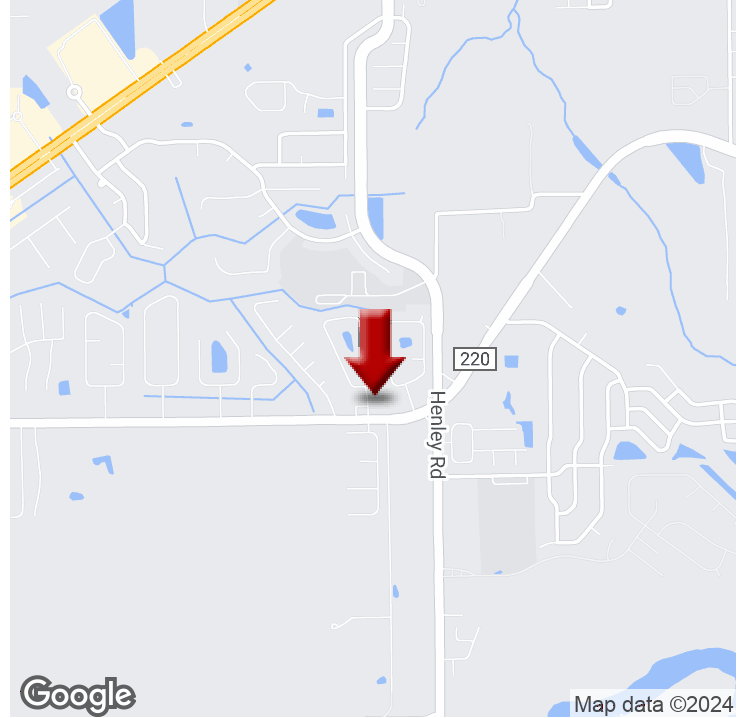


# RETAIL FOR SALE & LEASE

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

3166 CR 220, Middleburg, FL 32068



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,000,000
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	9,373 SF
<b>LEASE RATE:</b>	\$20.00 SF/yr (NNN)
<b>LOT SIZE:</b>	1.8 Acres
<b>BUILDING SIZE:</b>	9,373 SF
<b>ZONING:</b>	BF CC
<b>MARKET:</b>	Clay County
<b>SUBMARKET:</b>	Middleburg/Lake Asbury

### PROPERTY OVERVIEW

9,373 SF FOR LEASE - One story retail box located on CR 220 between Henley Rd and the First Coast Expressway extension.  
Plenty of parking.  
Corner lot with good access to and from CR 220.

### PROPERTY HIGHLIGHTS

- Corner Lot Access from CR 220 & Shamrock Dr,
- 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: \$20/sf NNN \$2/sf CAM
- TIA: \$20/sf
- For Sale \$2,000,000

**KELLER WILLIAMS FIRST COAST REALTY**  
151 College Dr,  
#14  
Orange Park, FL 32065

**SANDRA KAHLE, CCIM**  
Managing Director  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecg.com

**CYNTHIA MCLAIN, CCIM**  
Broker Associate  
O: 904.541.0700  
C: 904.545.4195  
cmclain@kahlecg.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kahlecommercialgroup.com](http://kahlecommercialgroup.com)

## RETAIL FOR SALE & LEASE

# 3166 CR 220 - OFFICE/RETAIL SMALL BOX BLDG

3166 CR 220, Middleburg, FL 32068



**KELLER WILLIAMS FIRST COAST REALTY**  
151 College Dr,  
#14  
Orange Park, FL 32065

**SANDRA KAHLE, CCIM**  
Managing Director  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecg.com

**CYNTHIA MCLAIN, CCIM**  
Broker Associate  
O: 904.541.0700  
C: 904.545.4195  
cmclain@kahlecg.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

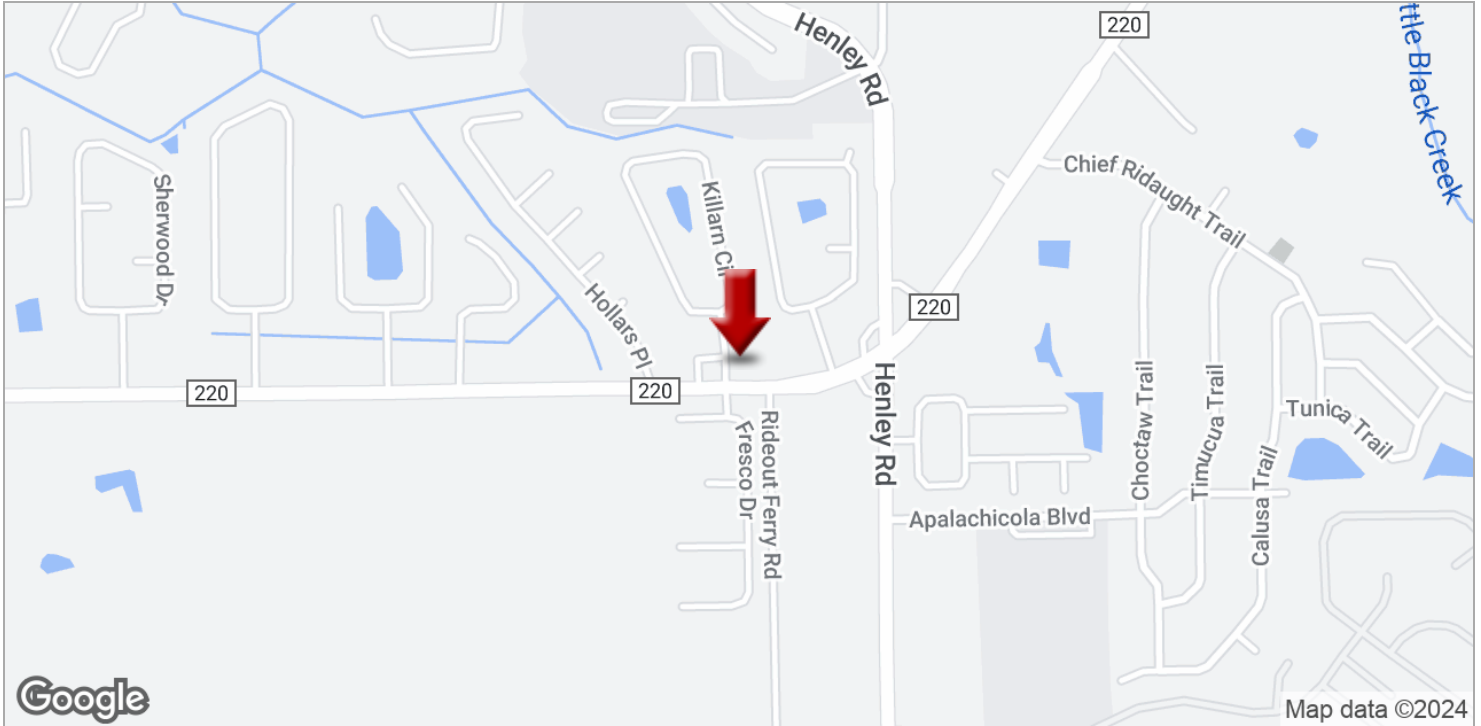
Each Office Independently Owned and Operated [kahlecommercialgroup.com](http://kahlecommercialgroup.com)



# RETAIL FOR SALE & LEASE

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

3166 CR 220, Middleburg, FL 32068



**KELLER WILLIAMS FIRST COAST REALTY**  
151 College Dr,  
#14  
Orange Park, FL 32065

**SANDRA KAHLE, CCIM**  
Managing Director  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecg.com

**CYNTHIA MCLAIN, CCIM**  
Broker Associate  
O: 904.541.0700  
C: 904.545.4195  
cmclain@kahlecg.com

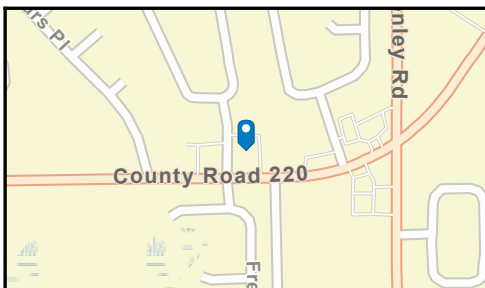
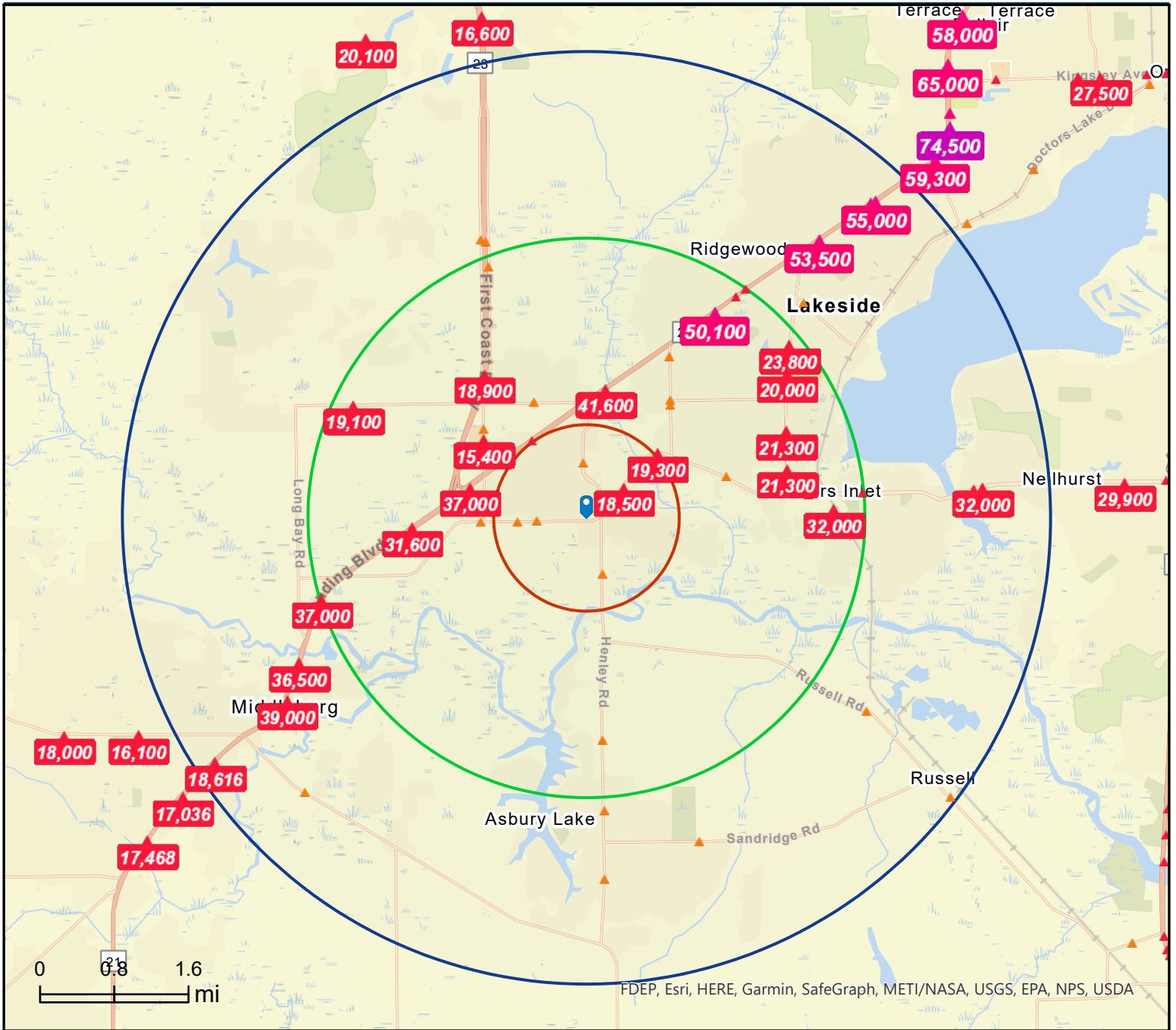


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

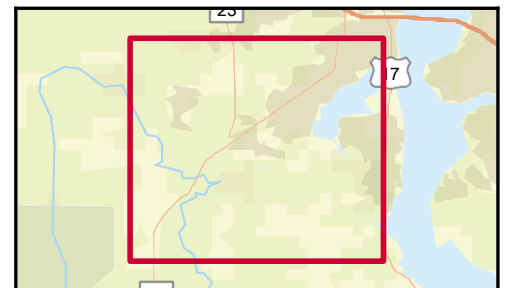
Each Office Independently Owned and Operated [kahlecommercialgroup.com](http://kahlecommercialgroup.com)

3166 County Road 220  
 3166 County Road 220, Middleburg, Florida, 32068  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 30.09660  
 Longitude: -81.81247



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q4 2021).





# Demographic and Income Comparison Profile

3166 County Road 220  
3166 County Road 220, Middleburg, Florida, 32068  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.09660  
Longitude: -81.81247

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	6,072	26,976	66,405
Households	2,028	9,394	23,166
Families	1,634	7,407	18,422
Average Household Size	2.99	2.87	2.86
Owner Occupied Housing Units	1,582	7,197	18,463
Renter Occupied Housing Units	446	2,197	4,703
Median Age	33.0	33.6	36.3
<b>2021 Summary</b>			
Population	6,427	33,239	82,032
Households	2,131	11,389	28,262
Families	1,703	8,898	22,279
Average Household Size	3.02	2.92	2.90
Owner Occupied Housing Units	1,779	9,386	23,942
Renter Occupied Housing Units	353	2,003	4,320
Median Age	35.6	36.0	37.9
Median Household Income	\$75,150	\$75,167	\$78,489
Average Household Income	\$84,166	\$88,480	\$95,979
<b>2026 Summary</b>			
Population	6,704	35,766	88,862
Households	2,219	12,220	30,528
Families	1,769	9,526	24,014
Average Household Size	3.02	2.93	2.91
Owner Occupied Housing Units	1,871	10,179	26,128
Renter Occupied Housing Units	348	2,041	4,399
Median Age	36.7	35.7	37.3
Median Household Income	\$80,084	\$80,685	\$84,797
Average Household Income	\$94,471	\$99,872	\$107,612
<b>Trends: 2021-2026 Annual Rate</b>			
Population	0.85%	1.48%	1.61%
Households	0.81%	1.42%	1.55%
Families	0.76%	1.37%	1.51%
Owner Households	1.01%	1.64%	1.76%
Median Household Income	1.28%	1.43%	1.56%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



# Demographic and Income Comparison Profile

3166 County Road 220  
 3166 County Road 220, Middleburg, Florida, 32068  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 30.09660  
 Longitude: -81.81247

2021 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	89	4.2%	501	4.4%	1,226	4.3%
\$15,000 - \$24,999	168	7.9%	726	6.4%	1,591	5.6%
\$25,000 - \$34,999	128	6.0%	770	6.8%	1,607	5.7%
\$35,000 - \$49,999	284	13.3%	1,396	12.3%	3,075	10.9%
\$50,000 - \$74,999	393	18.4%	2,279	20.0%	5,641	20.0%
\$75,000 - \$99,999	445	20.9%	2,285	20.1%	5,274	18.7%
\$100,000 - \$149,999	410	19.2%	2,042	17.9%	5,335	18.9%
\$150,000 - \$199,999	138	6.5%	796	7.0%	2,628	9.3%
\$200,000+	77	3.6%	594	5.2%	1,885	6.7%
Median Household Income	\$75,150		\$75,167		\$78,489	
Average Household Income	\$84,166		\$88,480		\$95,979	
Per Capita Income	\$28,552		\$30,349		\$33,184	

2026 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	74	3.3%	436	3.6%	1,079	3.5%
\$15,000 - \$24,999	133	6.0%	608	5.0%	1,347	4.4%
\$25,000 - \$34,999	97	4.4%	599	4.9%	1,285	4.2%
\$35,000 - \$49,999	250	11.3%	1,256	10.3%	2,782	9.1%
\$50,000 - \$74,999	418	18.8%	2,442	20.0%	5,957	19.5%
\$75,000 - \$99,999	500	22.5%	2,567	21.0%	5,918	19.4%
\$100,000 - \$149,999	478	21.5%	2,484	20.3%	6,362	20.8%
\$150,000 - \$199,999	178	8.0%	1,094	9.0%	3,475	11.4%
\$200,000+	91	4.1%	735	6.0%	2,324	7.6%
Median Household Income	\$80,084		\$80,685		\$84,797	
Average Household Income	\$94,471		\$99,872		\$107,612	
Per Capita Income	\$31,992		\$34,211		\$37,098	

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.





# Demographic and Income Comparison Profile

3166 County Road 220  
 3166 County Road 220, Middleburg, Florida, 32068  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 30.09660  
 Longitude: -81.81247

2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	455	7.5%	1,980	7.3%	4,250	6.4%
Age 5 - 9	534	8.8%	2,247	8.3%	5,151	7.8%
Age 10 - 14	544	9.0%	2,285	8.5%	5,522	8.3%
Age 15 - 19	497	8.2%	2,190	8.1%	5,484	8.3%
Age 20 - 24	351	5.8%	1,577	5.8%	3,656	5.5%
Age 25 - 34	825	13.6%	3,787	14.0%	7,866	11.8%
Age 35 - 44	998	16.4%	4,204	15.6%	10,025	15.1%
Age 45 - 54	854	14.1%	3,886	14.4%	10,381	15.6%
Age 55 - 64	584	9.6%	2,742	10.2%	7,712	11.6%
Age 65 - 74	292	4.8%	1,373	5.1%	4,176	6.3%
Age 75 - 84	105	1.7%	532	2.0%	1,705	2.6%
Age 85+	32	0.5%	172	0.6%	476	0.7%

2021 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	421	6.6%	2,188	6.6%	4,920	6.0%
Age 5 - 9	450	7.0%	2,276	6.8%	5,259	6.4%
Age 10 - 14	453	7.0%	2,235	6.7%	5,343	6.5%
Age 15 - 19	465	7.2%	2,218	6.7%	5,374	6.6%
Age 20 - 24	414	6.4%	2,125	6.4%	4,951	6.0%
Age 25 - 34	956	14.9%	5,105	15.4%	12,109	14.8%
Age 35 - 44	840	13.1%	4,509	13.6%	10,483	12.8%
Age 45 - 54	896	13.9%	4,373	13.2%	11,039	13.5%
Age 55 - 64	783	12.2%	4,066	12.2%	10,935	13.3%
Age 65 - 74	509	7.9%	2,803	8.4%	7,672	9.4%
Age 75 - 84	198	3.1%	1,093	3.3%	3,163	3.9%
Age 85+	41	0.6%	248	0.7%	782	1.0%

2026 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	429	6.4%	2,393	6.7%	5,507	6.2%
Age 5 - 9	459	6.8%	2,453	6.9%	5,715	6.4%
Age 10 - 14	506	7.5%	2,542	7.1%	5,968	6.7%
Age 15 - 19	444	6.6%	2,195	6.1%	5,303	6.0%
Age 20 - 24	384	5.7%	2,039	5.7%	4,639	5.2%
Age 25 - 34	955	14.2%	5,891	16.5%	14,188	16.0%
Age 35 - 44	952	14.2%	5,030	14.1%	12,254	13.8%
Age 45 - 54	844	12.6%	4,253	11.9%	10,501	11.8%
Age 55 - 64	824	12.3%	4,083	11.4%	11,014	12.4%
Age 65 - 74	581	8.7%	3,094	8.6%	8,551	9.6%
Age 75 - 84	264	3.9%	1,470	4.1%	4,222	4.8%
Age 85+	60	0.9%	326	0.9%	998	1.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



# Demographic and Income Comparison Profile

3166 County Road 220  
 3166 County Road 220, Middleburg, Florida, 32068  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 30.09660  
 Longitude: -81.81247

2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,971	81.9%	21,202	78.6%	54,517	82.1%
Black Alone	558	9.2%	3,071	11.4%	6,182	9.3%
American Indian Alone	19	0.3%	137	0.5%	295	0.4%
Asian Alone	131	2.2%	799	3.0%	1,870	2.8%
Pacific Islander Alone	10	0.2%	50	0.2%	92	0.1%
Some Other Race Alone	180	3.0%	664	2.5%	1,265	1.9%
Two or More Races	203	3.3%	1,053	3.9%	2,184	3.3%
Hispanic Origin (Any Race)	679	11.2%	2,734	10.1%	5,511	8.3%

2021 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,934	76.8%	24,499	73.7%	63,033	76.8%
Black Alone	753	11.7%	4,684	14.1%	10,133	12.4%
American Indian Alone	21	0.3%	183	0.6%	388	0.5%
Asian Alone	140	2.2%	995	3.0%	2,449	3.0%
Pacific Islander Alone	13	0.2%	74	0.2%	141	0.2%
Some Other Race Alone	274	4.3%	1,106	3.3%	2,219	2.7%
Two or More Races	291	4.5%	1,697	5.1%	3,668	4.5%
Hispanic Origin (Any Race)	1,041	16.2%	4,695	14.1%	9,990	12.2%

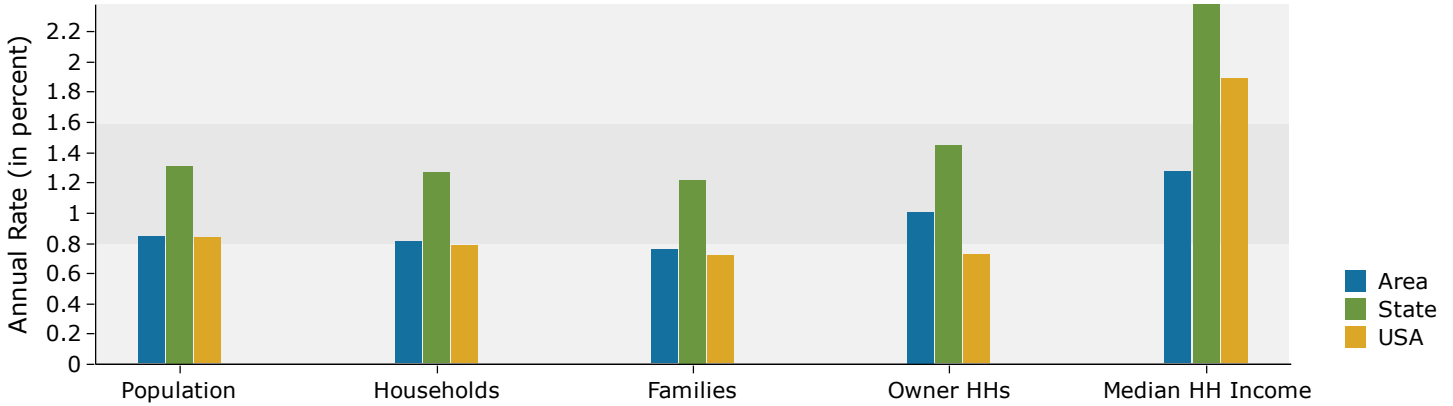
2026 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,929	73.5%	25,233	70.6%	65,732	74.0%
Black Alone	894	13.3%	5,653	15.8%	12,371	13.9%
American Indian Alone	21	0.3%	201	0.6%	430	0.5%
Asian Alone	154	2.3%	1,117	3.1%	2,771	3.1%
Pacific Islander Alone	16	0.2%	87	0.2%	168	0.2%
Some Other Race Alone	338	5.0%	1,385	3.9%	2,812	3.2%
Two or More Races	352	5.3%	2,090	5.8%	4,578	5.2%
Hispanic Origin (Any Race)	1,292	19.3%	5,958	16.7%	12,908	14.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

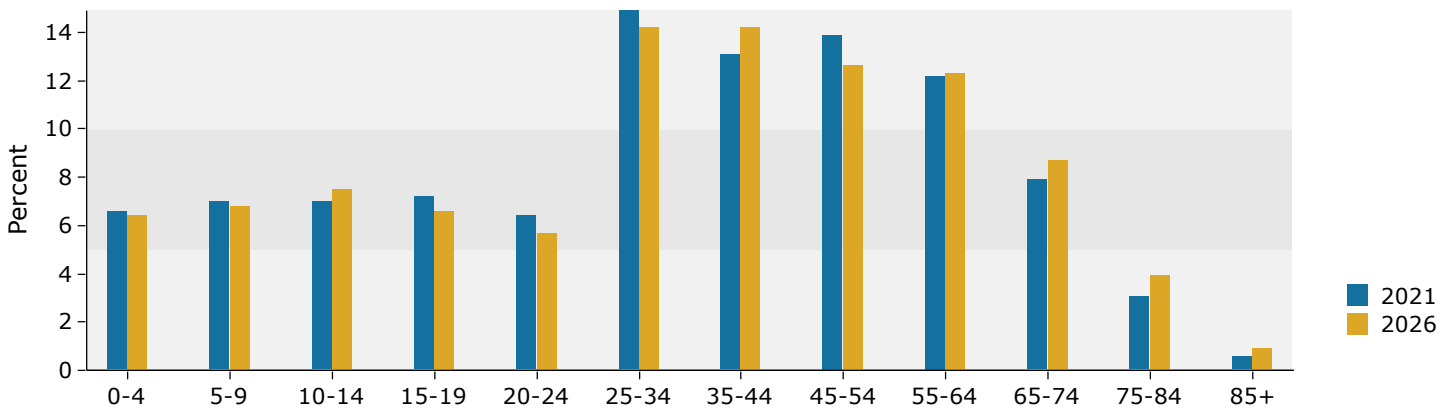


## 1 mile

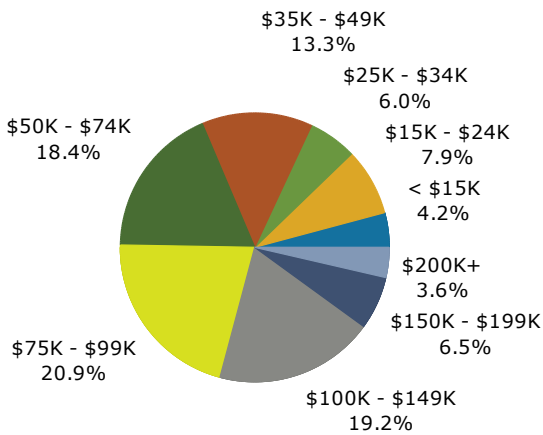
### Trends 2021-2026



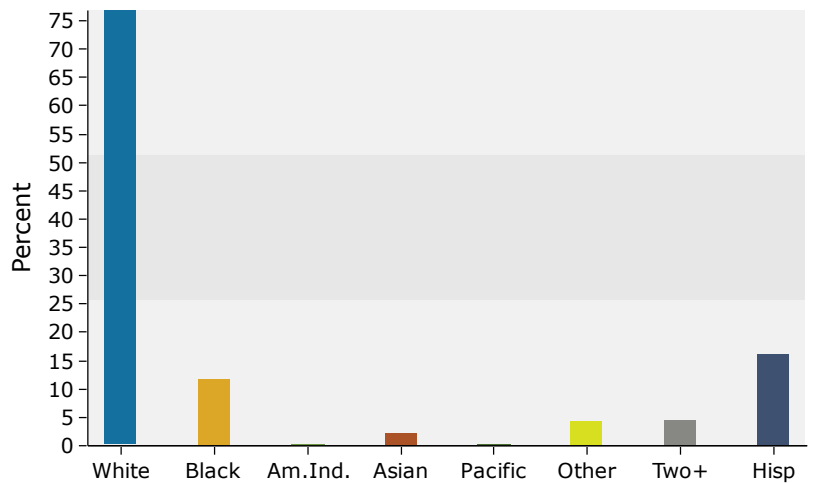
### Population by Age



### 2021 Household Income



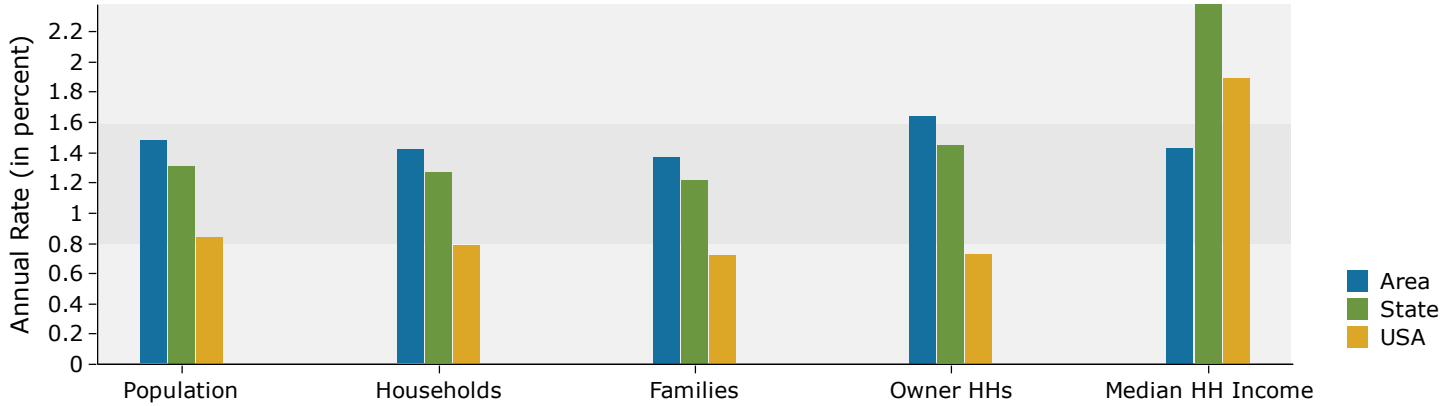
### 2021 Population by Race



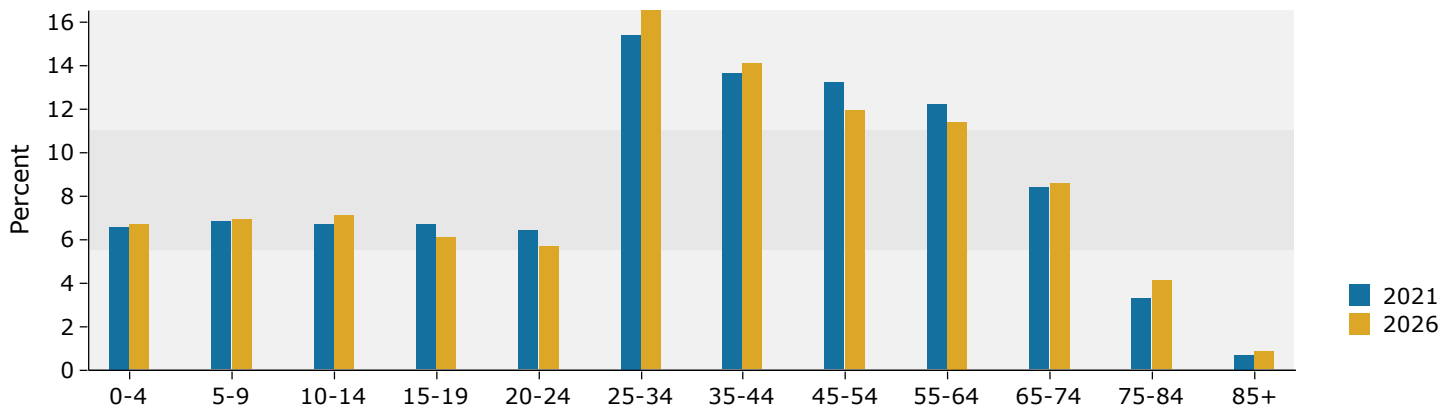
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

## 3 miles

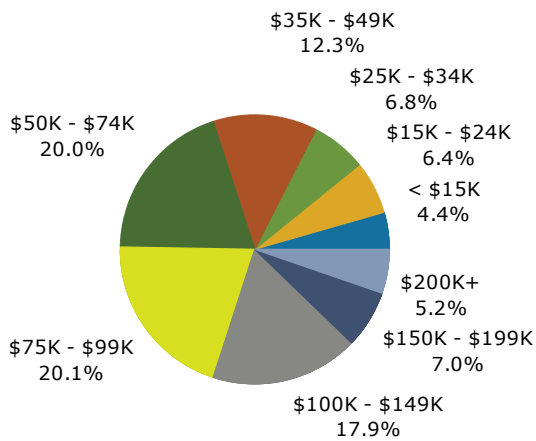
### Trends 2021-2026



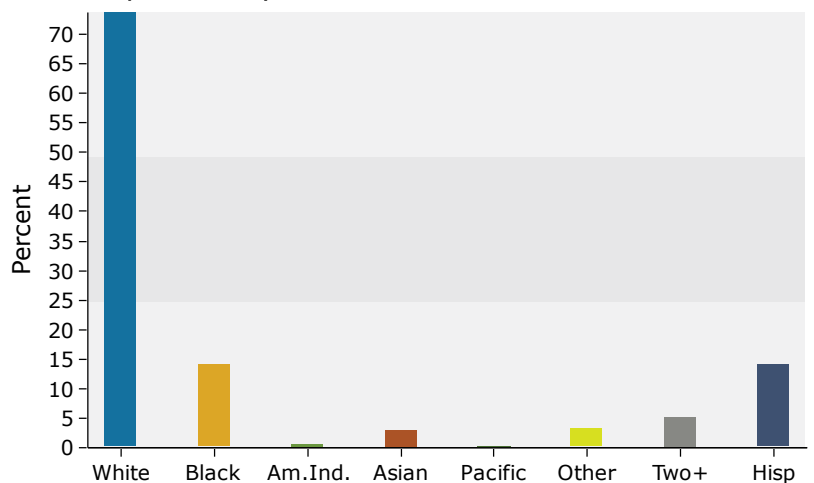
### Population by Age



### 2021 Household Income



### 2021 Population by Race

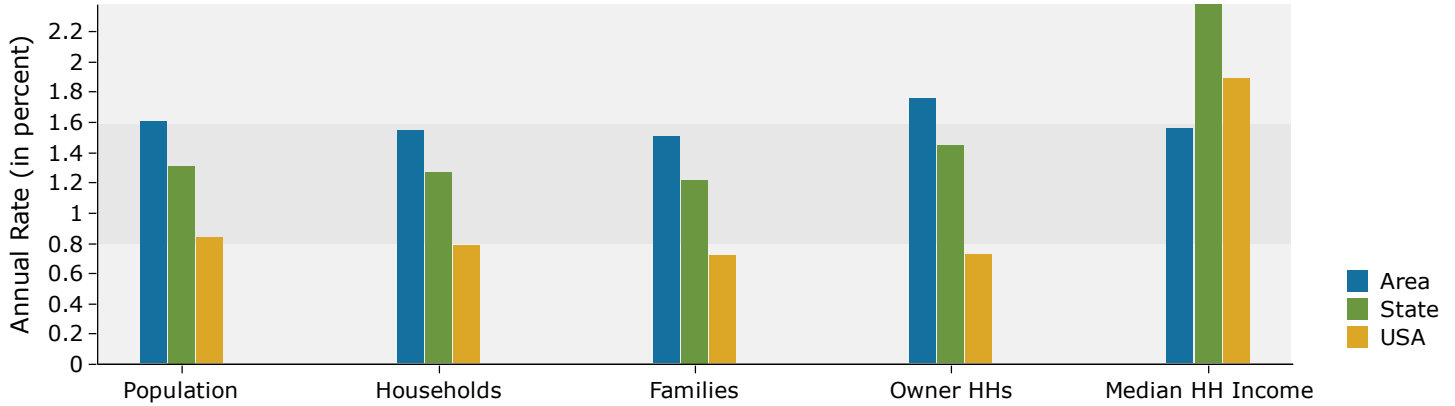


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

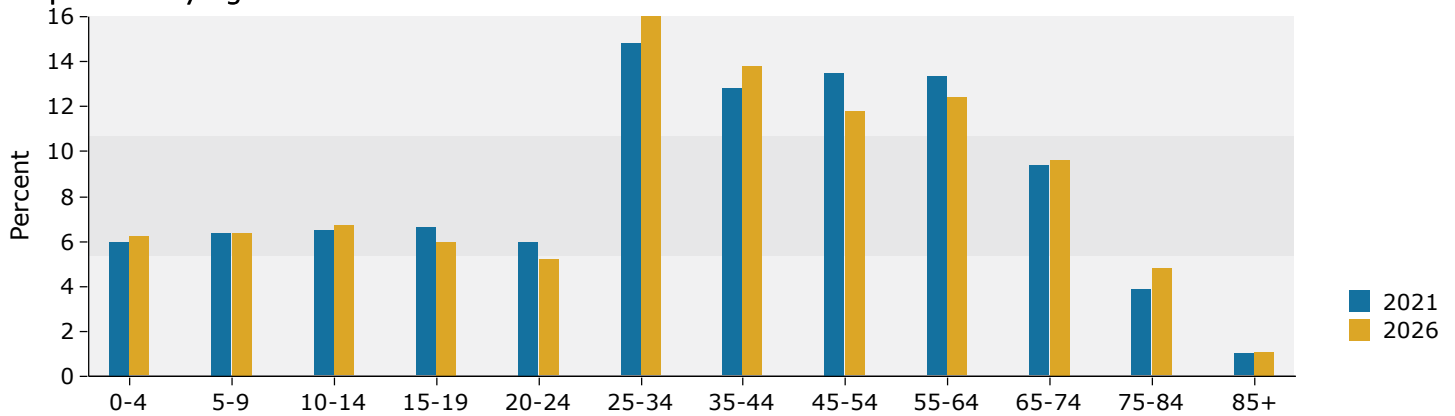


## 5 miles

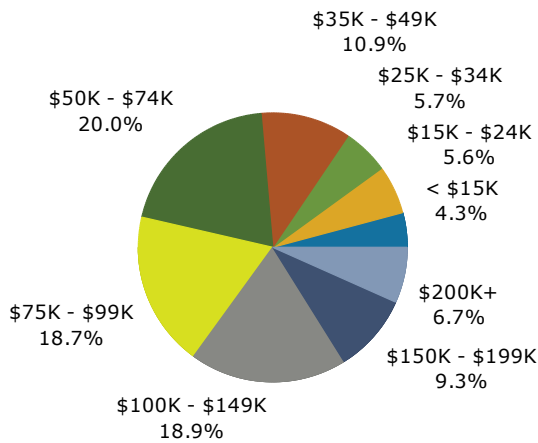
### Trends 2021-2026



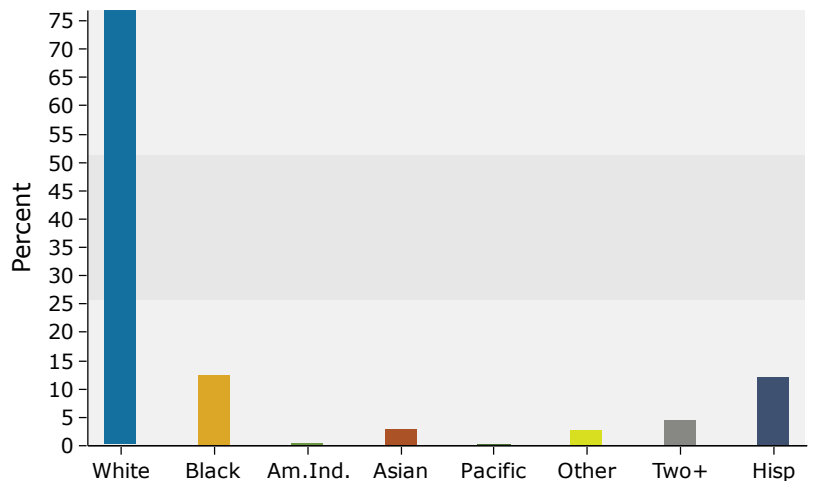
### Population by Age



### 2021 Household Income



### 2021 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.