

3114 COUNTY ROAD 220

MIDDLEBURG, FL 32068



OFFERING SUMMARY

Sale Price:	\$1,500,000
Available SF:	5,806 SF
Lot Size:	1.036 AC
Price / Acre:	\$1,450,034
Year Built:	1984
Zoning:	BFPUD

PROPERTY OVERVIEW

3114 County Road 220 | Middleburg, Florida. An exceptional commercial redevelopment opportunity is now available at 3114 County Road 220 in Middleburg, Florida. Situated on approximately 1.0 acre at the prominent corner of County Road 220 and Henley Road, the property offers a highly visible location within one of Clay County's growing commercial corridors. This site represents an opportunity to acquire an existing church facility with meaningful redevelopment potential in a rapidly growing Middleburg corridor. The combination of a highly visible corner location, approximately one acre of land, existing improvements, and surrounding residential growth makes the property well suited for an investor or developer seeking to establish a new commercial presence along County Road 220.

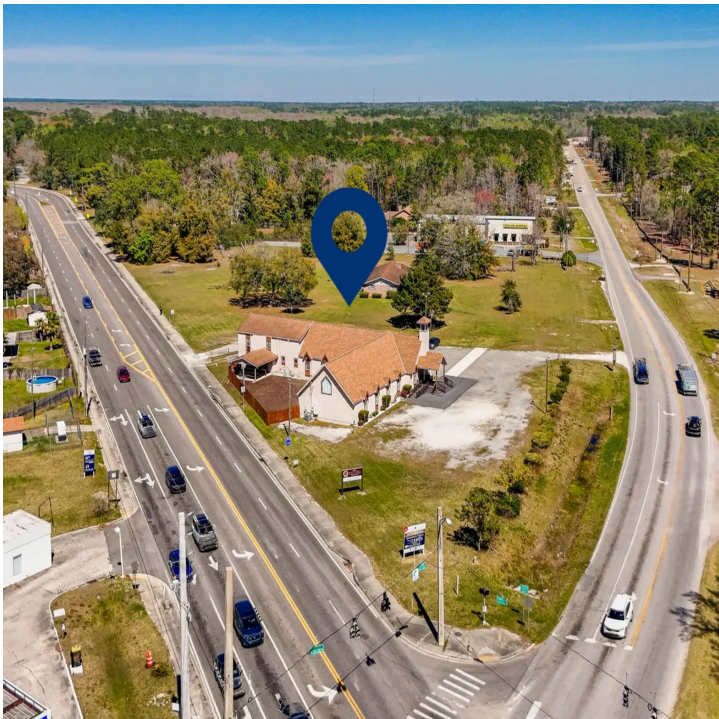
PROPERTY HIGHLIGHTS

- 5,806 SF building
- Built in 1984
- Zoned BFPUD
- Ideal for redevelopment
- Located in Middleburg area
- 1.036 Acres

DEAN MCCARTHY **ROSS MCCARTHY**
904.735.3326 904.735.7677
dmccarthy@svrcom.com rmccarthy@svrcom.com

3114 COUNTY ROAD 220

MIDDLEBURG, FL 32068



DEAN MCCARTHY **ROSS MCCARTHY**
904.735.3326 904.735.7677
dmccarthy@svrcom.com rmccarthy@svrcom.com

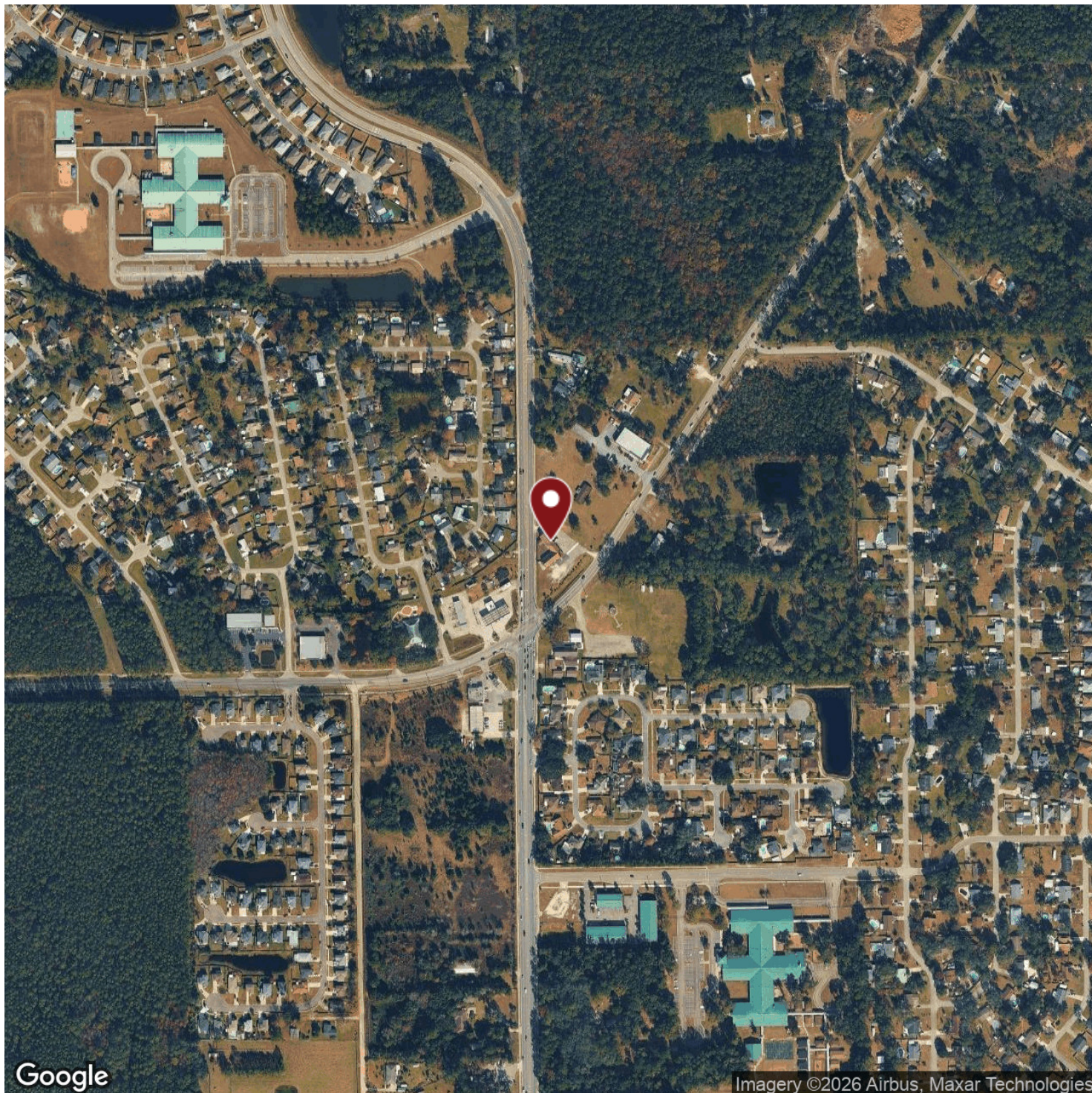
SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856

SVR
Commercial

svrcommercial.com

3114 COUNTY ROAD 220

MIDDLEBURG, FL 32068



DEAN MCCARTHY **ROSS MCCARTHY**
904.735.3326 904.735.7677
dmccarthy@svrcom.com rmccarthy@svrcom.com

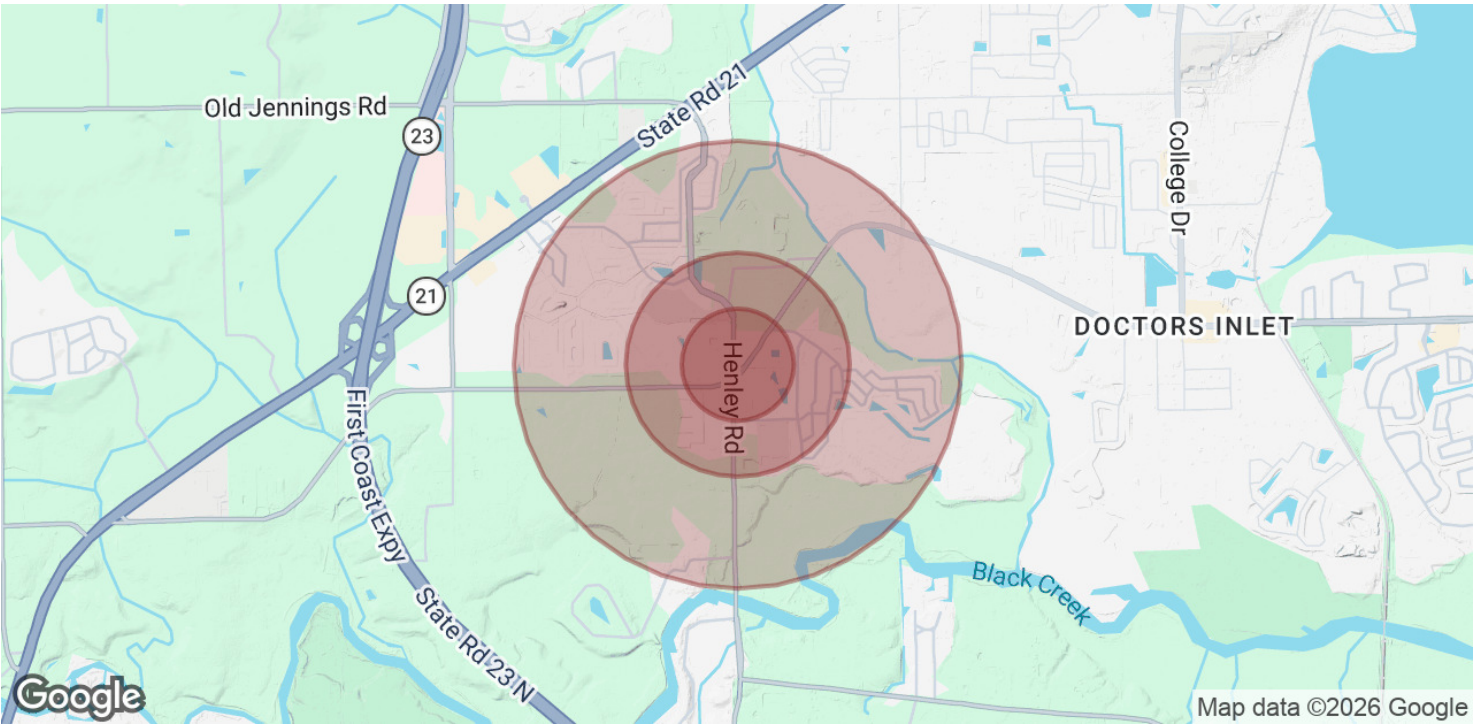
SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856

SVR
Commercial

svrcommercial.com

3114 COUNTY ROAD 220

MIDDLEBURG, FL 32068



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	495	1,664	5,666
Average Age	38.3	38.4	38.4
Average Age (Male)	35.1	35.4	35.7
Average Age (Female)	41.1	40.5	40.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	186	621	2,080
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$102,682	\$104,177	\$103,384
Average House Value	\$263,114	\$273,592	\$277,928

2023 American Community Survey (ACS)

DEAN MCCARTHY ROSS MCCARTHY
904.735.3326 904.735.7677
dmccarthy@svrcom.com rmccarthy@svrcom.com



3114 COUNTY ROAD 220

MIDDLEBURG, FL 32068



DEAN MCCARTHY **ROSS MCCARTHY**
904.735.3326 904.735.7677
dmccarthy@svrcom.com rmccarthy@svrcom.com

SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856

SVR
Commercial

svrcommercial.com