

Middleburg 2.53± Acres at CR-220 & Henley Rd



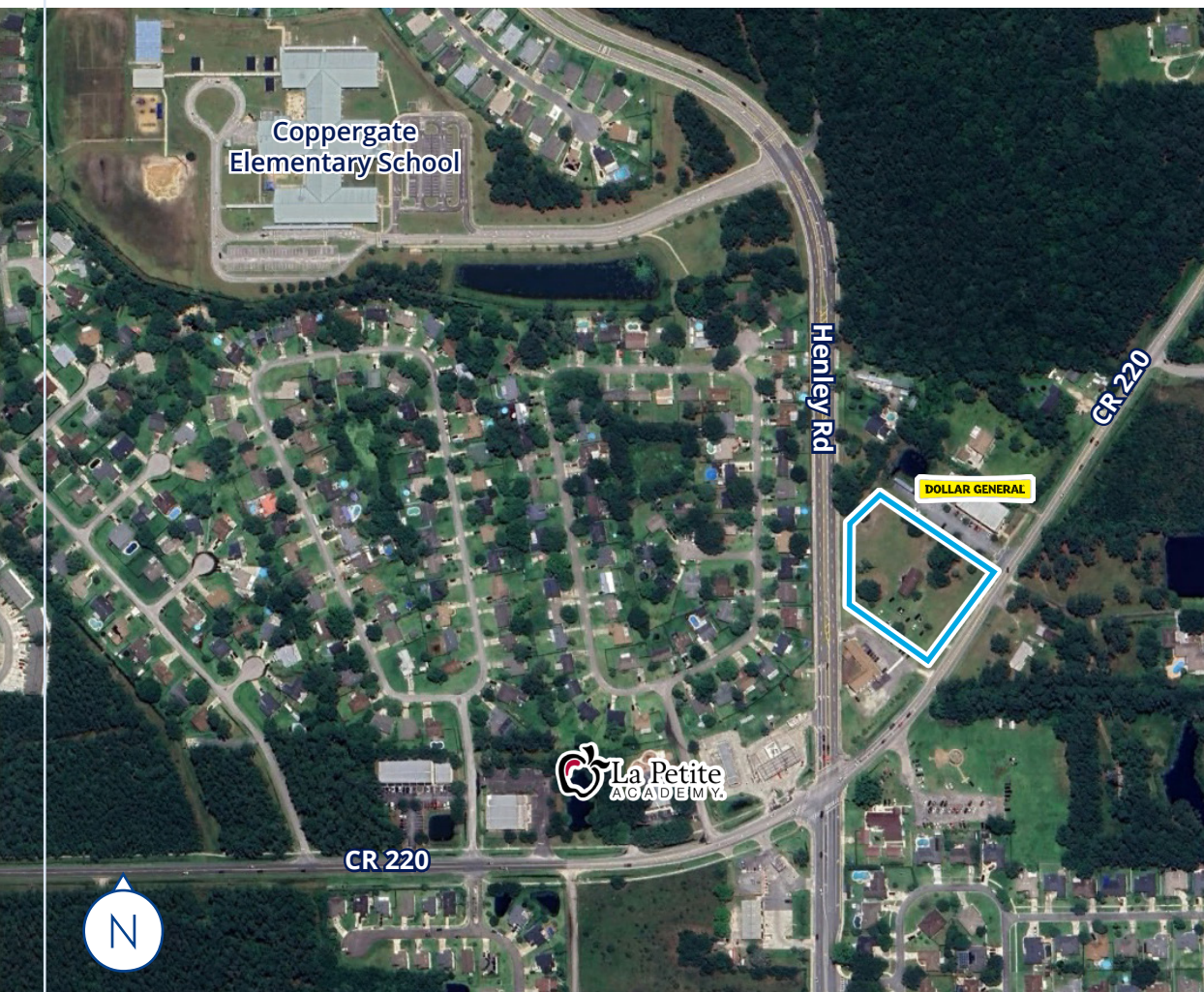
3108 CR-220
Middleburg, FL 32068

Property Highlights:

- 2.53± AC for sale with frontage on Henley Rd (219') and CR-220 (304')
- Zoned BFPUD with a land use of BF CC
- Close proximity to Fleming Island and Branan Field retail
- Growing trade area with average income of \$103,197 within three miles
- Middleburg, Asbury Lake and Green Cove Springs experiencing residential boom with construction of First Coast Expressway
- Traffic count in front of parcel: 23,500 AADT

Sale Price: \$2,300,000

[View Online](#)



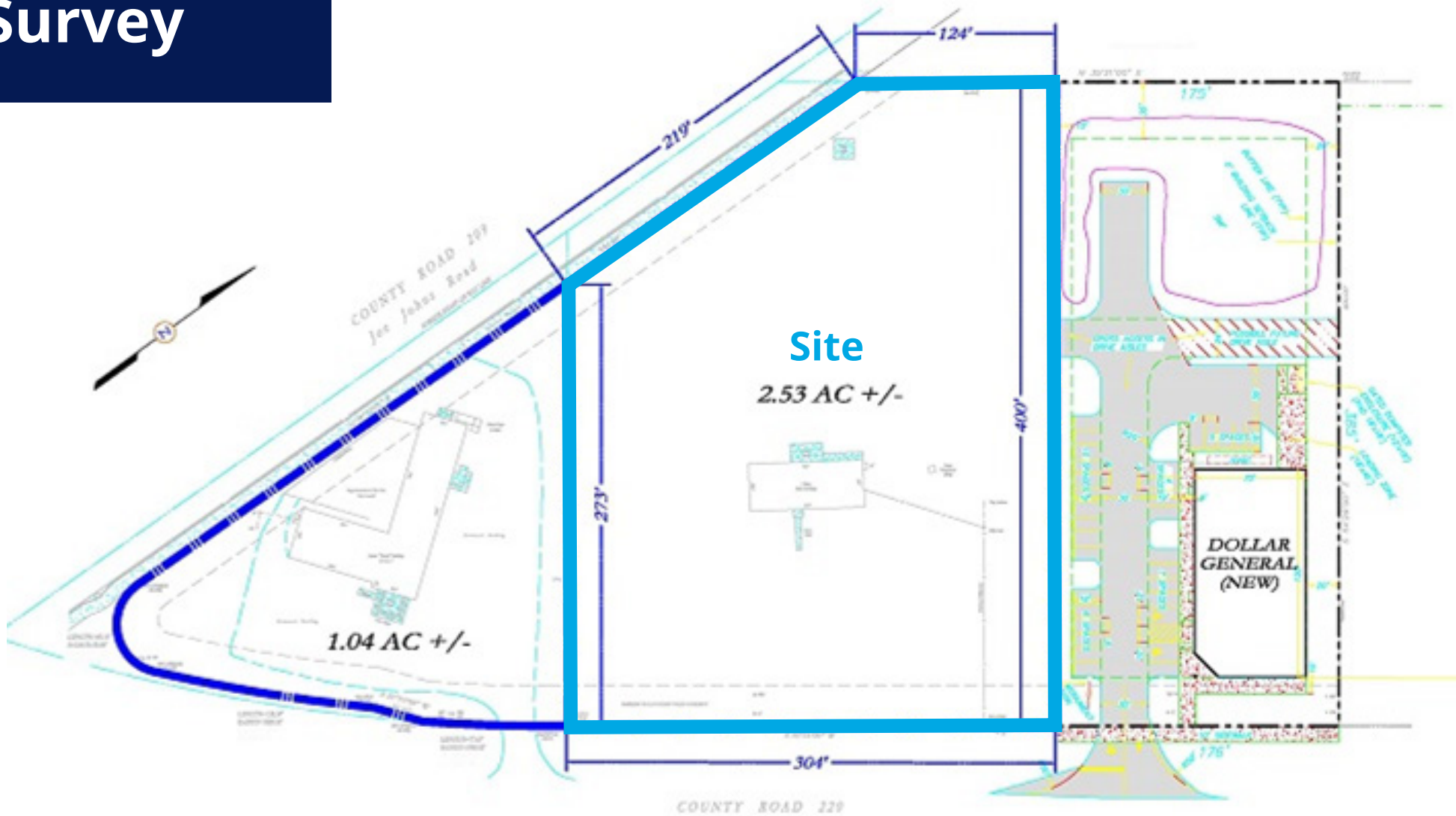
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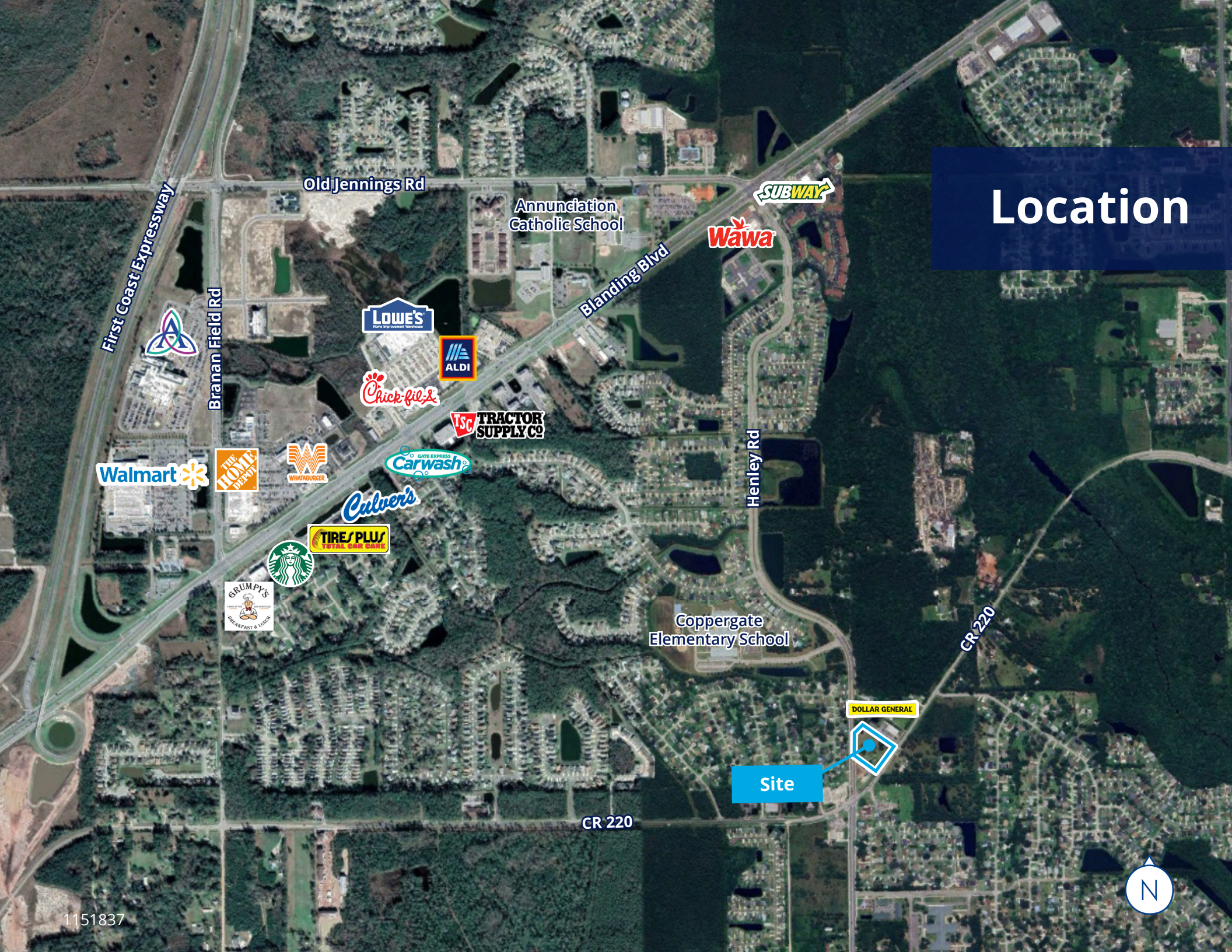
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Survey



Location



First Coast Expressway

Old Jennings Rd

Annunciation Catholic School

SUBWAY

Wawa

Blanding Blvd

LOWE'S

ALDI

Chick-fil-A

TRACTOR SUPPLY CO

Branan Field Rd

Walmart

THE HOME DEPOT

WHATABURGER

GATE EXPRESS Carwash

Culver's

TIRE PLUS TOTAL TIRE CARE

Starbucks

GRUMPY'S BREAKFAST & LUNCH

Henley Rd

Coppergate Elementary School

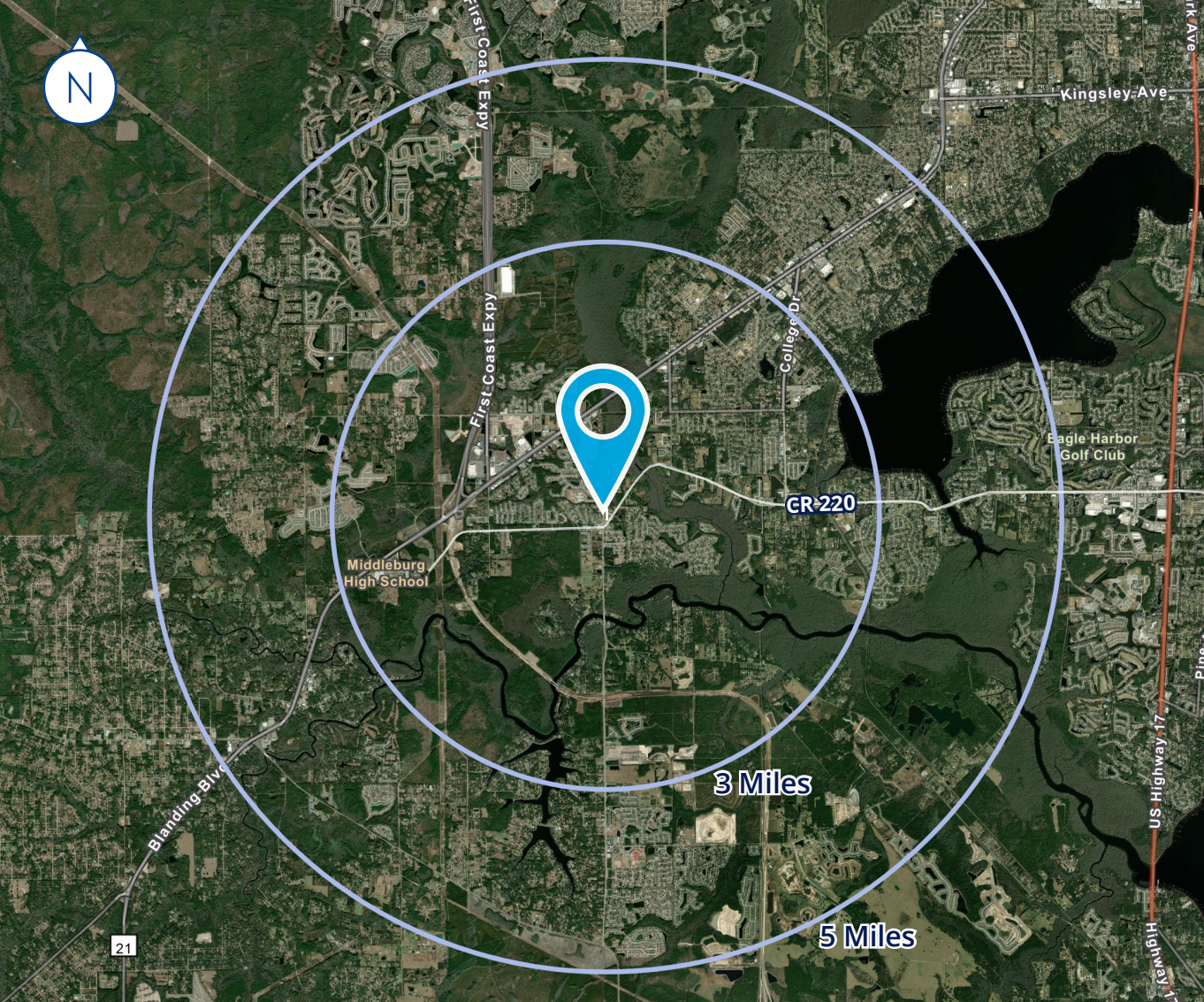
CR 220

DOLLAR GENERAL

Site

CR 220





Demographics

Source: ESRI Business Analyst, 2024



Population

1 Mile		6,099
3 Miles		32,622
5 Miles		86,670



Households

1 Mile		2,231
3 Miles		11,956
5 Miles		30,586



Average HH Income

1 Mile		\$98,174
3 Miles		\$103,197
5 Miles		\$112,783



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