

# SALE / LEASE

**BLANDING BLVD**

Middleburg, FL 32068



## PROPERTY DESCRIPTION

Almost 30 acres of Commercial BB-zoned land, situated on the north end of Clay County Regional Park. With +/-19.21 acres of uplands and BB zoning, this property is perfect for a small bay warehouse development, offering an ideal location with ample space and zoning flexibility.

## PROPERTY HIGHLIGHTS

- 1,280' of Frontage on Blanding Blvd!
- Seller Financing Available!
- Highly Desired BB Zoning!
- Available Now!

## OFFERING SUMMARY

Sale Price:	\$599,999
Lease Rate:	\$500.00 Acre/month (NNN)
Available SF:	19.21 Acres
Lot Size:	29.28 Acres
Zoning:	BB
APN:	35-05-24-006700-119-00, 35-05-24-006700-119-01, 35-05-24-006700-119-02, 35-05-24-006700-174-01

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	758	17,003	64,572
Total Population	1,961	42,910	177,212
Average HH Income	\$71,003	\$73,910	\$84,113

**Eric Maimo**

904 537 6443

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**Adam Lanteigne**

602 702 4288

adam@soldin904.com



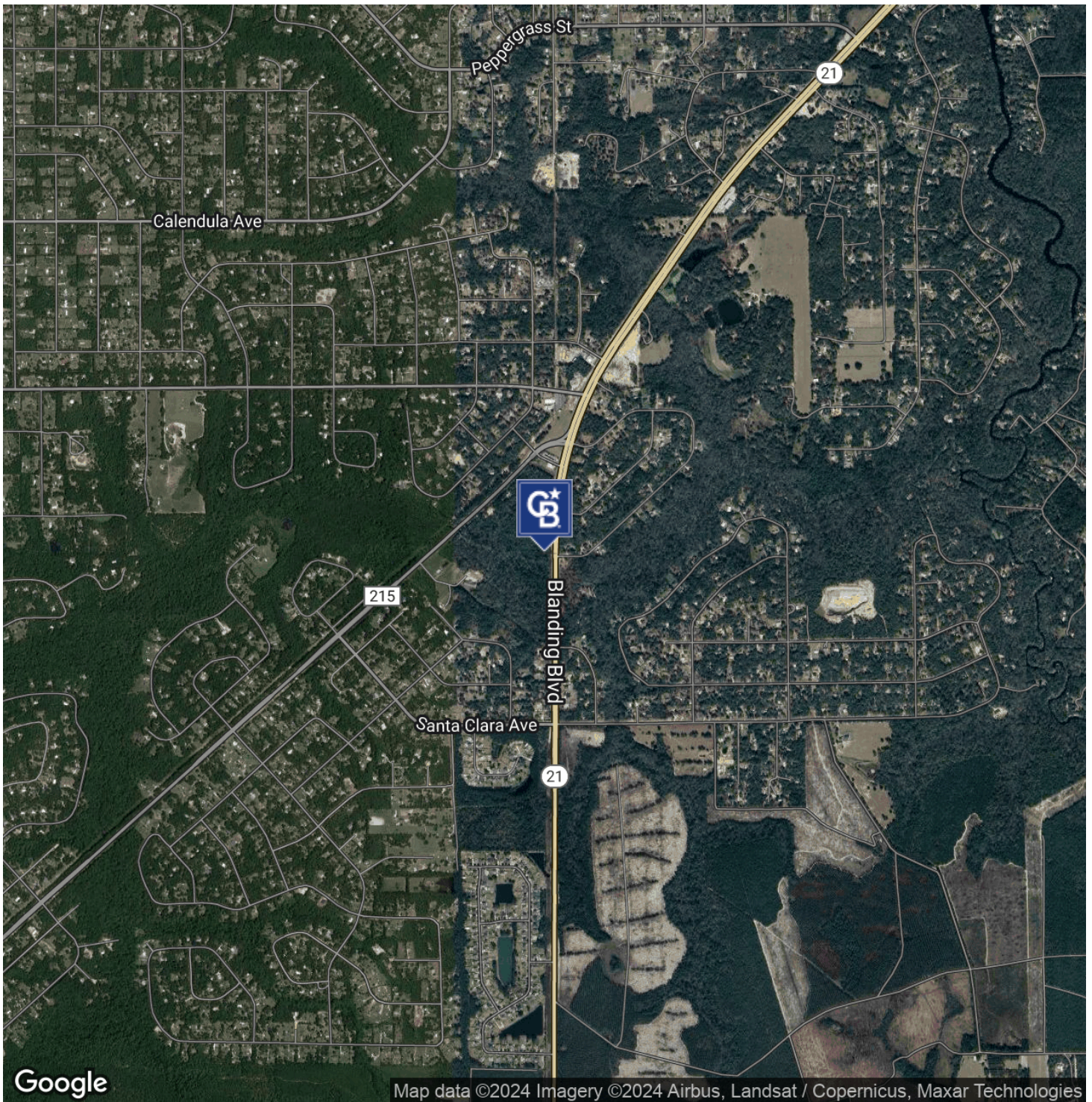
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COMMERCIAL**  
PREMIER PROPERTIES



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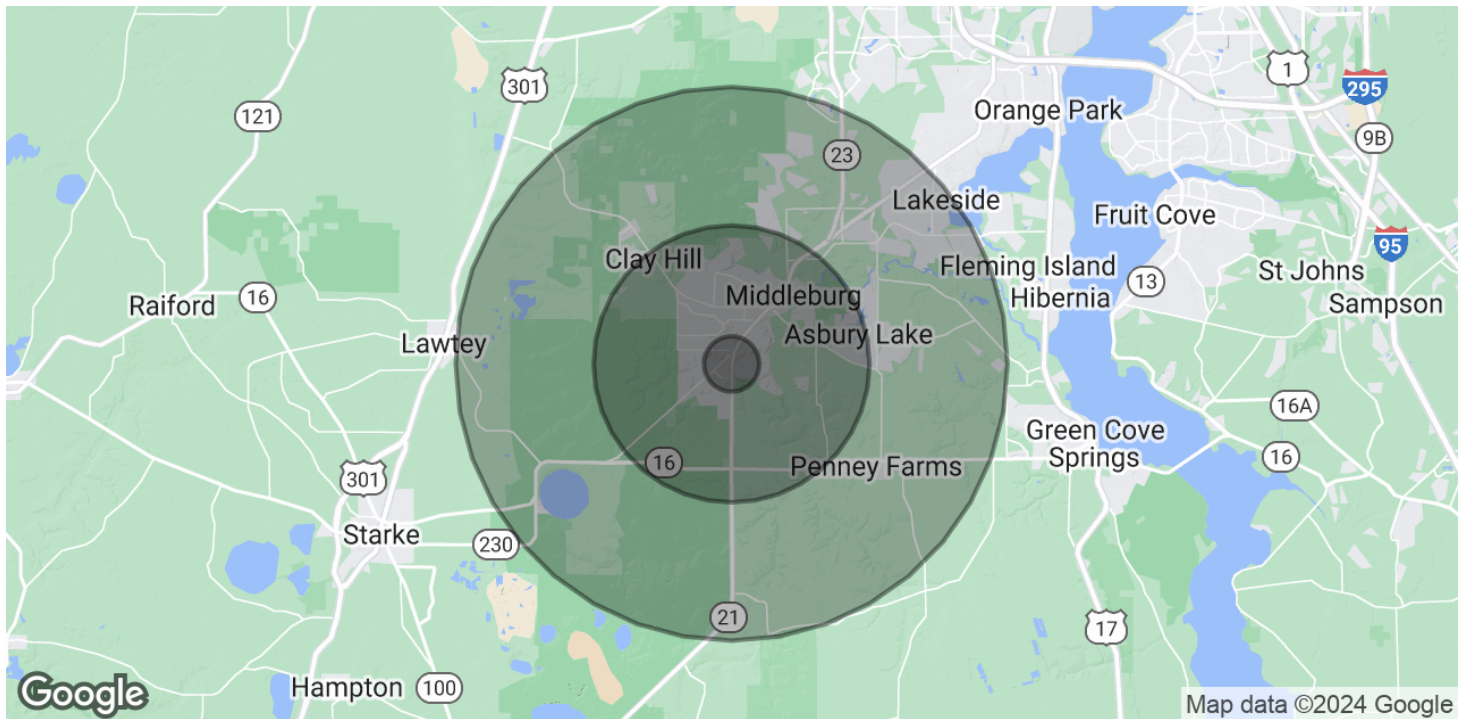
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,961	42,910	177,212
Average Age	34.6	41	39.2
Average Age (Male)	32.9	40.9	37.6
Average Age (Female)	41.4	41.7	40.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	758	17,003	64,572
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$71,003	\$73,910	\$84,113
Average House Value	\$181,277	\$176,470	\$202,261

2020 American Community Survey (ACS)

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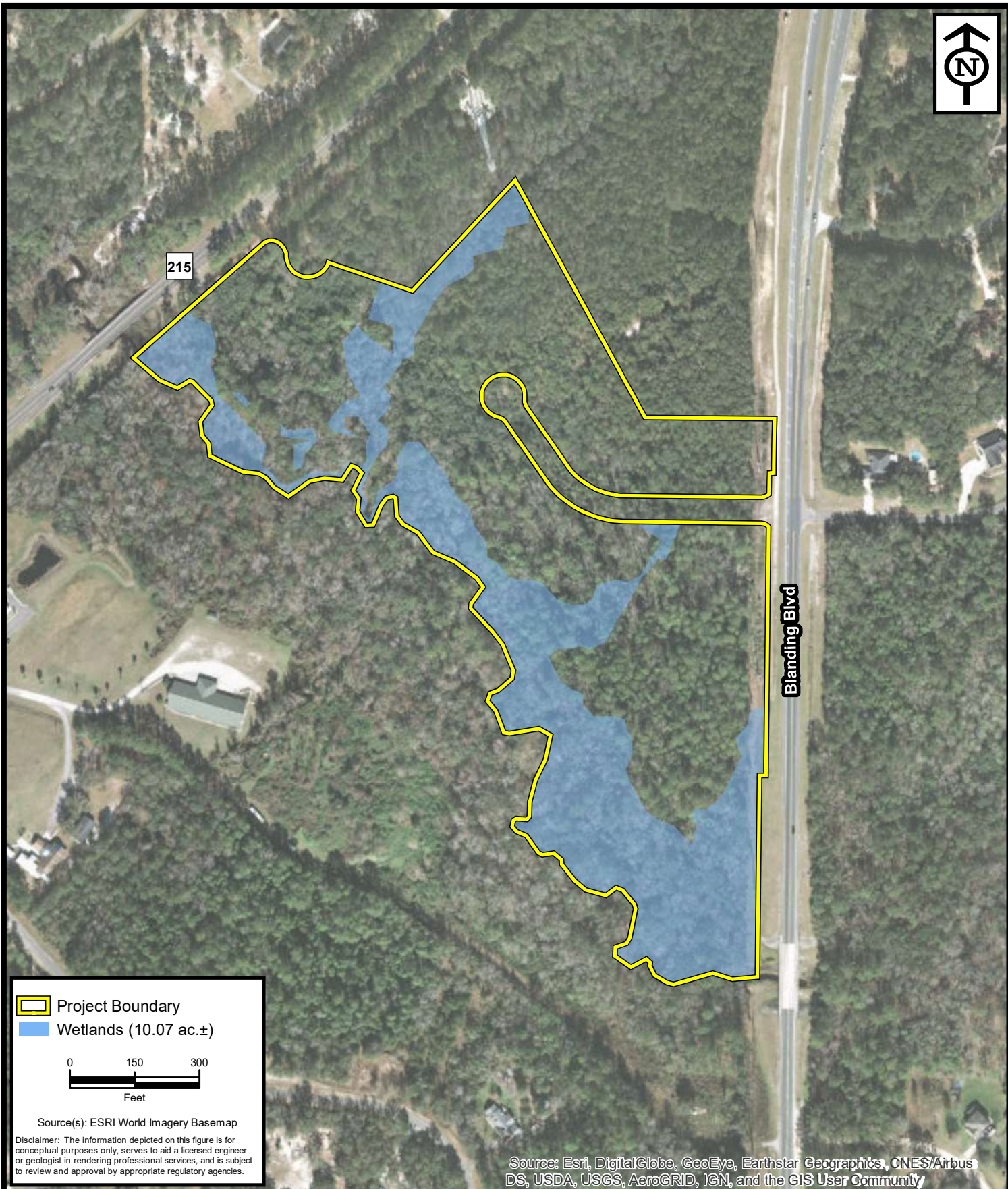
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Wetlands

**Brown - Black Creek JD**

Clay County, Florida

Project:	EJ18207.00
Date:	Aug 2018
Drawn By:	AA
Checked By:	JRN
Approved By:	BAA
Figure:	3