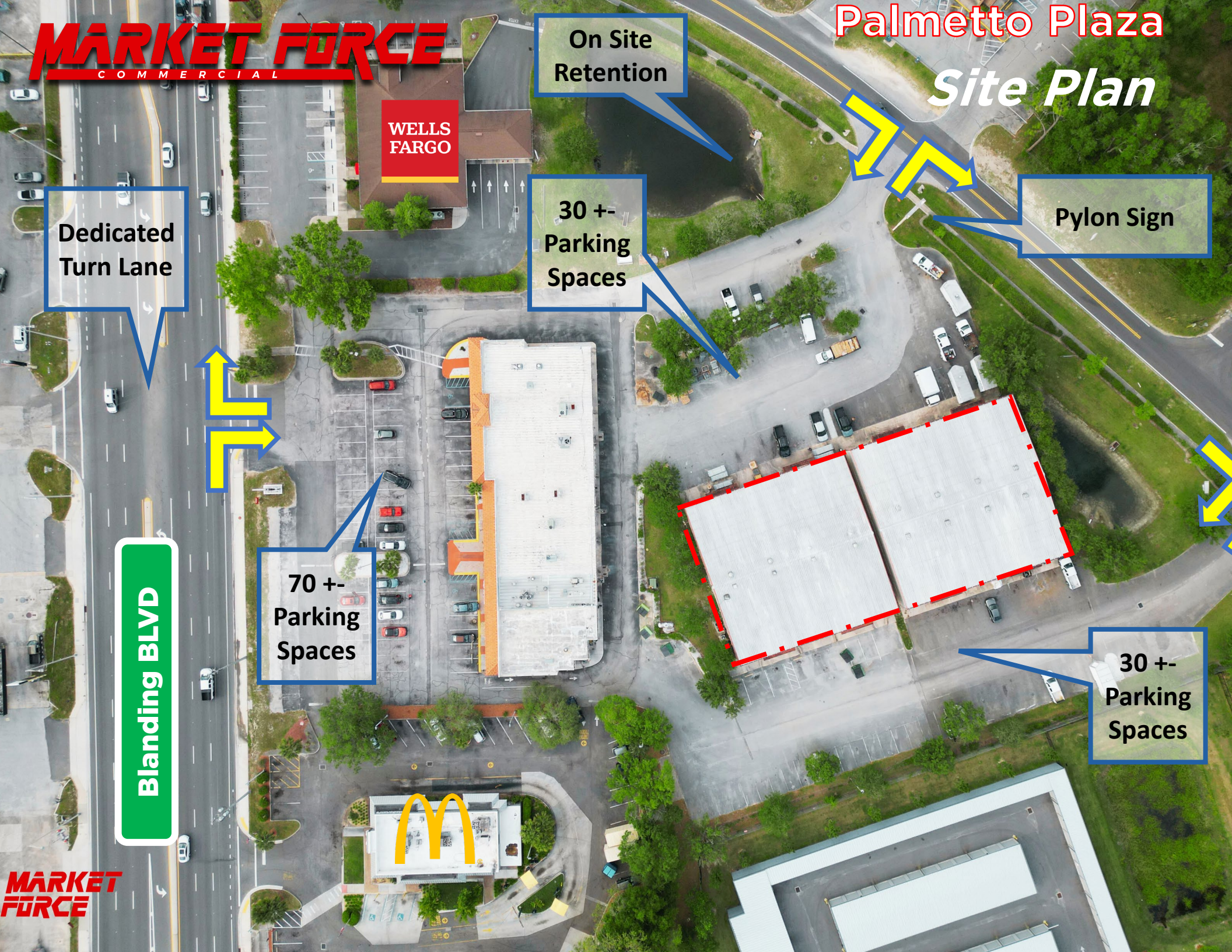
Pylon Sign

Dedicated  
Turn Lane

70 +-  
Parking  
Spaces

30 +-  
Parking  
Spaces

**Blanding BLVD**







Publix



CIRCLE K



Wendy's

ZAXBY'S



POPEYES

RaceTrac



Blanding BLVD



Dreamette

Subject Property



Little Caesars

WELLS FARGO









**Winn-Dixie**  
**CVS pharmacy**  
**BURGER KING**  
**PINCH-A-PENNY POOL-PATIO-SPA**  
The Perfect People For A Perfect Pool  
**TIRE KINGDOM**  
SERVICE CENTERS  
**Walgreens**

**Publix**  
**Advance Auto Parts**  
**MAVIS DISCOUNT TIRE**  
**TACO BELL**

**ZAXBY'S**

**LOUISIANA KITCHEN**  
**POPEYES**

**Little Caesars**

**Wendy's**

**CIRCLE K**

**McDonald's**

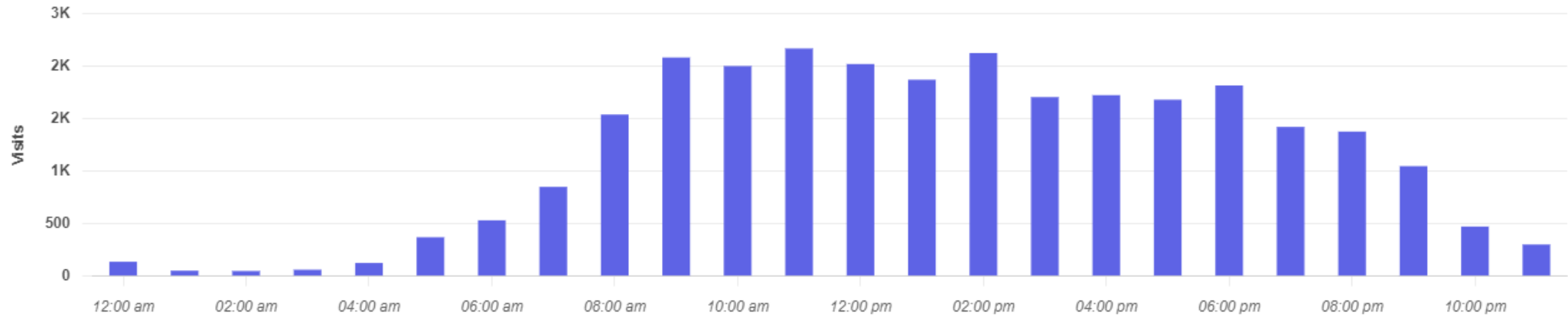
**RaceTrac**

**Demographics Data:**

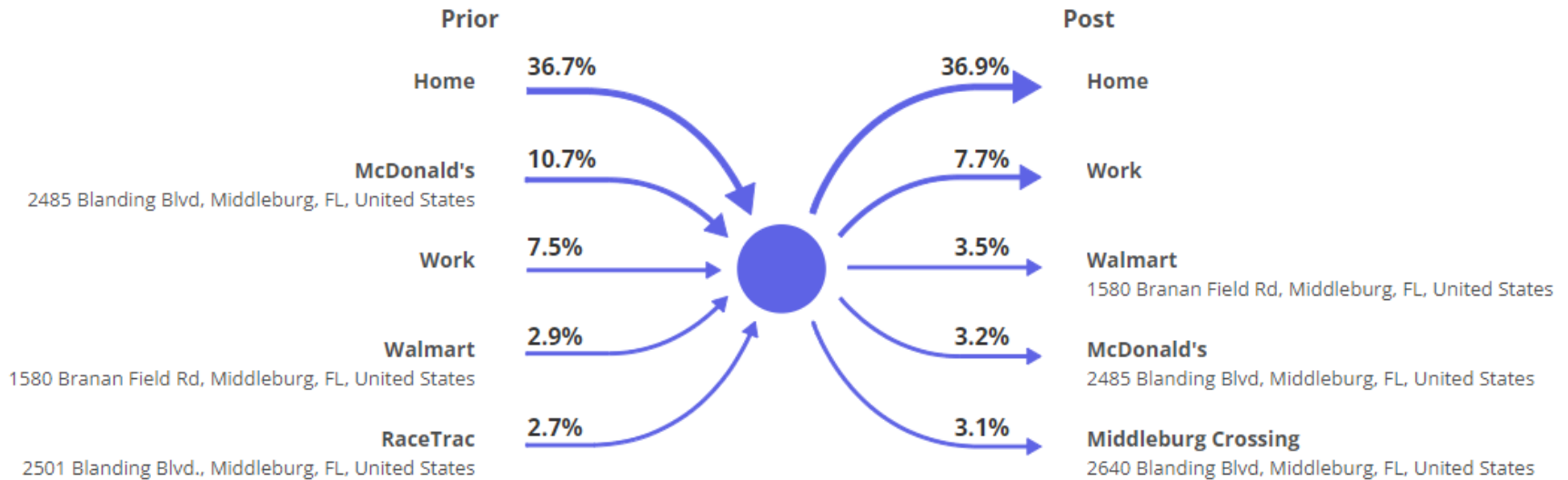




## Palmetto Plaza | Middleburg FL



## Visitor Journey





Specifics and more details available on request.

Direct all Inquiries to:

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**zach@marketforcecre.com**



## Palmetto Plaza | Middleburg FL

### Sales

We are Commercial Investment Listing Brokers, experts in analyzing, valuing, and packaging an asset to bring to market to extract the highest possible value for the seller.

### Leasing

In our ongoing quest to provide value to our clients, we do landlord representation as part of the total asset life cycle.

### Advisory

For us, the broker-client relationship is an ongoing process of analysis, discourse, and research to determine the right course of action to serve the investment needs of the client.

### Valuation

Using the latest market data, statistical tools, and our years of experience, we value every asset to extract maximum equity from the market.

### Marketing

Our marketing expertise is second to none. As affiliates of the World's Largest Real Estate Brand, our network of affiliate brokers is unmatched.

### Negotiation

We put the clients needs first at the negotiation table, period.



**Zach Lemke**  
Commercial Associate

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Zach Lemke specializes in retail sales and leasing, with a focus on restaurant and bar properties. He holds a bachelors degree in Chemistry from the United States Military Academy at West Point, and previously served 6 years as an Infantry Officer in the United States Army.