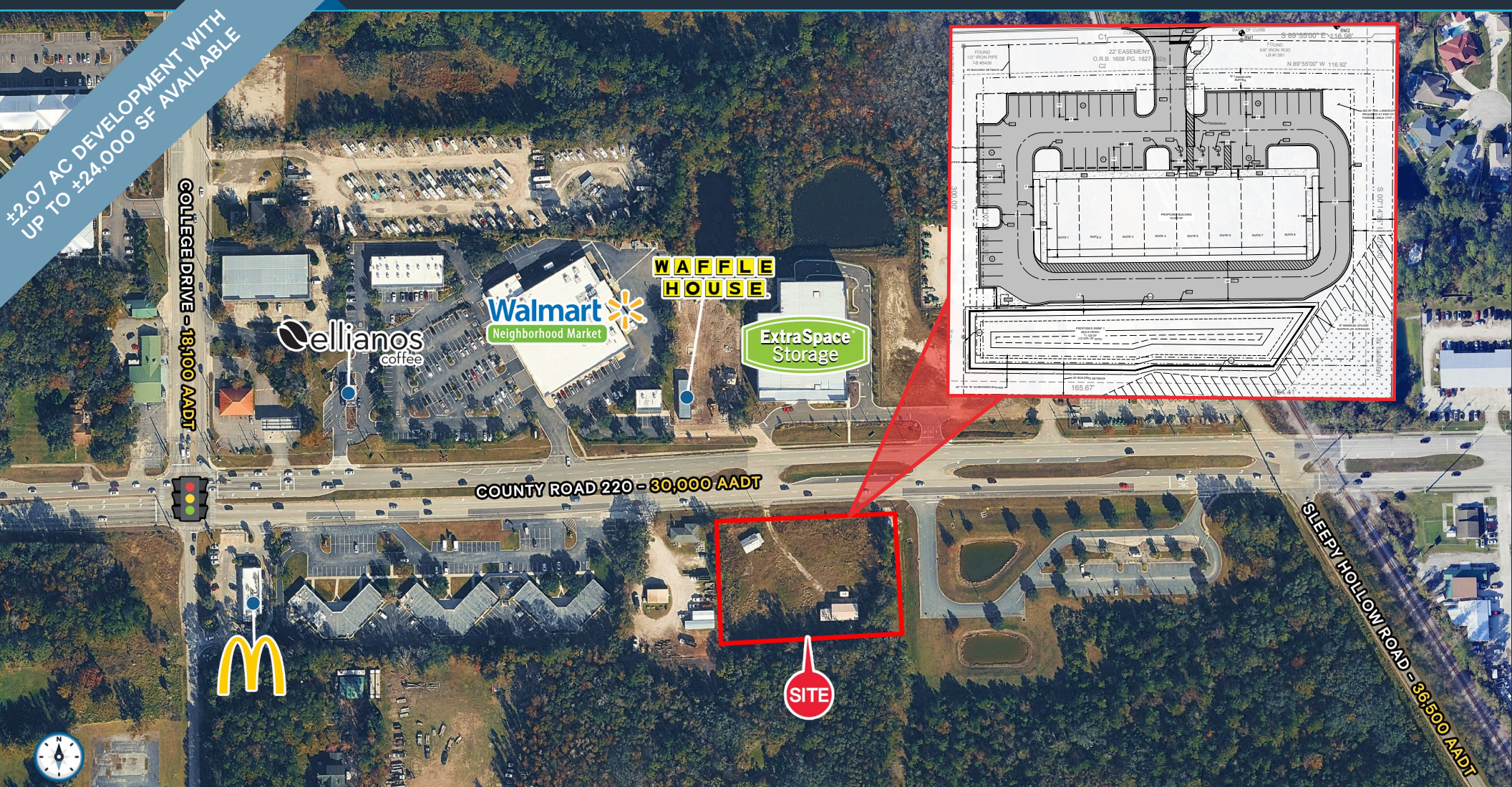


FOR LEASE | FOR SALE

COUNTY ROAD 220

2551 County Road 220, Middleburg, FL 32225

±2.07 AC DEVELOPMENT WITH
UP TO ±24,000 SF AVAILABLE



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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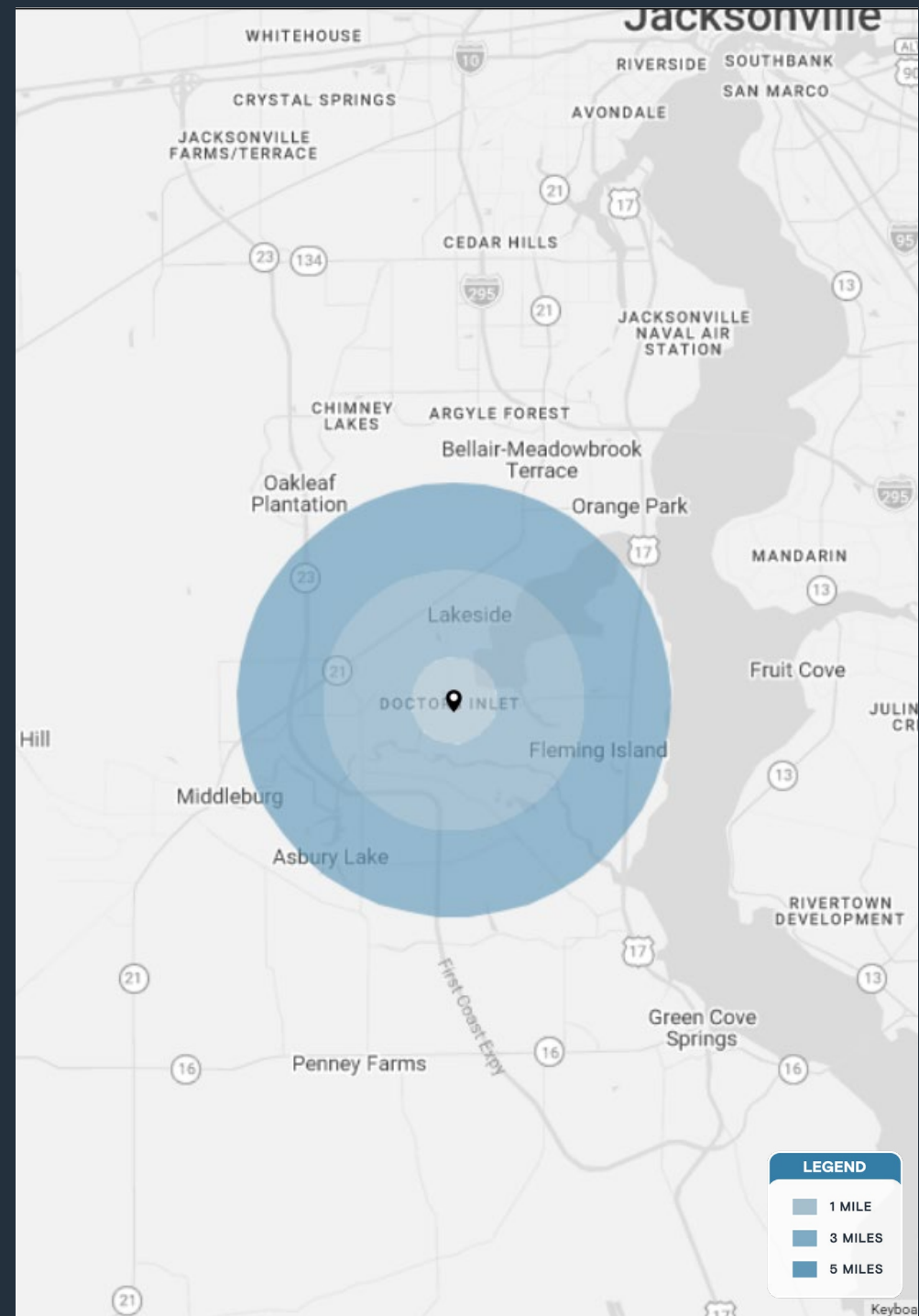
Property Overview

HIGHLIGHTS

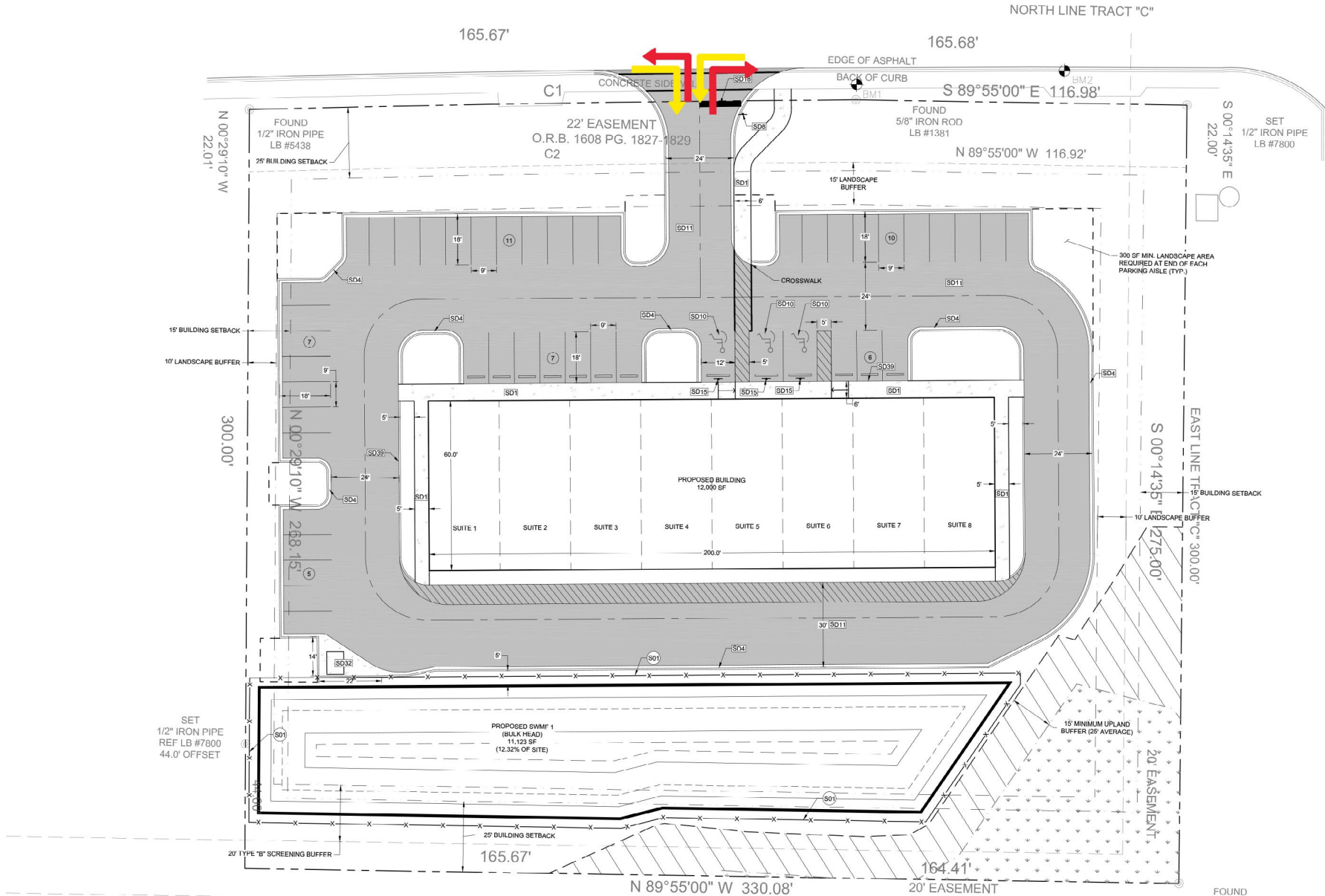
- ±2.07 acre development site with space up to ±24,000 SF available for build-to-suit, pad purchase, and ground lease opportunities
- 60' depth with options to demise
- Located within one of Clay County's fastest-growing residential corridors, serving more than 124,000 residents within a 10-mile trade area
- Affluent Middleburg trade area with \$104,000+ average household income
- Excellent visibility along the CR 220 corridor with 30,000+ vehicles per day
- Directly across from a high-performing Walmart Neighborhood Market generating daily-needs traffic and repeat visits

DEMOGRAPHICS

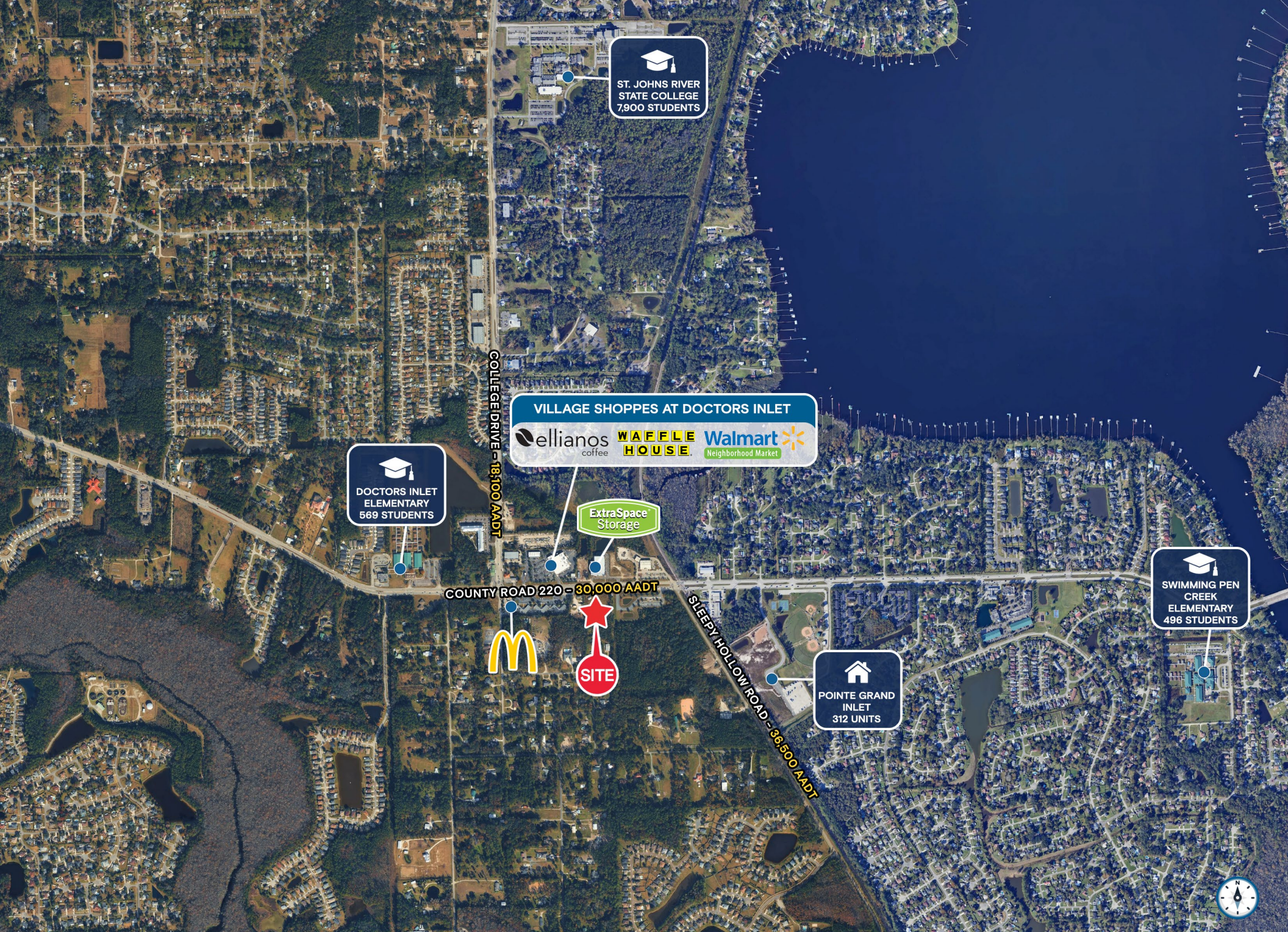
	1 MILE	3 MILES	5 MILES
POPULATION	7,242	43,629	105,247
HOUSEHOLDS	2,597	15,917	38,027
EMPLOYEES	5,911	35,829	86,618
AVERAGE HH INCOME	\$123,687	\$115,412	\$128,236
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	11,224	46,196	91,068
HOUSEHOLDS	4,041	16,886	33,222
EMPLOYEES	9,120	38,010	75,124
AVERAGE HH INCOME	\$120,510	\$116,161	\$125,857

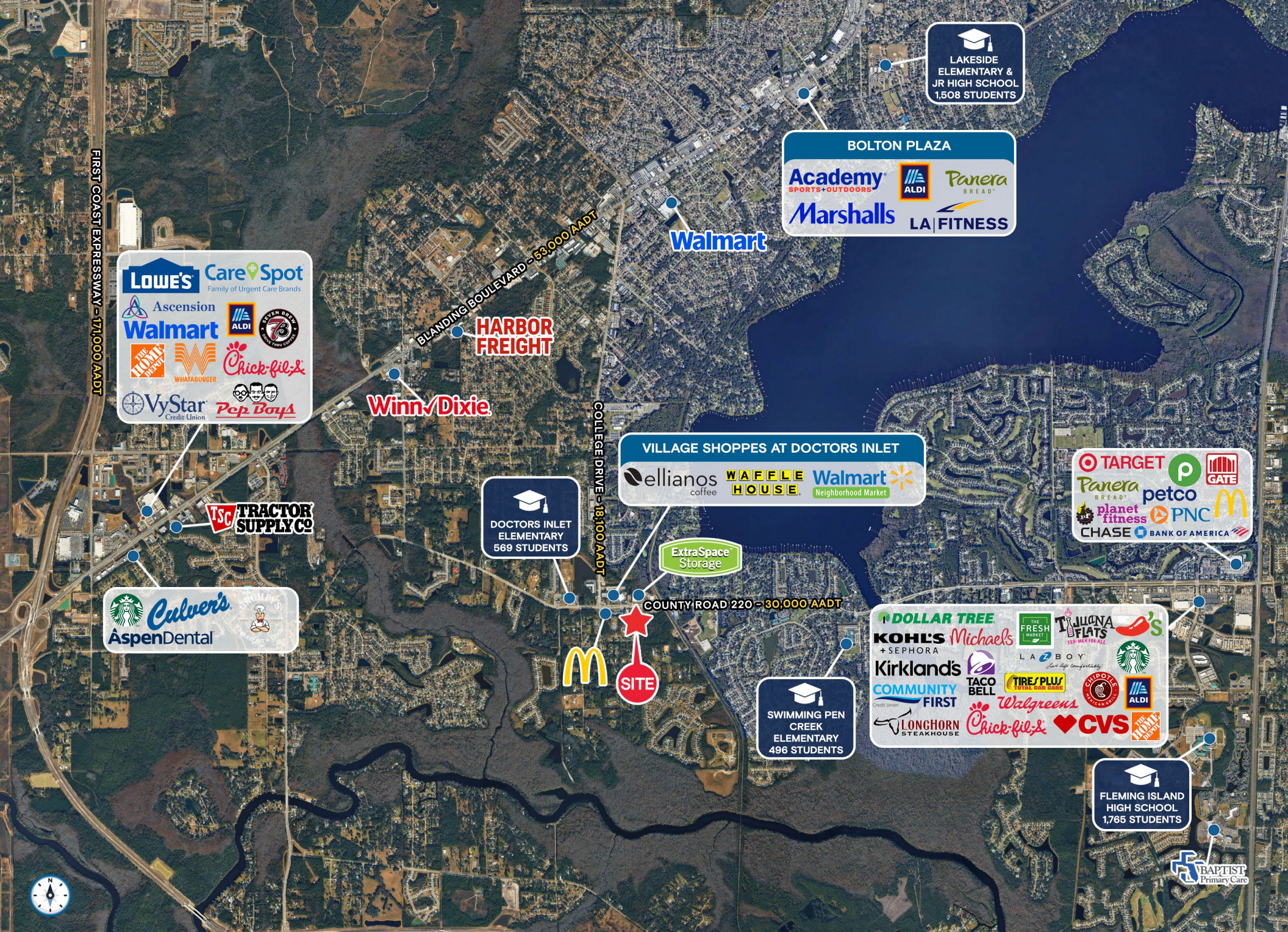


COUNTY ROAD 220 - 30,000 AADT



**Flexible Demise Options*





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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 08.22.26