



## NEW RETAIL DEVELOPMENT | 1,750 SF – 7,000 SF | FOR LEASE

1567 Branan Field Rd  
Middleburg, FL 32068

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
[kayla@cantrellmorgan.com](mailto:kayla@cantrellmorgan.com)



# PROPERTY OVERVIEW

Located at 1567 Branan Field Rd in Middleburg, FL, this Home Depot-anchored center has retail suites ranging from 1,750 to 7,000 SF, with the Owner offering vanilla shell delivery so tenants can build out the space to fit their concept. The property sits at the crossroads of Blanding Boulevard and Branan Field Road, two heavily traveled corridors carrying a combined 63,400+ vehicles per day (48,000 VPD on Blanding, 15,400 VPD on Branan Field), giving any tenant here strong daily exposure. St. Vincent's Medical Center sits directly across Branan Field Road, adding a steady base of foot traffic well suited to medical, retail, restaurant, or service-based businesses. Tenants already in place include DaVita, Mattress Firm, Dollar Tree, Tropical Smoothie, Great Clips, T-Mobile, AT&T, and GameStop. The immediate area continues to grow, with the First Coast Expressway expansion, a new Hampton Inn & Suites, Pet Paradise, and Gate Express Car Wash all underway nearby – signaling long-term momentum for this corner of Clay County.

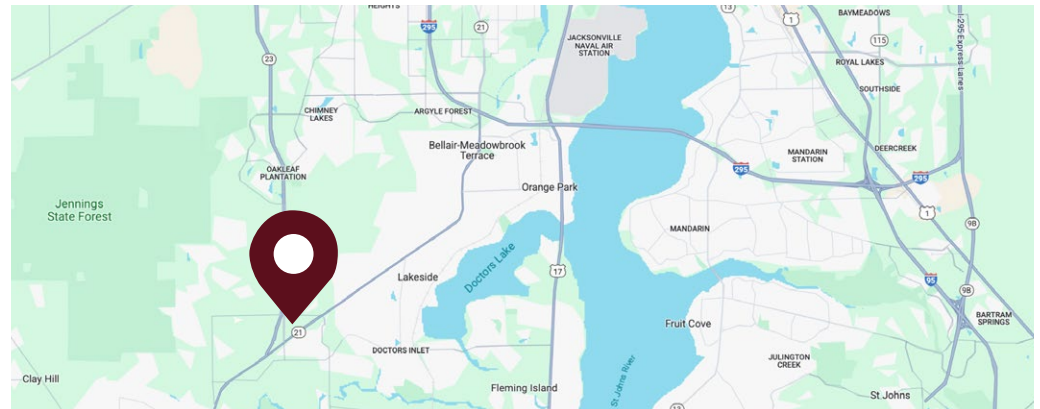
## Key Features:

- Suites available from 1,750 SF to 7,000 SF
- Vanilla shell delivery available from Owner
- Anchored by Home Depot
- Dual road frontage/access – Blanding Blvd & Branan Field Rd
- Combined traffic count of 63,400+ VPD
- Directly across from St. Vincent's Medical Center
- Suited for retail, medical, restaurant, or service uses
- Neighboring tenants: DaVita, Mattress Firm, Dollar Tree, Tropical Smoothie, Great Clips, T-Mobile, AT&T, GameStop
- Surrounded by new growth: First Coast Expressway expansion, Hampton Inn & Suites, Pet Paradise, Gate Express Car Wash



## PROPERTY DETAILS

|                 |                                          |
|-----------------|------------------------------------------|
| Address:        | 1567 Branan Field Rd                     |
| Zoning:         | BSC                                      |
| Bldg. Size:     | 7,000 SF (1,750 SF – 7,000 SF available) |
| Base Rent:      | Call for pricing                         |
| NNN:            | ± \$7.00/SF                              |
| Ceiling height: | 18'                                      |



1567 Branan Field Rd | Middleburg, FL 32068

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



# SURROUNDING AREA & DEMOGRAPHICS



## DEMOS:

|         |                                                                                       |                          |
|---------|---------------------------------------------------------------------------------------|--------------------------|
|         |    | Population               |
| 3 Miles |                                                                                       | 36,665                   |
| 5 Miles |                                                                                       | 94,257                   |
|         |    | Median Age               |
| 3 Miles |                                                                                       | 37.4                     |
| 5 Miles |                                                                                       | 38.5                     |
|         |    | Residential Count        |
| 3 Miles |                                                                                       | 12,915                   |
| 5 Miles |                                                                                       | 33,082                   |
|         |  | Average Household Income |
| 3 Miles |                                                                                       | \$123,016                |
| 5 Miles |                                                                                       | \$127,301                |

1567 Branan Field Rd | Middleburg, FL 32068

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



## SPACE PHOTOS



1567 Branan Field Rd | Middleburg, FL 32068

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
[kayla@cantrellmorgan.com](mailto:kayla@cantrellmorgan.com)



# CONCEPTUAL RENDERING



1567 Branan Field Rd | Middleburg, FL 32068

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
[kayla@cantrellmorgan.com](mailto:kayla@cantrellmorgan.com)



# PLANTATION CROSSING SITE PLAN



1567 Branan Field Rd | Middleburg, FL 32068

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

