



# 1714 Blanding Blvd

Middleburg, FL 32068

**FOR SALE**

**\$2,700,000**

**±3,888 SF  
Available**



# PROPERTY HIGHLIGHTS

1714 BLANDING BLVD  
MIDDLEBURG, FL 32086

Former bank branch located in a high growth area with abundant new development. Close to the under construction First Coast Expressway, which will link the area to I-10 and I-95. The property has great visibility and is located next to Lowe's, Chick-fila, Aldi and Care Spot. The property benefits from a signalized intersection.

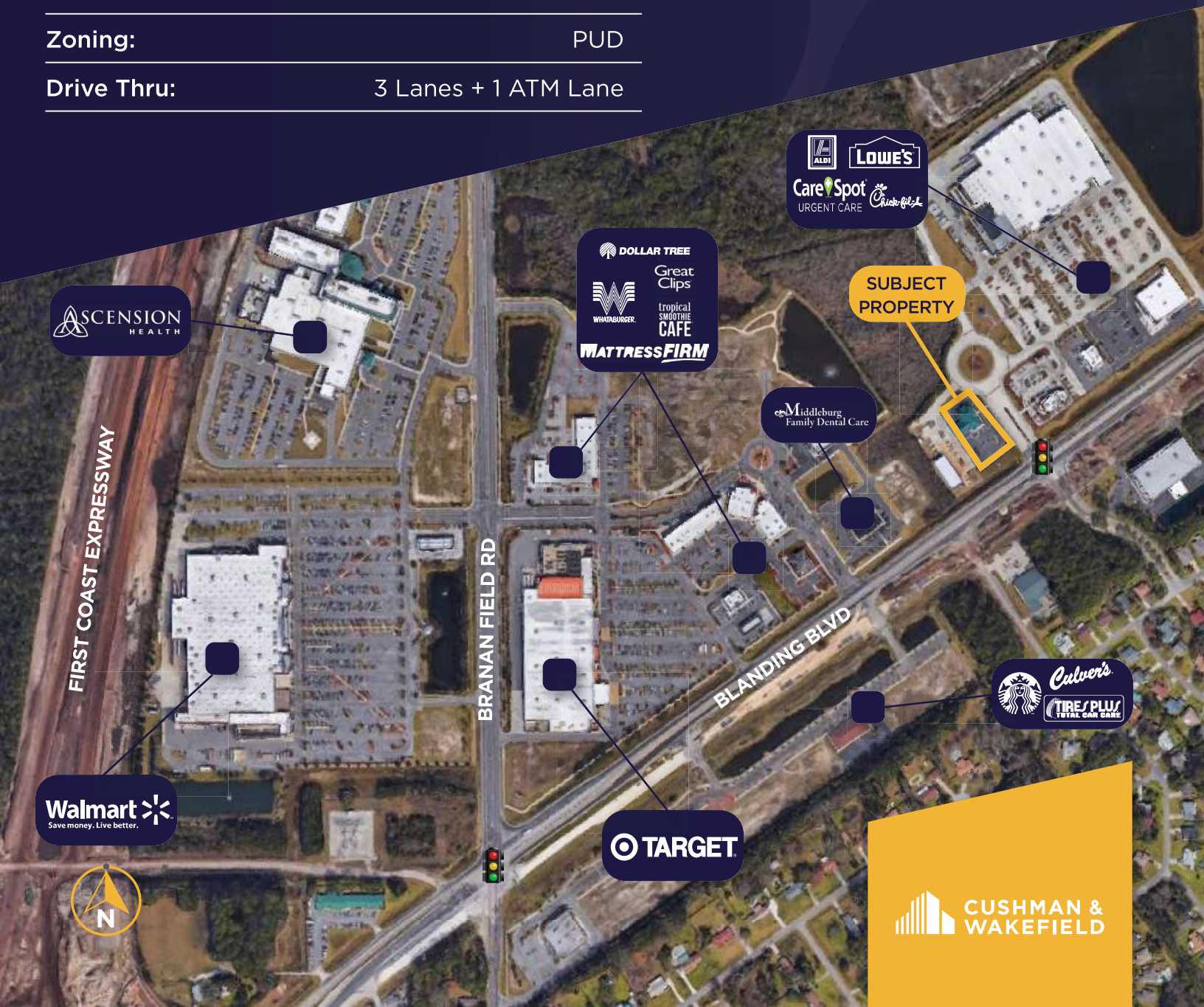


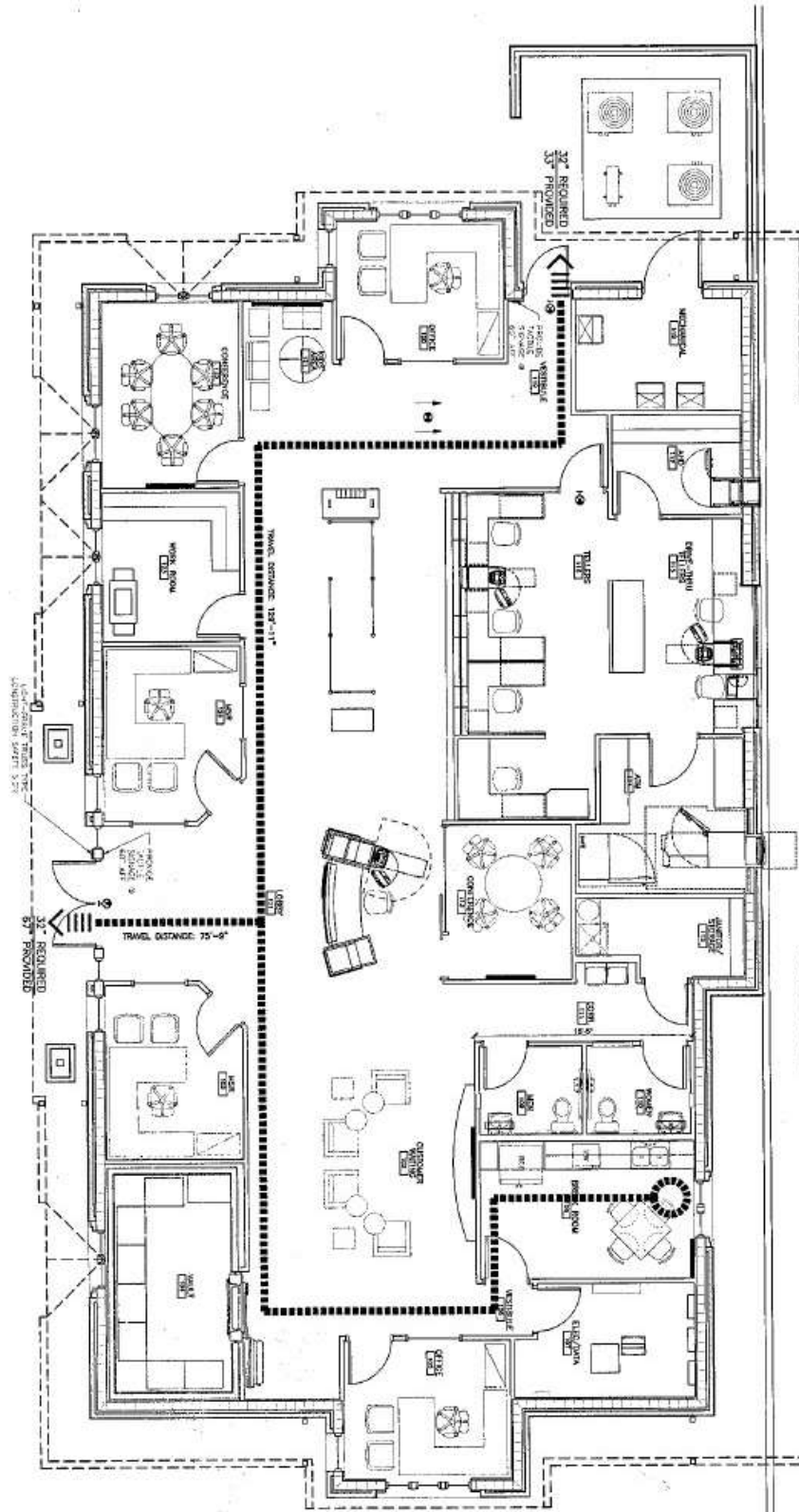
AVERAGE DAILY TRAFFIC  
**48,000** BLANDING BLVD

Building Size:	3,888 SF
Canopy:	1,505 SF
Year Built:	2015
Parking:	33 Spaces / 2 Handicap
Site Area:	1.15 acres
Zoning:	PUD
Drive Thru:	3 Lanes + 1 ATM Lane

## DEMOGRAPHICS

2024	1-Mile	3-Mile	5-Mile
Population	4,941	32,025	92,424
Total Households	1,816	11,411	32,483
Avg. Household Income	\$87,866	\$105,213	\$109,556
Median Age	34.6	38	38.5
% Bachelors degree or higher	18.2%	27.3%	29.6





# SITE PLAN

## ±3,888 SF

**701 RIVERSIDE  
PARK PLACE**



**±32,445 SF  
\$6,500,000**

**2017 3RD ST N**



**±0.28 Acres  
\$700,000**

**6801 BLANDING  
BLVD**



**±7,535 SF + .72 Acres  
\$3,100,000**

**2890 UNIVERSITY  
BLVD**



**±2.05 Acres  
\$1,975,000**

**1714 BLANDING  
BLVD**



**±3,888 SF  
\$2,700,000**

**3970 A1A S**



**±2,774 SF  
\$2,200,000**

**ADDITIONAL PROPERTIES  
FOR SALE**

**1714 BLANDING BLVD**  
MIDDLEBURG, FL 32086



**For more information,  
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