

NEW MIDDLEBURG

1811 Blanding Blvd | Middleburg, FL 32068



LEASING NOW

- 2,500 - 10,771 SF
- BRAND NEW SECOND FLOOR SPACE

 **CANTRELL
& MORGAN**

PROPERTY OVERVIEW

Welcome to 1811 Blanding Blvd, your **premier destination** for cutting-edge office or medical space located in the vibrant heart of New Middleburg. Offering **up to 10,771 SF of pristine, brand-new second-floor space**, this location is poised to elevate your professional practice or business to new heights.

Join a prestigious lineup of healthcare providers with Avecina Urgent Care and Coastal Family Medicine as 1st floor anchor tenants, fostering a **dynamic environment** for collaboration and networking within the medical community. Situated in the bustling New Middleburg area, this property is strategically positioned near major attractions including Middleburg's new town center, Home Depot, St. Vincent's Hospital, Grumpy's, Starbucks, and more, ensuring high visibility and accessibility for your clientele.

With flexible space options, you may tailor the layout and **design of your space to suit your specific needs**, whether you require dedicated office suites, examination rooms, or collaborative workspaces.

Enjoy the convenience of being within walking distance to a variety of dining, shopping, and entertainment options, enhancing both employee satisfaction and client accessibility. Benefit from the **established reputation and visibility** of New Middleburg's burgeoning commercial district, attracting a steady flow of foot traffic and potential clients.

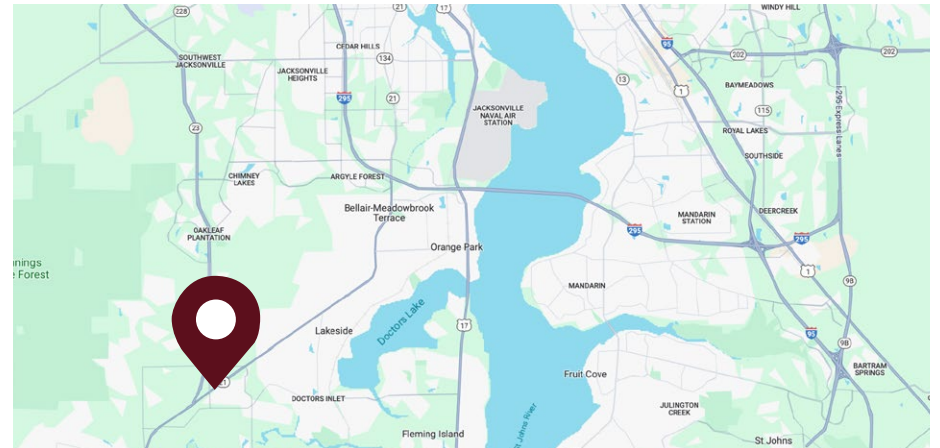
LEASE DETAILS

| | |
|-------------|-----------------------------|
| Address: | 1811 Blanding Blvd |
| Lease rate: | \$28/SF |
| NNN: | \$6.50/SF |
| Tenancy: | Multi-Tenant |
| Zoning: | PUD |
| Parking: | +/- 96 paved parking spaces |
| Size: | 2,500 - 10,771 SF |
| Year built: | 2021 |



DEMOGRAPHICS

| | 3 MILES | 5 MILES |
|--------------------------|----------|-----------|
| Population | 29,116 | 83,524 |
| Households | 10,350 | 29,061 |
| Median Age | 36.5 | 37.0 |
| Median Household Income | \$82,009 | \$83,234 |
| Average Household Income | \$99,425 | \$102,716 |

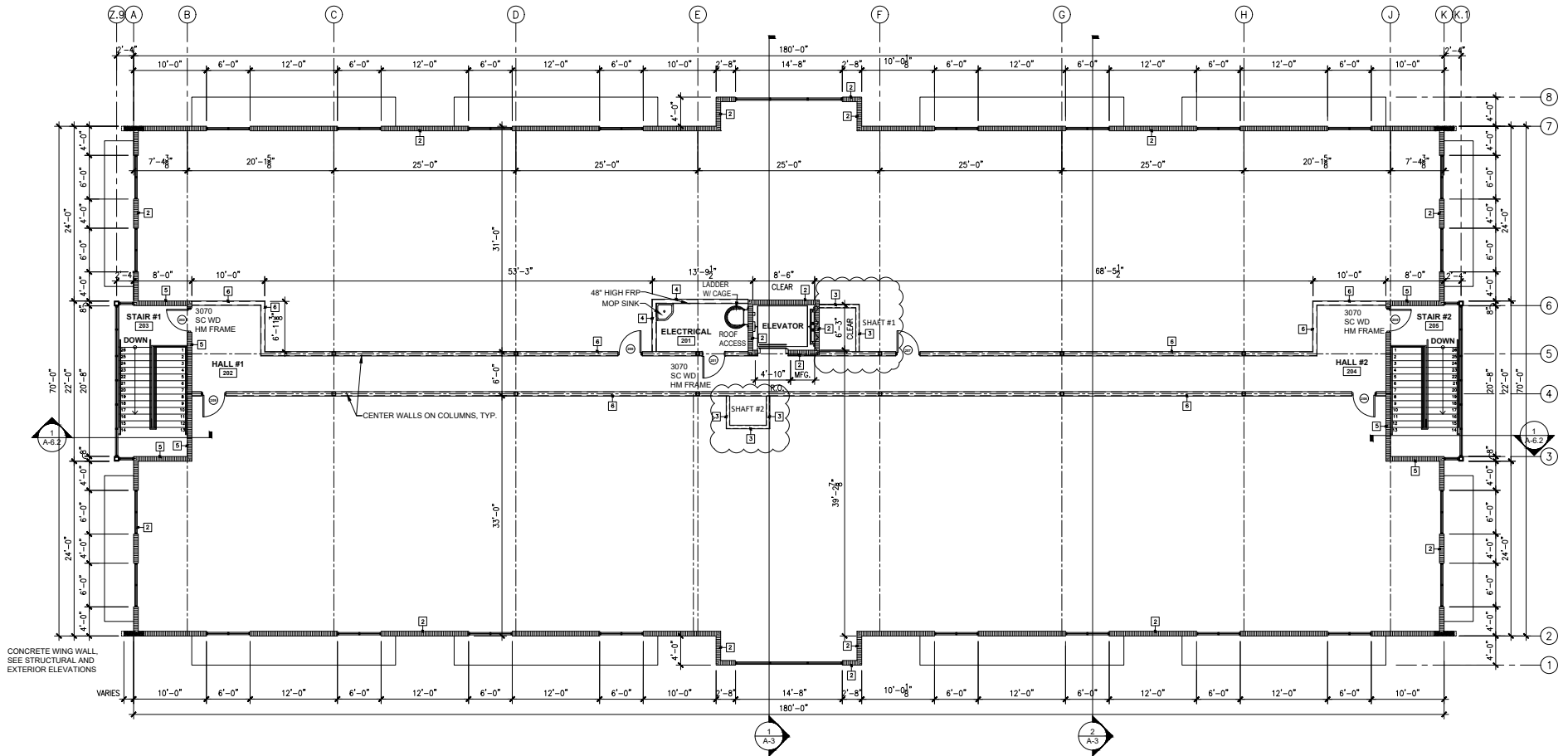


1811 Blanding Blvd | Middleburg, FL 32068

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com



FLOOR PLAN: 2,500 SF – 10,771 SF



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



SURROUNDING AREA



1811 Blanding Blvd | Middleburg, FL 32068

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com

