



±0.52 Acres Available For Lease

County Road 220

Middleburg, Florida 32068

Property Highlights

- **High-traffic location** capturing 30,000 vehicles per day on CR 200 and 35,500 on Sleepy Hollow Road — exceptional visibility in one of Jacksonville’s most active corridors.
- **Prime position in Jacksonville’s fastest-growing suburb** — capitalize on rapid population expansion and increasing consumer spending power.
- **Affluent customer base** with \$122,000 median household income — significantly above national average, driving premium retail demand and higher per-transaction values.
- **Thriving daytime economy** with 30,200 workers — strong midday traffic from employed professionals creates consistent weekday revenue opportunities beyond residential demand.

SURROUNDING 3-Mile Demographics



41,957
Total Population



\$112,631
AVERAGE HH INCOME



30,285
DAYTIME POPULATION

Population Summary			Average HH Income		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
4,409	41,957	103,075	\$128,203	\$112,631	\$119,459
Estimated growth in 5 years			Estimated growth in 5 years		
4,496	43,218	110,870	\$138,753	\$123,867	\$131,491
Total Daytime Population			Median Age		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
2,894	30,285	83,716	40.6	40.5	40.8



MARKET Area Overview

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Subject	Retail
Education	Residential



Subject	Retail
Education	Residential

TYNES ELEMENTARY
1,047 students

Ascension
134 beds

MIDDLEBURG HIGH SCHOOL
1,860 students

JENNINGS FARM
315 homesites

ASBURY CREEK
170 homesites

ATLANTIS POINTE BY DREAM FINDERS HOMES
244 homesites

POINTE GRAND APARTMENTS
216 units

ANNUNCIATION CATHOLIC SCHOOL
370 students

COPPERGATE ELEMENTARY
600 students

RIDEOUT ELEMENTARY
700 students

HYLAND TRAIL
1,500 homesites

RIDGEVIEW HIGH SCHOOL
1,790 students

MURRAY FARMS
87 units

EDENBROOKE AT HYLAND TRAIL
243 homesites

ANABELLE ISLAND
773 homesites

3 MILES

2 MILES

1 MILE

SITE

ST JOHN'S COUNTRY DAY SCHOOL
525 students

SWIMMING PEN CREEK ELEMENTARY
496 students

THUNDERBOLT ELEMENTARY
802 students

FLEMING ISLAND HIGH SCHOOL
2,000 students

Baptist Health
102 beds

FLEMING ISLAND SHOPPING CENTER

TARGET

ISLAND WALK

KOHL'S

Michael's
Where Creativity Happens

AMC THEATRES

Walmart Supercenter

YMCA

ALDI

Walmart Supercenter

Publix


Publix



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