

Retail Parcel at Doctors Inlet

FOR SALE
2551 CR-220 Middleburg, FL 32058

FEATURES

- 2.0± AC parcel for sale positioned for retail development
- Across from Walmart Neighborhood Market anchored center
- Fleming Island adjacent with \$110,261 average income, \$90,172 median income
- 330± feet of frontage on CR-220 with full access at median break
- Traffic counts: CR-220 32,000± AADT

Asking Price:
\$650,000

Contact us:

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GINA KLINE

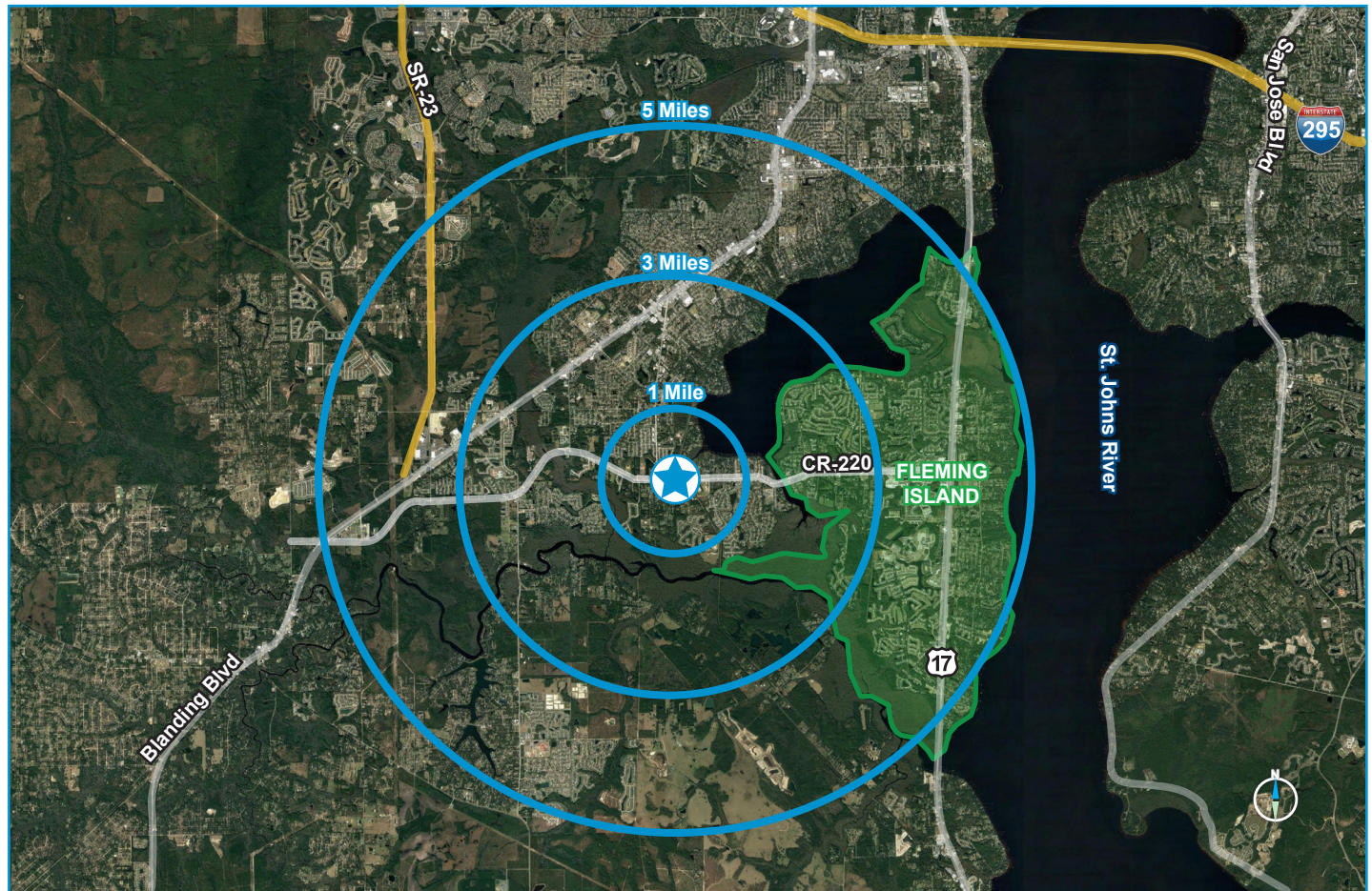
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Demographic Overview



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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Accelerating success.