



Middleburg Village Center

2620 Blanding Boulevard
Middleburg, Florida 32068

Property Highlights

- **New Junior Anchor Tenants:** APEX FITNESS, a premier, state-of-the-art fitness and wellness facility, and Palms Medical, a trusted family primary care provider.
- **Excellent Visibility:** Positioned along Blanding Boulevard with a traffic count of 43,500 vehicles per day.
- **Complete Property Transformation:** Tenants benefit from a fully upgraded property featuring a new roof, façade enhancements, a new parking lot, new landscaping, new signage, and new water and sewer systems, reducing maintenance concerns and supporting long-term business success.
- **Strong National Co-Tenancy:** Join established retailers in this shadow-anchored Publix center including FYZICAL Therapy, Goodwill, Jeremiah's Italian Ice, Taco Bell, and more.
- **Thriving Tenant Mix:** Recently opened businesses are reporting strong performance. Ownership can facilitate introductions to share their experience with prospective tenants.

Offering Summary

Lease Rate:	Negotiable
Building Size:	51,100 SF
Available SF:	888 - 9,300 SF
Lot Size:	5.75 Acres

For More Information



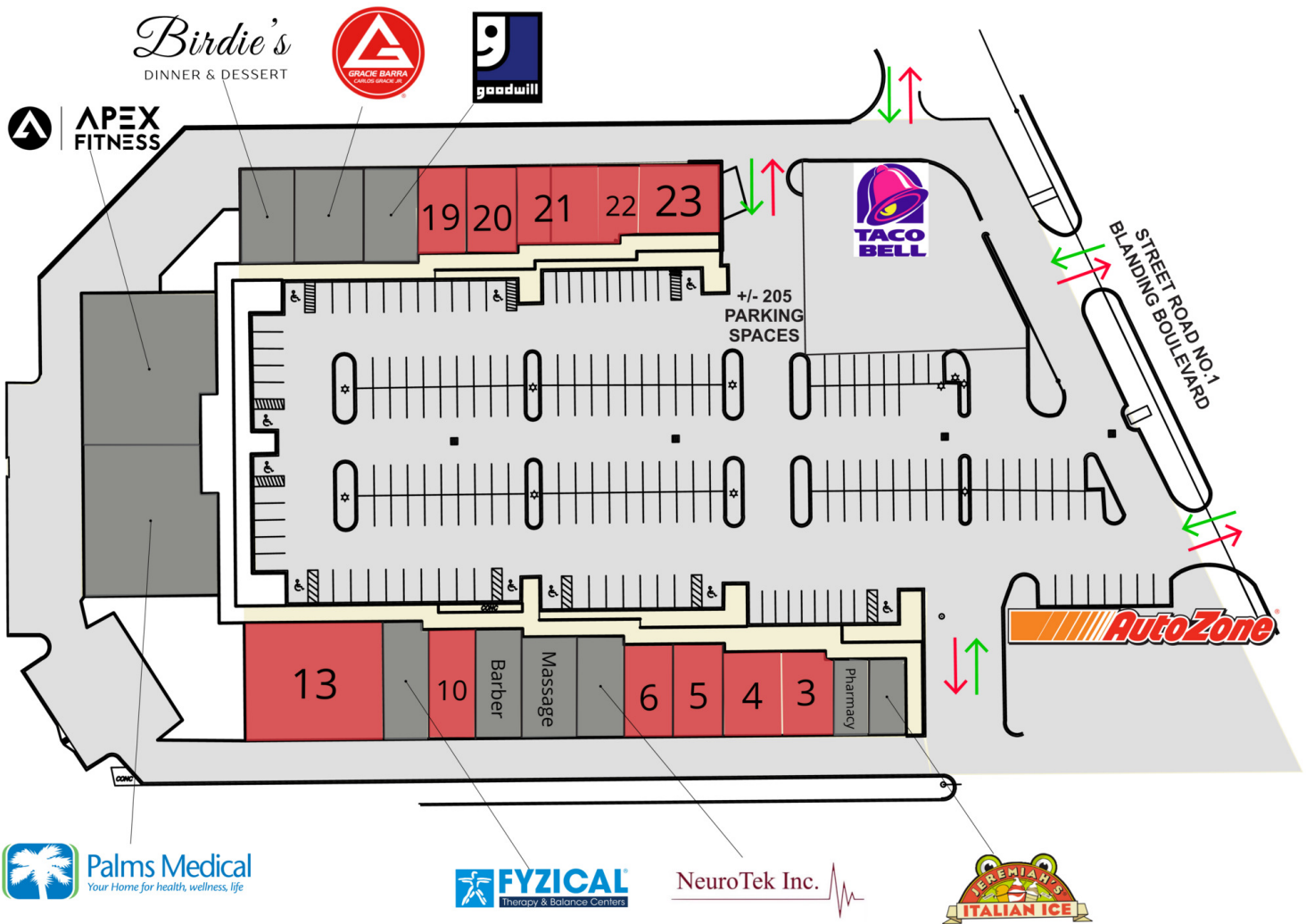
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Legend	
	Available
	Unavailable

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	888 - 9,300 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
1	Jeremiah's Italian Ice	970 SF	NNN	-	end cap with walk-up window
2	Pharmacy	1,000 SF	NNN	-	-
3	Available	1,474 - 5,237 SF	NNN	Negotiable	-
4	Available	1,563 - 5,237 SF	NNN	Negotiable	-
5	Available	1,100 - 5,237 SF	NNN	Negotiable	-
6	Available	1,100 - 5,237 SF	NNN	Negotiable	-
7	NeuroTek	1,100 SF	NNN	-	-
8	Massage	1,200 SF	NNN	-	-
9	Barber	1,200 SF	NNN	-	-
10	Available	1,200 SF	NNN	Negotiable	-
11	Fyzical Therapy	1,950 SF	NNN	-	-
13	Available	9,300 SF	NNN	Negotiable	-
14	Palms Medical Group	7,000 SF	NNN	-	-
15	Apex Fitness	7,000 SF	NNN	-	-
16	Birdie's Dinner & Dessert	1,470 SF	NNN	-	-
17	Gracie Barra	2,953 SF	NNN	-	-
18	Goodwill	1,475 SF	NNN	-	-
19	Available	1,560 - 8,040 SF	NNN	Negotiable	-
20	Available	1,530 - 8,040 SF	NNN	Negotiable	-
21	Available	1,787 - 8,040 SF	NNN	Negotiable	-
22	Available	888 - 8,040 SF	NNN	Negotiable	Existing Hood & Grease Trap
23	Available	2,275 - 8,040 SF	NNN	Negotiable	Existing Hood & Grease Trap



New Tenants Jeremiah's Italian Ice & Fyzical Therapy



New Roofs & New Parking Lot



Traffic Light at Entrance



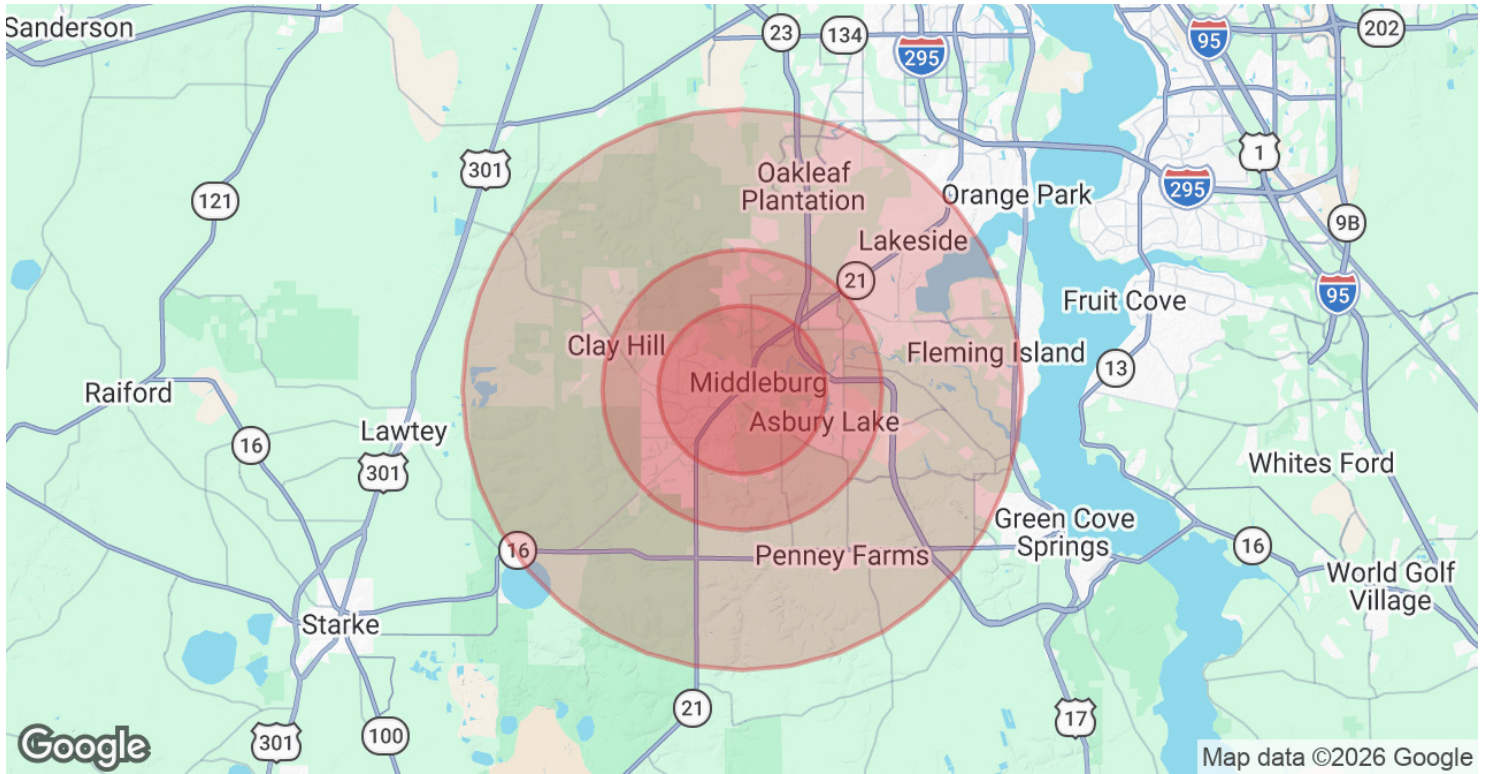
New Tenants Apex Fitness, Birdie's Dinner & Dessert, and Goodwill











Population	3 Miles	5 Miles	10 Miles
Total Population	16,426	48,796	148,224
Average Age	41	40	39
Average Age (Male)	41	39	38
Average Age (Female)	42	41	40

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	5,939	17,216	51,407
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$86,451	\$95,626	\$105,008
Average House Value	\$321,189	\$312,634	\$339,834

2020 American Community Survey (ACS)