

# LEASE

1539 BLANDING BOULEVARD

Middleburg, FL 32068



## PROPERTY DESCRIPTION

Retail/office unit that offers up to 2,882 SF in a versatile commercial property located in a high-traffic retail corridor near the intersection of Blanding Blvd and Henley Rd. The site offers excellent visibility and easy access, attracting steady customer flow. It features flexible spaces suitable for retail, office, or service-oriented businesses. The property includes modern amenities and a drive-thru setup, ideal for food and beverage ventures. Surrounded by popular shopping centers, dining establishments, and essential services, it presents an excellent opportunity for businesses seeking growth in a thriving community.

## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	1,352 - 2,882 SF
Zoning:	BA-2

## PROPERTY HIGHLIGHTS

- Retail/Office Space to Lease from 1,352± – 2,882± SF
- Access through Speedway to Traffic Light at Blanding Blvd/Henley Rd
- Major Anchors include St. Vincent's Hospital, Lowe's, Home Depot, and Aldi
- 41,000± AADT on Blanding Blvd

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	234	590	1,830
Total Population	693	1,741	5,356
Average HH Income	\$83,632	\$87,909	\$90,267

**Eric Maimo**  
(904) 537-6443

**Bob Buckmaster, CCIM**  
(904) 827-1717



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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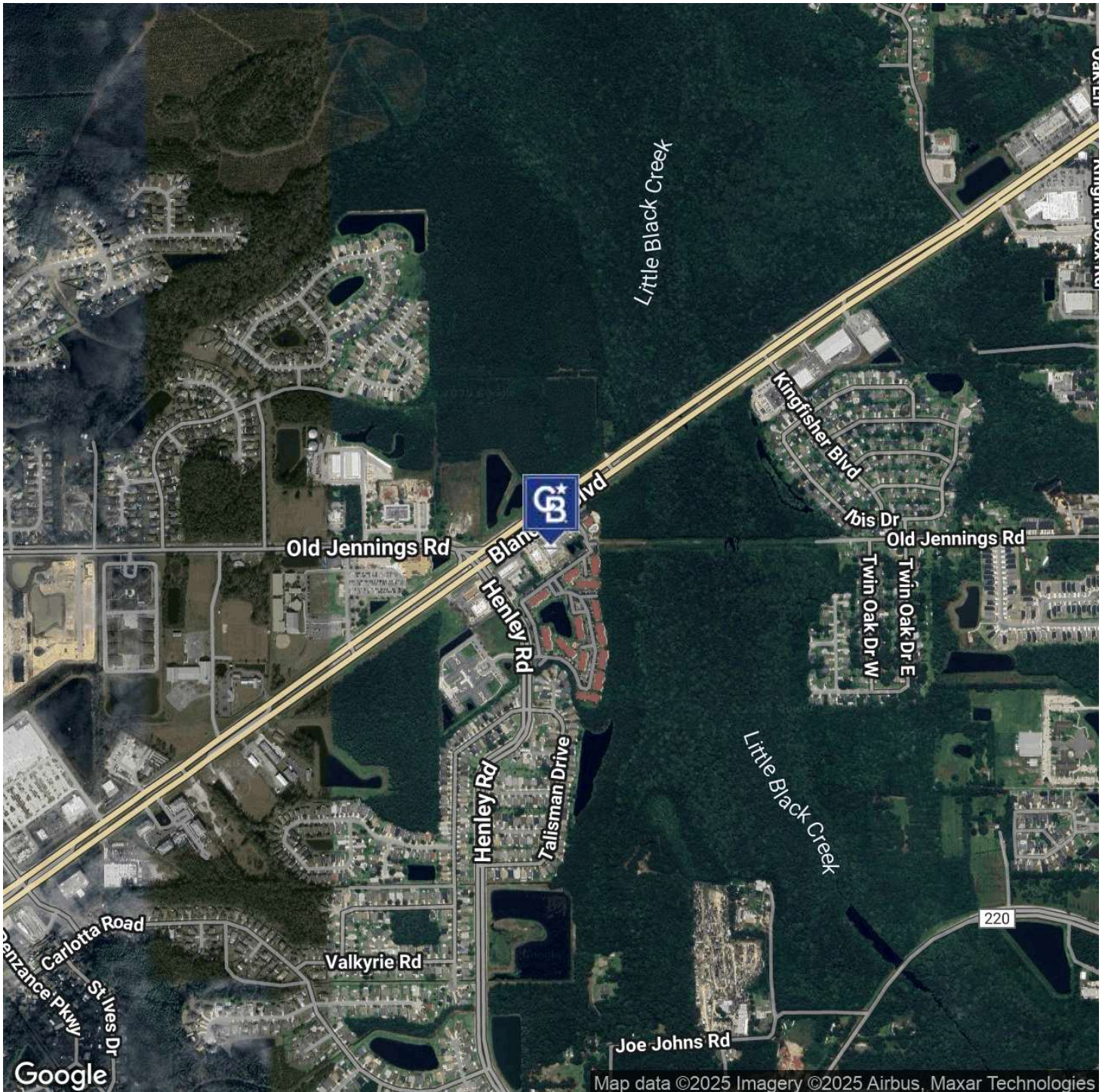
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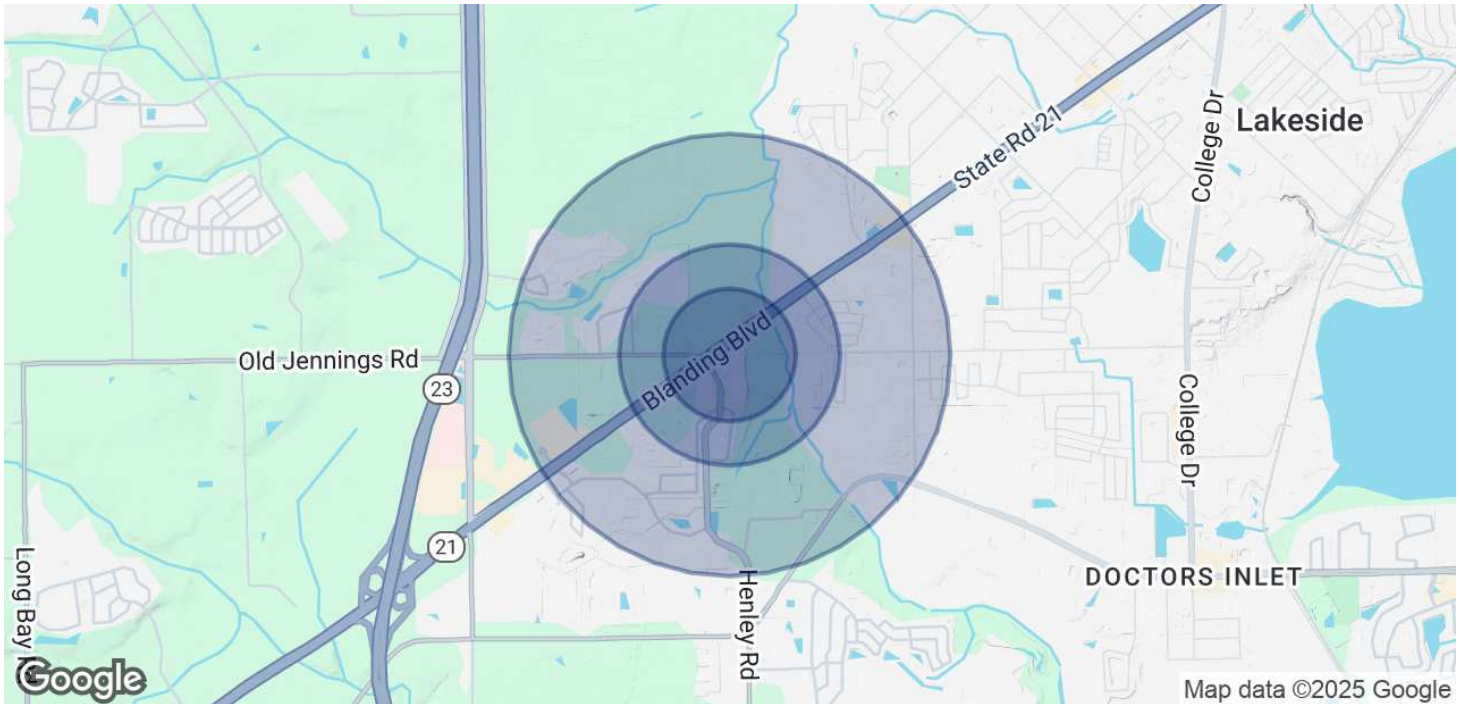
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	693	1,741	5,356
Average Age	35	36	36
Average Age (Male)	33	34	35
Average Age (Female)	37	37	38

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	234	590	1,830
# of Persons per HH	3	3	2.9
Average HH Income	\$83,632	\$87,909	\$90,267
Average House Value	\$273,509	\$275,854	\$274,631

Demographics data derived from AlphaMap

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