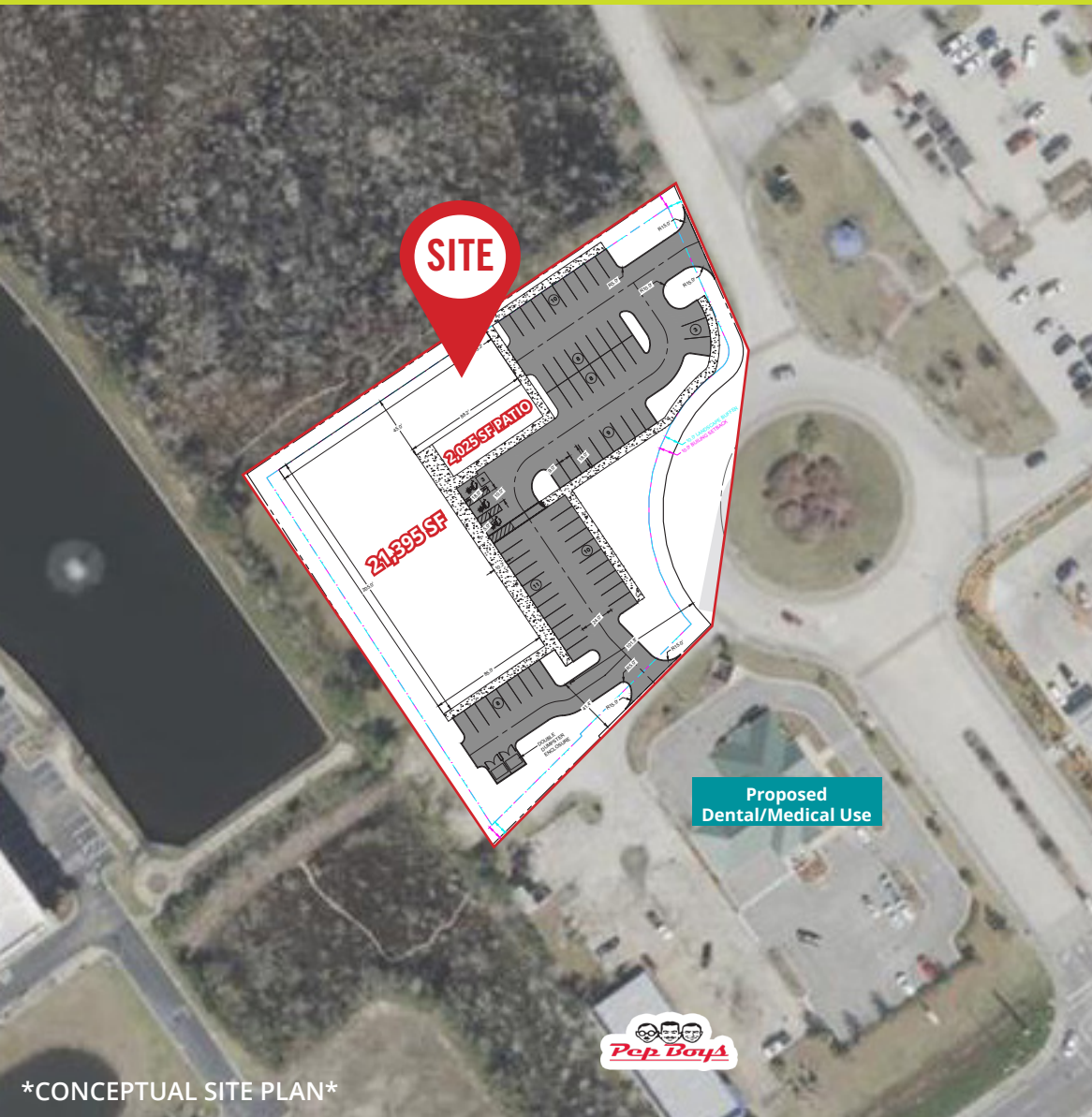


# PRIME MEDICAL OFFICE LOCATION FOR BTS OR GROUND LEASE

1716 Blanding Blvd Middleburg, FL 32068



## PROPERTY OVERVIEW

- » **1.89 AC Prime Medical Office Location for BTS or Ground Lease**
- » Up to 30,000 SF of Customizable Layout with Offsite Retention in Place
- » Near Expanding Ascension St. Vincent's Hospital Hub
- » Within 1-3 miles of major hospitals or healthcare hubs for collaborative care network
- » Utilities stubbed with capacity to subject property
- » 0.86 miles from First Coast Expressway, a multi-lane toll road that will cross parts of Duval, Clay and St. Johns county, projected to be completed by 2030
- » **Nearby:**



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,635	31,143	86,858
Projected Population (2030)	4,829	33,022	93,008
Households	1,724	11,270	31,039
Daytime Pop.	2,120	13,933	41,295
Ave. HH Income	\$93,001	\$105,891	\$114,262



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\*CONCEPTUAL SITE PLAN\*

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CONCEPTUAL LAYOUT / SITE PLAN

Strategically positioned within a thriving healthcare corridor, this build-to-suit opportunity offers seamless integration into an established collaborative care network. Surrounded by major hospitals, complementary providers, outpatient specialists, and pharmacies, the site enables immediate access to a shared patient base and fosters cross-referral potential.

With customizable layouts, robust infrastructure, and long-term ground lease options, this location is ideal for practices seeking operational efficiency and long-term growth.

\*CONCEPTUAL SITE PLAN\*



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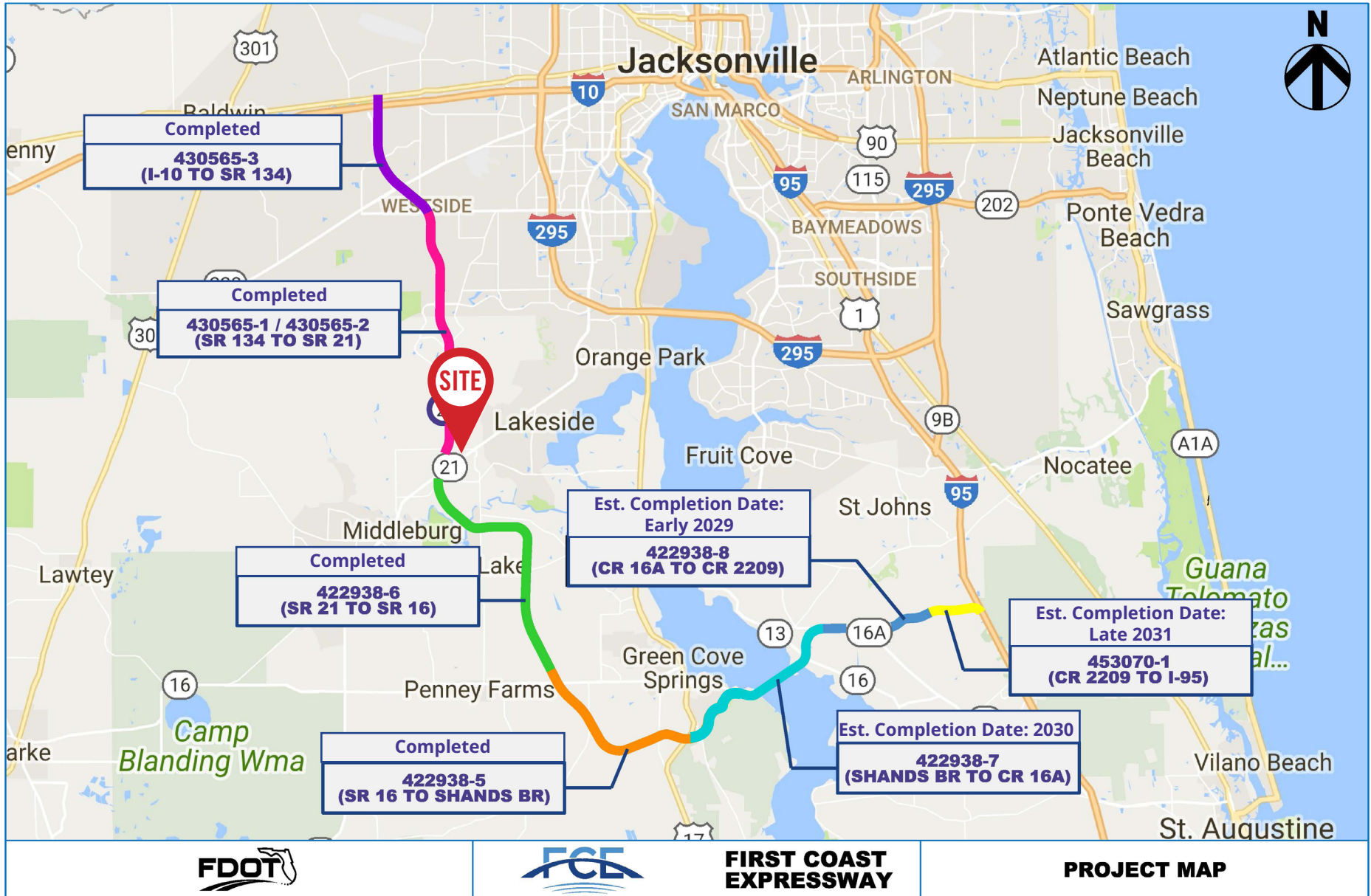
RETAIL AERIAL



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PROJECT MAP



**FIRST COAST EXPRESSWAY**

**PROJECT MAP**



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