

1714 Blanding Blvd

Middleburg, FL 32068

FOR SALE

\$2,700,000

±3,888 SF
Available



PROPERTY HIGHLIGHTS

1714 BLANDING BLVD
MIDDLEBURG, FL 32086

Former bank branch located in a high growth area with abundant new development. Close to the under construction First Coast Expressway, which will link the area to I-10 and I-95. The property has great visibility and is located next to Lowe's, Chick-fila, Aldi and Care Spot. The property benefits from a signalized intersection.

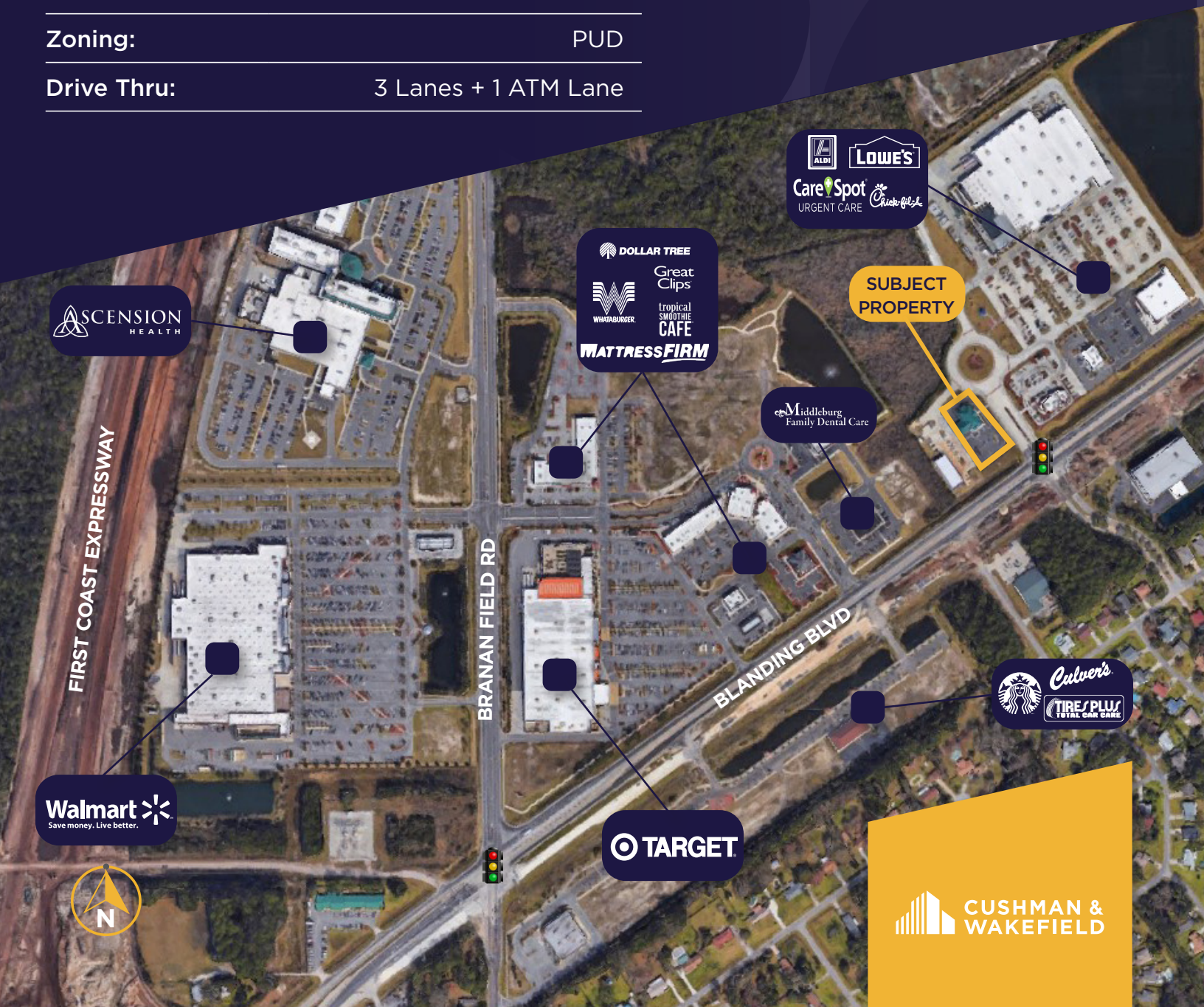


AVERAGE DAILY TRAFFIC
48,000 BLANDING BLVD

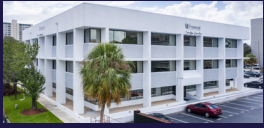
Building Size:	3,888 SF
Canopy:	1,505 SF
Year Built:	2015
Parking:	33 Spaces / 2 Handicap
Site Area:	1.15 acres
Zoning:	PUD
Drive Thru:	3 Lanes + 1 ATM Lane

DEMOGRAPHICS

2024	1-Mile	3-Mile	5-Mile
Population	4,941	32,025	92,424
Total Households	1,816	11,411	32,483
Avg. Household Income	\$87,866	\$105,213	\$109,556
Median Age	34.6	38	38.5
% Bachelors degree or higher	18.2%	27.3%	29.6



**701 RIVERSIDE
PARK PLACE**



**±32,445 SF
\$6,500,000**

2017 3RD ST N



**±0.28 Acres
\$700,000**

**6801 BLANDING
BLVD**



**±7,535 SF + .72 Acres
\$3,100,000**

**1714 BLANDING
BLVD**



**±3,888 SF
\$2,700,000**

3970 A1A S



**±3,970 SF
\$2,200,000**

**ADDITIONAL PROPERTIES
FOR SALE**

1714 BLANDING BLVD
MIDDLEBURG, FL 32086



**For more information,
please contact:**

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