

Publix #0736 - Middleburg Crossing

2640 Blanding Boulevard
Middleburg, FL 32068
Lat 30.312, Long -81.601

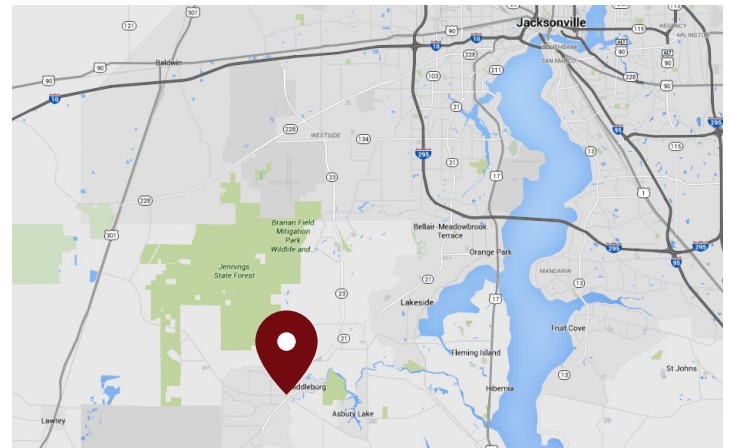
FOR LEASE



1,400 - 3,500 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Jacksonville MSA
- Publix-Anchored
- Located on Blanding Boulevard, One of Jacksonville's Primary Commercial North/South Traffic Arteries
- Solid Tenant Mix of National and Local Retailers
- Growing Residential and Retail Trade Area
- Traffic Counts: 39,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	1,541	17,396	46,588
Daytime Population	2,179	15,578	38,390
Total Households	581	6,250	15,997
Avg. HH Income	\$69,673	\$71,259	\$75,346

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Tyler Wilkins

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3333 South Orange Avenue, Suite 201, Orlando, FL

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SITE PLAN



Suite	Tenant	Size
13	Publix	44,270
1	Bono's BBQ	3,563
1B	Papa Murphy's	1,337
2	Firehouse Subs	1,400
3	China Wok	1,050
4	Foremost Liquors & Wine	2,435
5	Allstate Insurance	1,050
6	New York Nails	1,050
7	Kawaii Fusion	1,400
8	AVAILABLE	1,050
9	AVAILABLE	1,050
10	AVAILABLE	1,400
11	Navy Federal Credit Union	1,600
12	H&R Block	1,577

TOTAL 64,232



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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **157,800**

EST. # OF VISITS ANNUALLY

 **995,600**

AVG. VISITS / CUSTOMER

 **6.31**

AVG. LENGTH-OF-STAY / VISIT

 **53 MIN**

TOP 3 DAYS



Saturday	171,000
Sunday	158,260
Friday	149,437

OF VISITS

TOP 3 HOURS

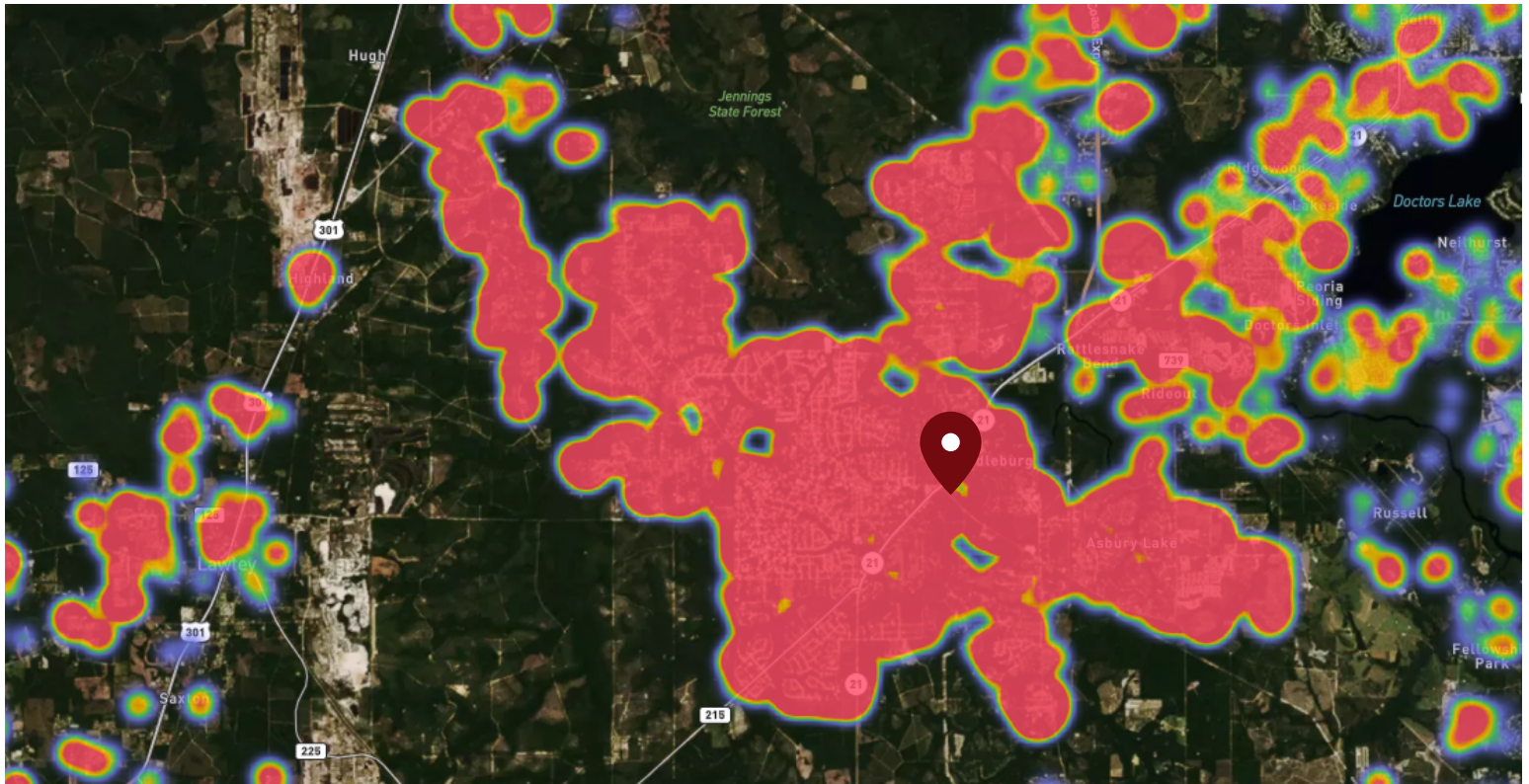


5-6 PM	190,759
6-7 PM	188,341
12-1 PM	186,924

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Jan 1, 2020 - Dec 31, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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