BLANDING BOULEVARD

Middleburg, FL

Commercial Land Available

Nathan S. Jones, IV | 855.530.2300 (ext. 701) | nathan@domcre.com

DOMINION COMMERCIAL
ATLANTIC•CRE

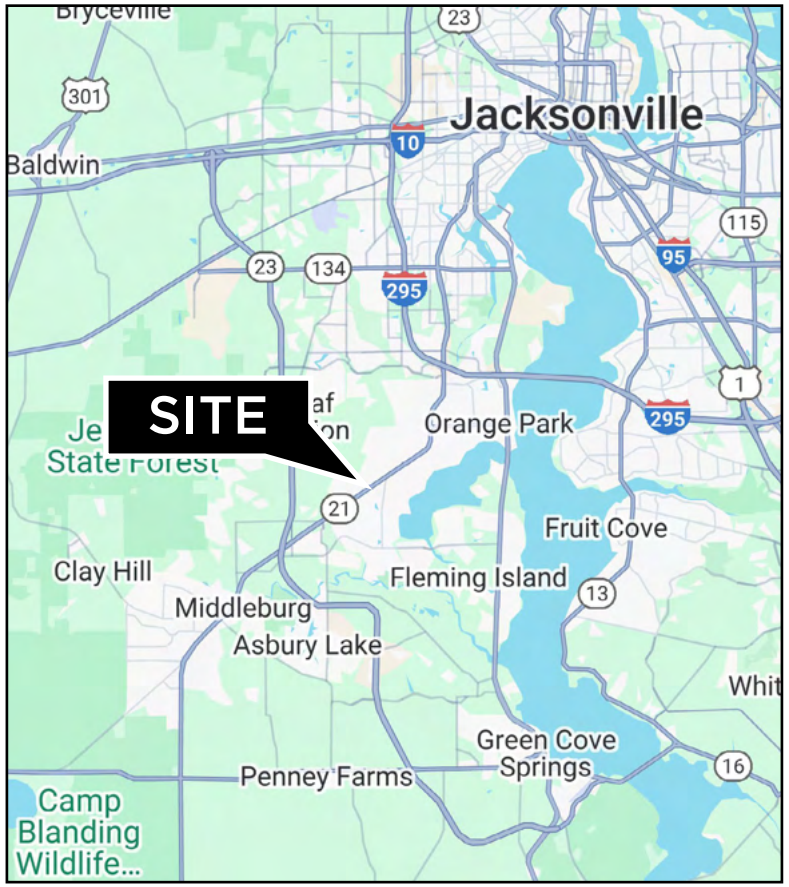
DOMCRE.COM

Dominion Commercial. Information herein is deemed reliable but not warranted. Buyers, Tenants or any Interested Parties must independently verify any and all information regarding the subject property(s).

BLANDING BLVD | MIDDLEBURG, FL

FOR**SALE**

	1 MI	3 MI	5 MI
Population	5,335	30,795	92,853
Households	1,840	10,850	31,783
Avg HH Income	$90,265	$102,035	$104,748



HIGHLIGHTS

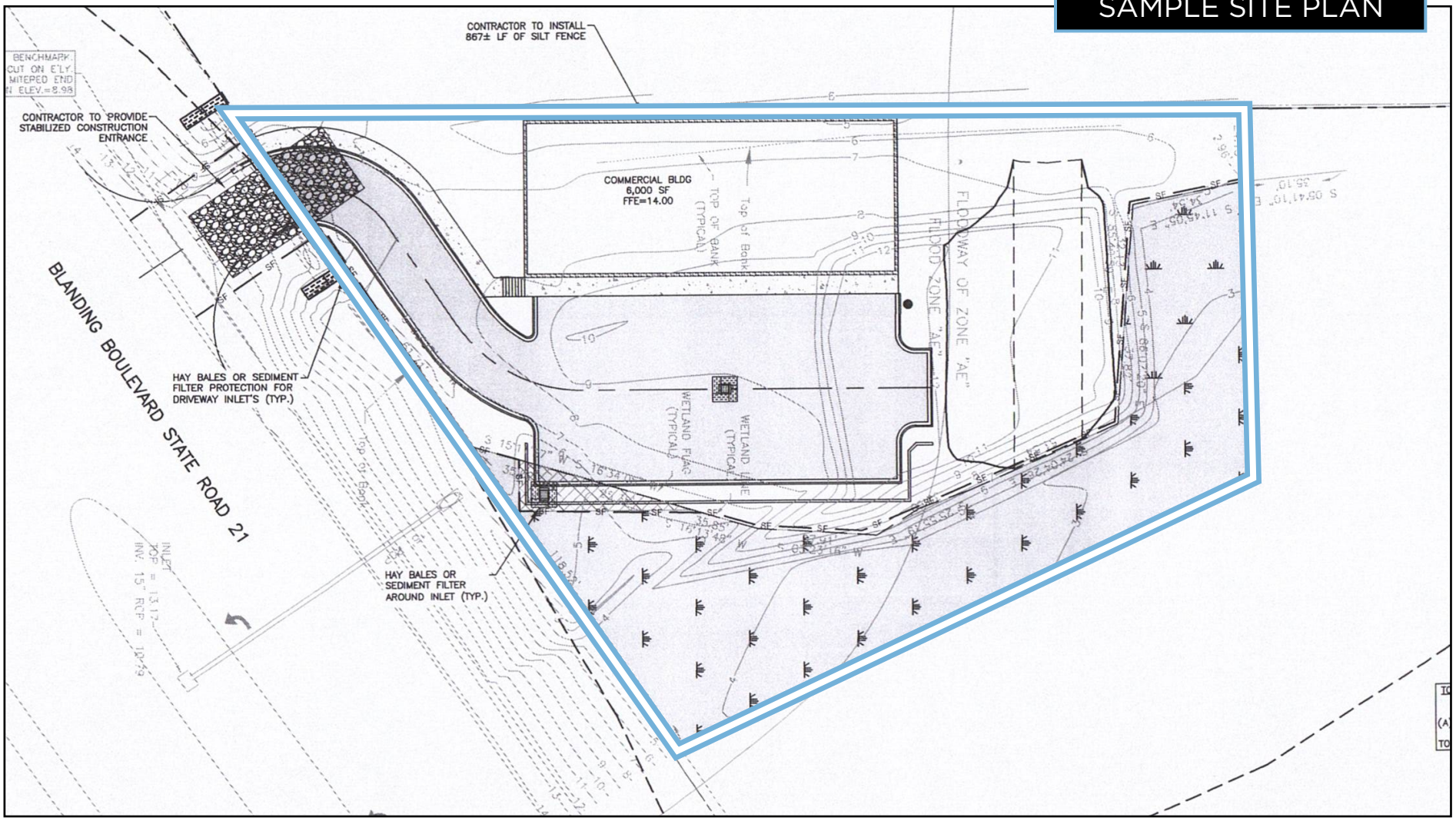
- 1.0+/- acre parcel
- High growth corridor
- Numerous national tenants
- Strong daily traffic 48,000 VPD
- Located within the Branan Field Master Plan
- Zoned BF AC (Branan Field Activity Center)
- Median cut allows full access from both directions
- Near the new First Coast Expressway (State Route 23)
- Public utilities available at Old Jennings Road (needs to be extended)
- Wetlands info/permit and various engineering documents available.
- **Contact broker for pricing**

Nathan S. Jones, IV | 855.530.2300 (ext. 701) | nathan@domcre.com

DOMCRE.COM

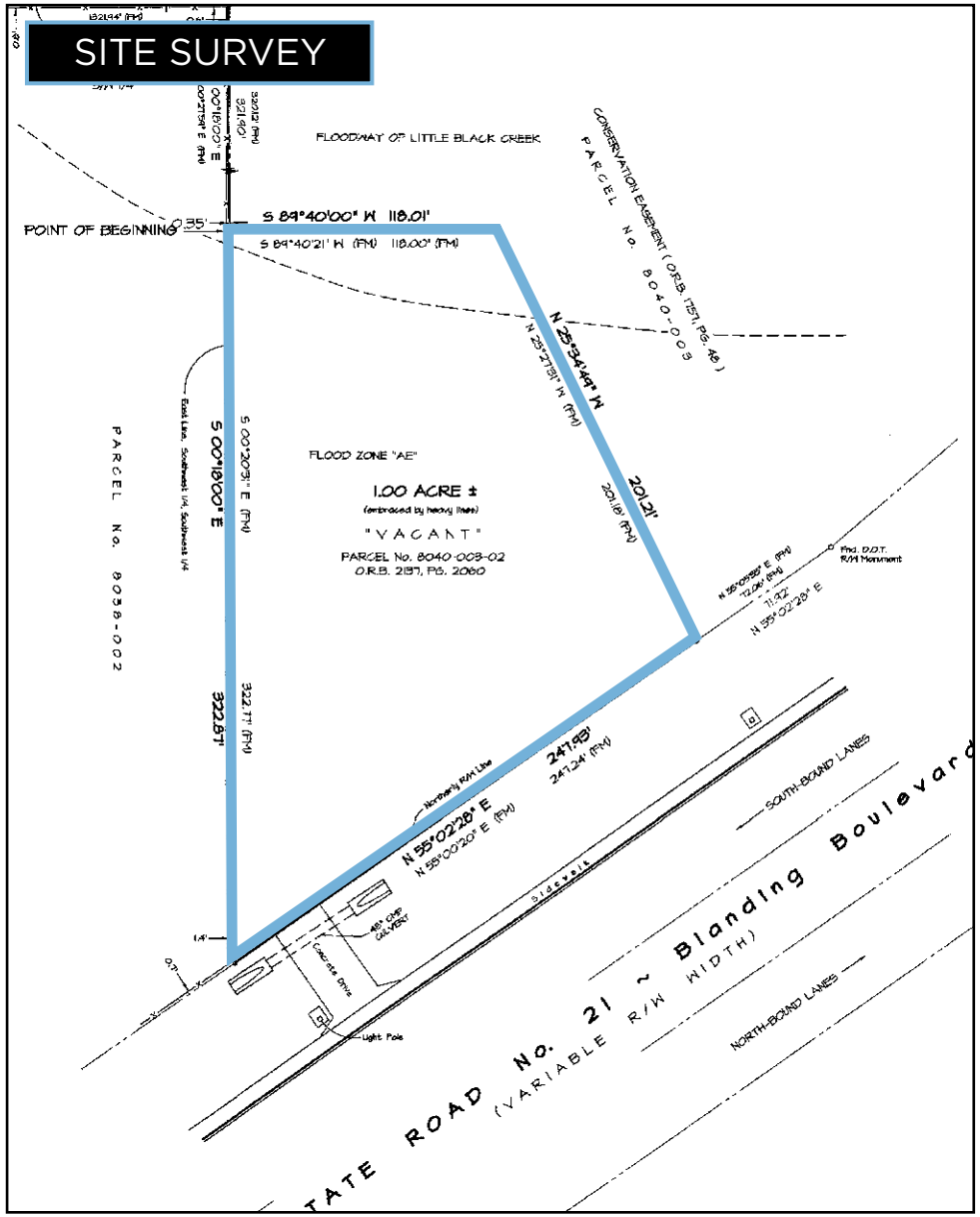
DOMINION COMMERCIAL ATLANTIC·CRE

SAMPLE SITE PLAN



BLANDING BLVD | MIDDLEBURG, FL

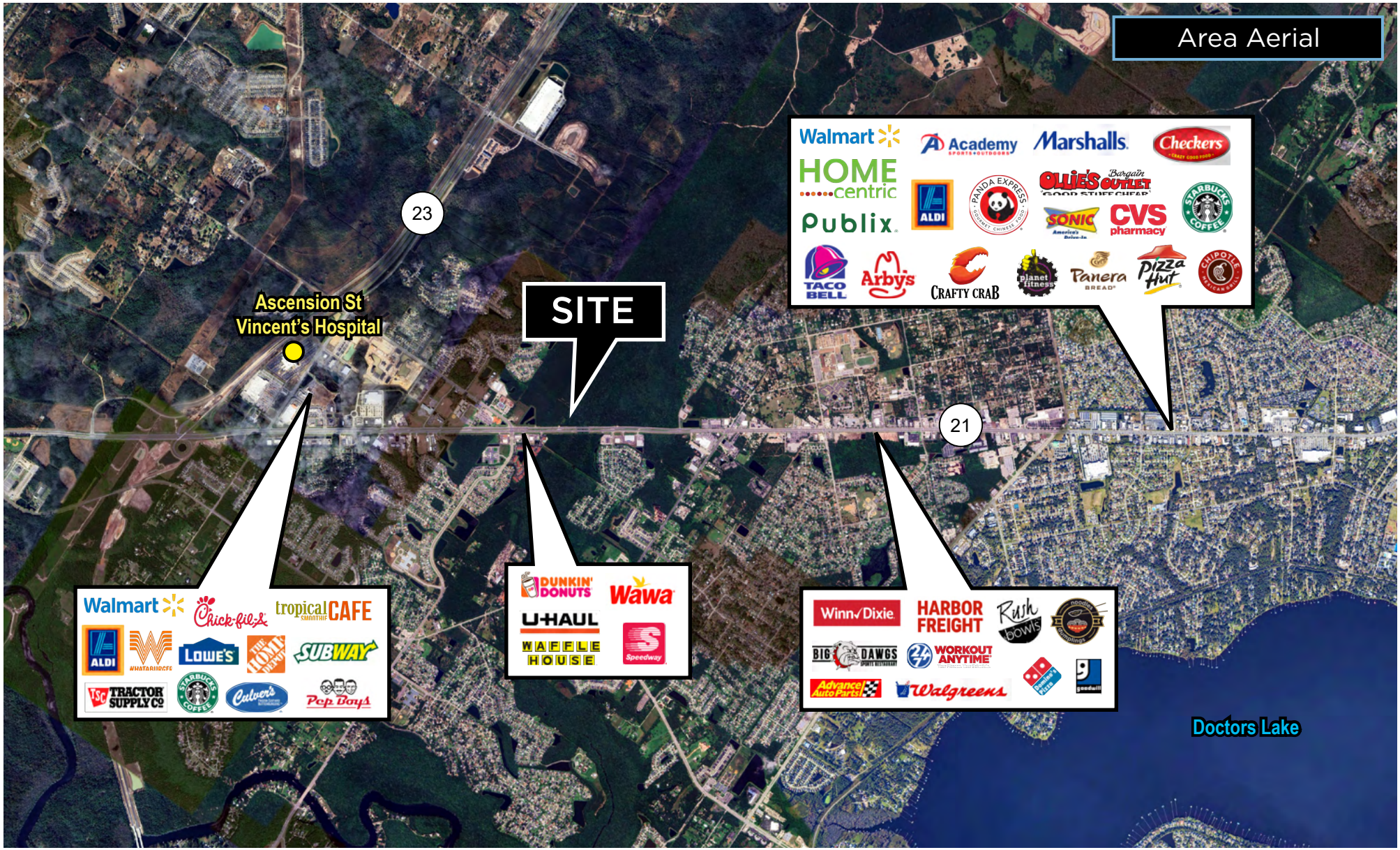
FOR**SALE**



Nathan S. Jones, IV | 855.530.2300 (ext. 701) | nathan@domcre.com

DOMCRE.COM

DOMINION COMMERCIAL
ATLANTIC·CRE


Area Aerial
23
21
Ascension St Vincent's Hospital
SITE
Doctors Lake
Walmart
Academy
Marshalls
Checkers
HOME centric
Publix
ALDI
PANDA EXPRESS
OLLIE'S OUTLET
SONIC
CVS pharmacy
STARBUCKS COFFEE
TACO BELL
Arby's
CRAFTY CRAB
planet fitness
Panera BREAD
Pizza Hut
CHIPOTLE
Walmart
Chick-fil-A
tropical SMOOTHIE CAFE
ALDI
WHATABURGER
LOWE'S
THE HOME DEPOT
SUBWAY
TSC TRACTOR SUPPLY CO
STARBUCKS COFFEE
Culver's
Pep Boys
DUNKIN' DONUTS
Wawa
U-HAUL
WAFFLE HOUSE
Speedway
Winn-Dixie
HARBOR FREIGHT
Rush bowls
BIG DAWGS
24/7 WORKOUT ANYTIME
Advance Auto Parts
Walgreens
Domino's PIZZA
goodwill