

# Retail Parcel at Doctors Inlet

**FOR SALE**  
**2530 CR-220 Middleburg, FL 32058**

## FEATURES

- 5.55± AC parcel, 3.75± usable acres, for sale positioned for retail development
- Adjacent to Walmart Neighborhood Market anchored center
- Neighboring the Fleming Island/Eagle Harbor, which has \$110,261 average income, \$90,172 median income
- 500± feet of frontage on CR-220 with full access at median break
- BB-1 zoning
- On-site retention is in place; shared with neighboring development
- Traffic counts: CR-220 32,000± AADT

Asking Price:  
**\$1,400,000**

1087677

Contact us:

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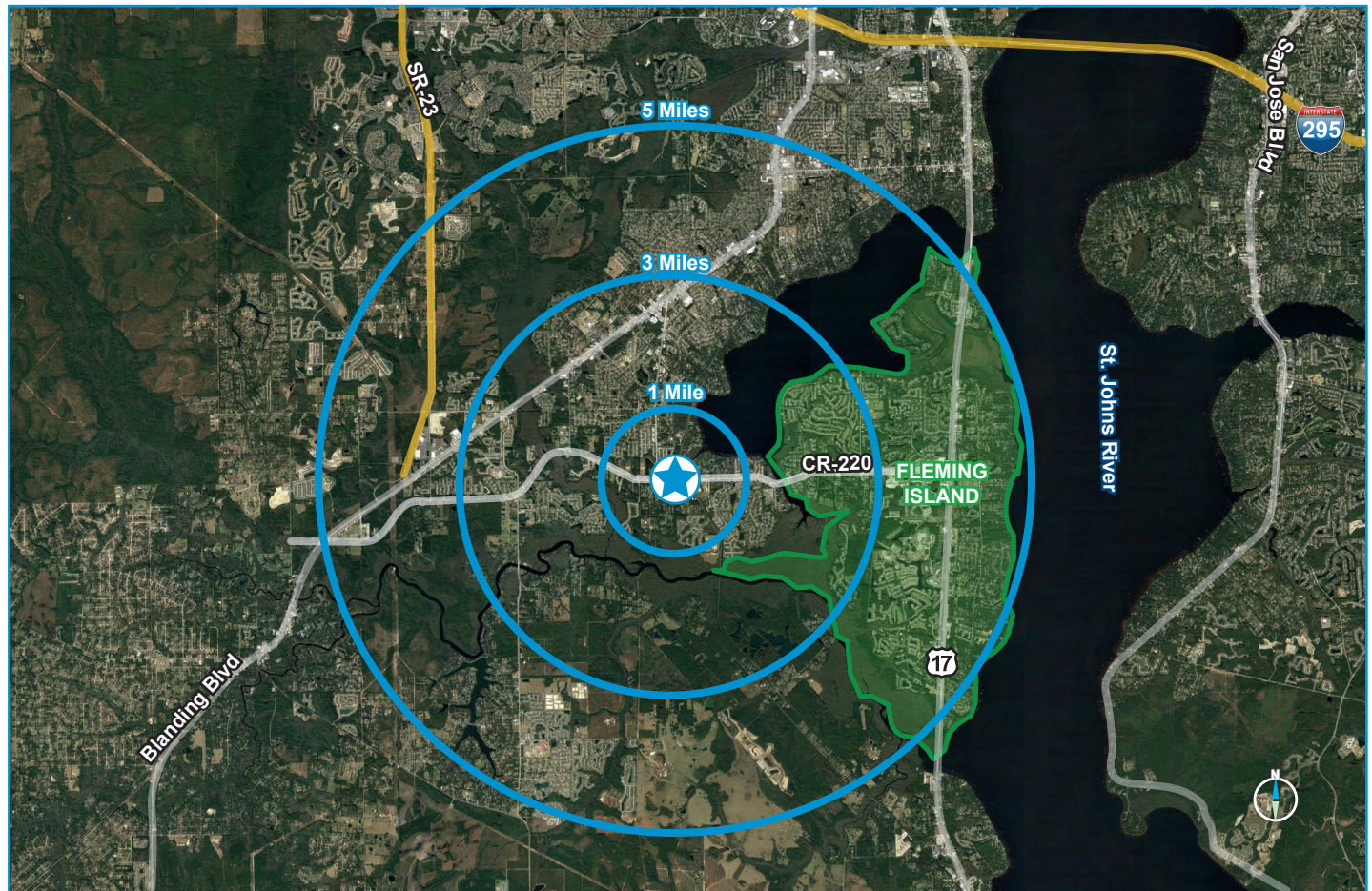
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# Demographic Overview



**POPULATION**

Fleming Island	30,772
1 Mile	5,993
3 Mile	42,722
5 Mile	99,734



**DAYTIME POPULATION**

Fleming Island	28,764
1 Mile	4,790
3 Mile	34,182
5 Mile	85,703



**HOUSEHOLDS**

Fleming Island	11,044
1 Mile	2,022
3 Mile	14,889
5 Mile	35,144



**AVERAGE HH INCOME**

Fleming Island	\$110,261
1 Mile	\$90,046
3 Mile	\$85,001
5 Mile	\$90,451

Source: Esri Business Analyst 2020

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