

# RETAIL FOR SALE & LEASE

## 3166 CR 220 - OFFICE/RETAIL SMALL BOX BLDG

3166 CR 220, Middleburg, FL 32068



### PROPERTY HIGHLIGHTS

- Corner Lot Access from CR 220 & Shamrock Dr,
- Conveniently located near CR 220 & Henley Rd
- & First Coast Expwy & Blanding Blvd
- 9300+sf open space
- ADA bathrooms & small office
- Ample parking 37 spaces
- 12.5' Clear Height
- 90'x100' steel frame/block construction
- 25' column space(3 on center)
- For Lease \$12/sf NNN \$2/sf CAM
- For Sale \$2,000,000

### OFFERING SUMMARY

Sale Price:	\$2,000,000
Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	1
Available SF:	9,373 SF
Lot Size:	1.8 Acres
Building Size:	9,373 SF

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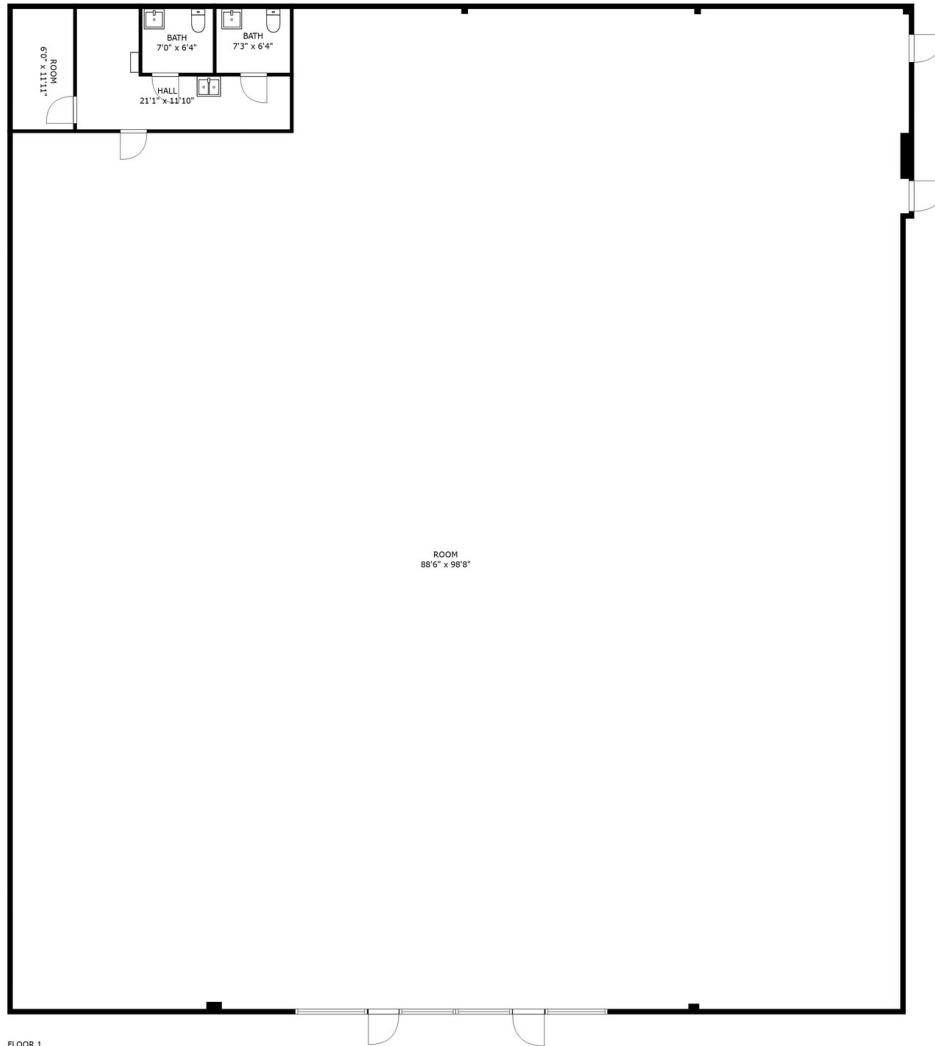
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FLOOR 1

This FlōPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2024 Financial Business Systems, Inc. All rights reserved.

FlōPlan

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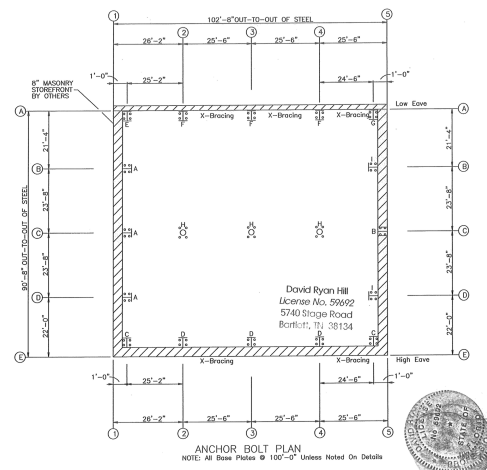
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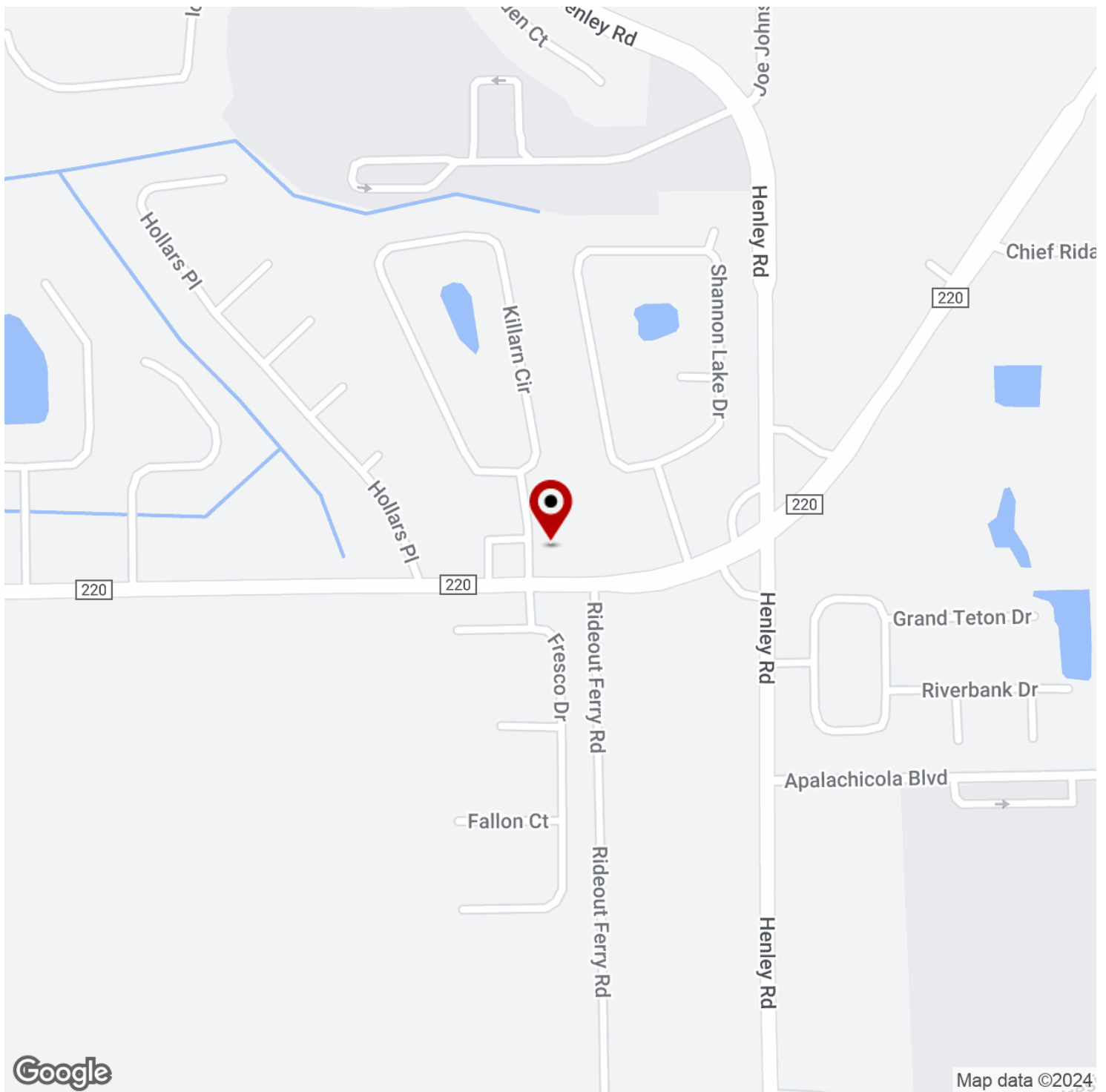
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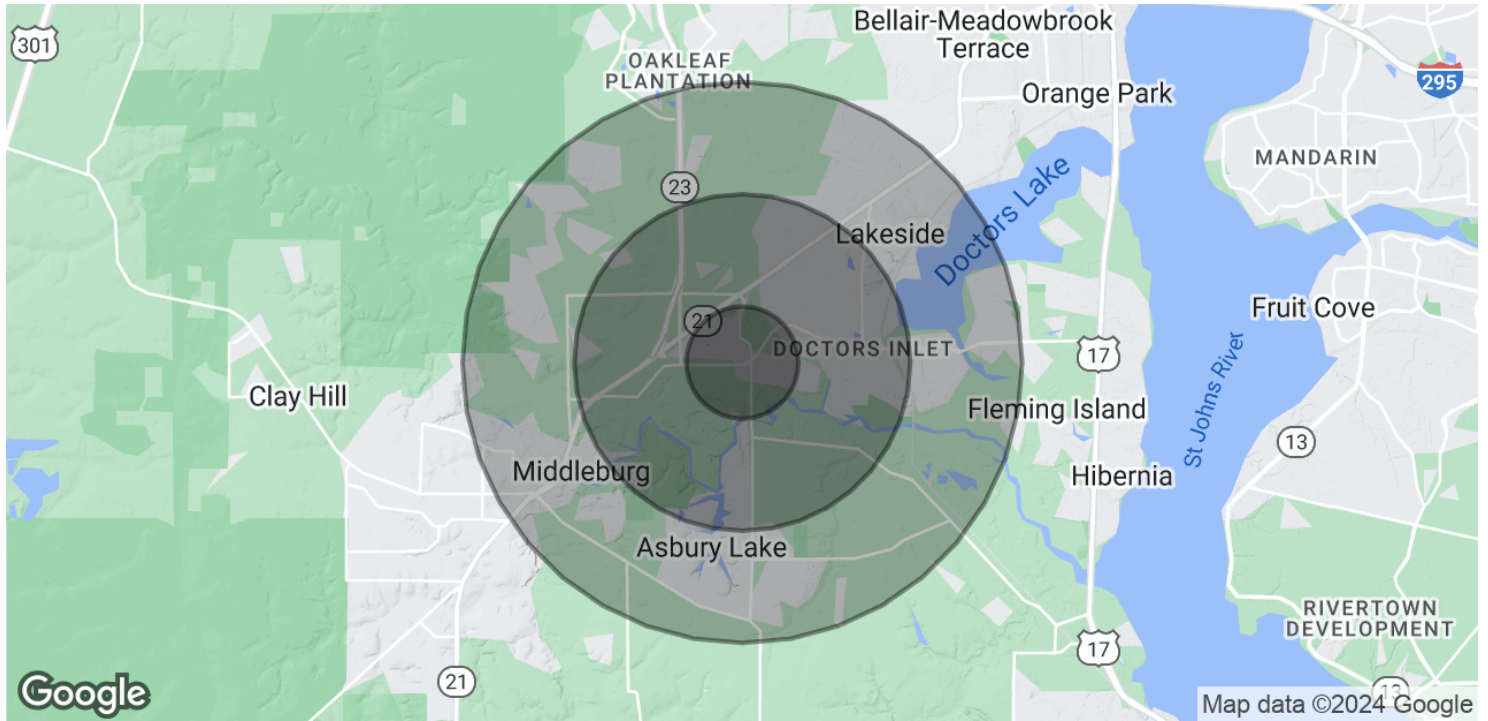
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,709	29,276	65,736
Average Age	32.9	32.5	34.4
Average Age (Male)	33.5	31.7	33.6
Average Age (Female)	31.9	33.5	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,269	10,105	22,865
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$63,281	\$65,912	\$72,403
Average House Value	\$171,905	\$191,775	\$220,293

\* Demographic data derived from 2020 ACS - US Census

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