

Clay Town Center – Lot 10/11 (+/- 2.8 ac)

Branan Field Rd & Old Jennings Rd, Middleburg, FL

Build To Suit or
Ground Lease



<https://www.claytowncenter.com/>

PROPERTY OVERVIEW

- Located across from Ascension St. Vincent's Clay County Hospital
- Mixed-use Development – Office / Retail / Hotel / Storage
- Development includes Professional Offices, Anejo's Cocina Mexicana, Verde Vida, Wingstop, Domino's, Hampton Inn & Suites, Pet Paradise, Extra Space Storage, & Marriott Town Place Suites Hotel)
- Quick access to First Coast Expressway and Blanding Blvd
- Major retailers nearby including Home Depot, Aldi, Walmart, Lowes



Tony Rukab – Lic. Real Estate Broker
c: 904-887-6242
tony.rukab@gmail.com

COMMPROP REALTY LLC
4725 Kernan Mill Lane E. Jacksonville, FL 32224
Buyer shall not rely solely on the information provided.

Clay Town Center – Lot 10/11 (+/- 2.8 ac)

Branan Field Rd & Old Jennings Rd, Middleburg, FL

Build To Suit or Ground Lease

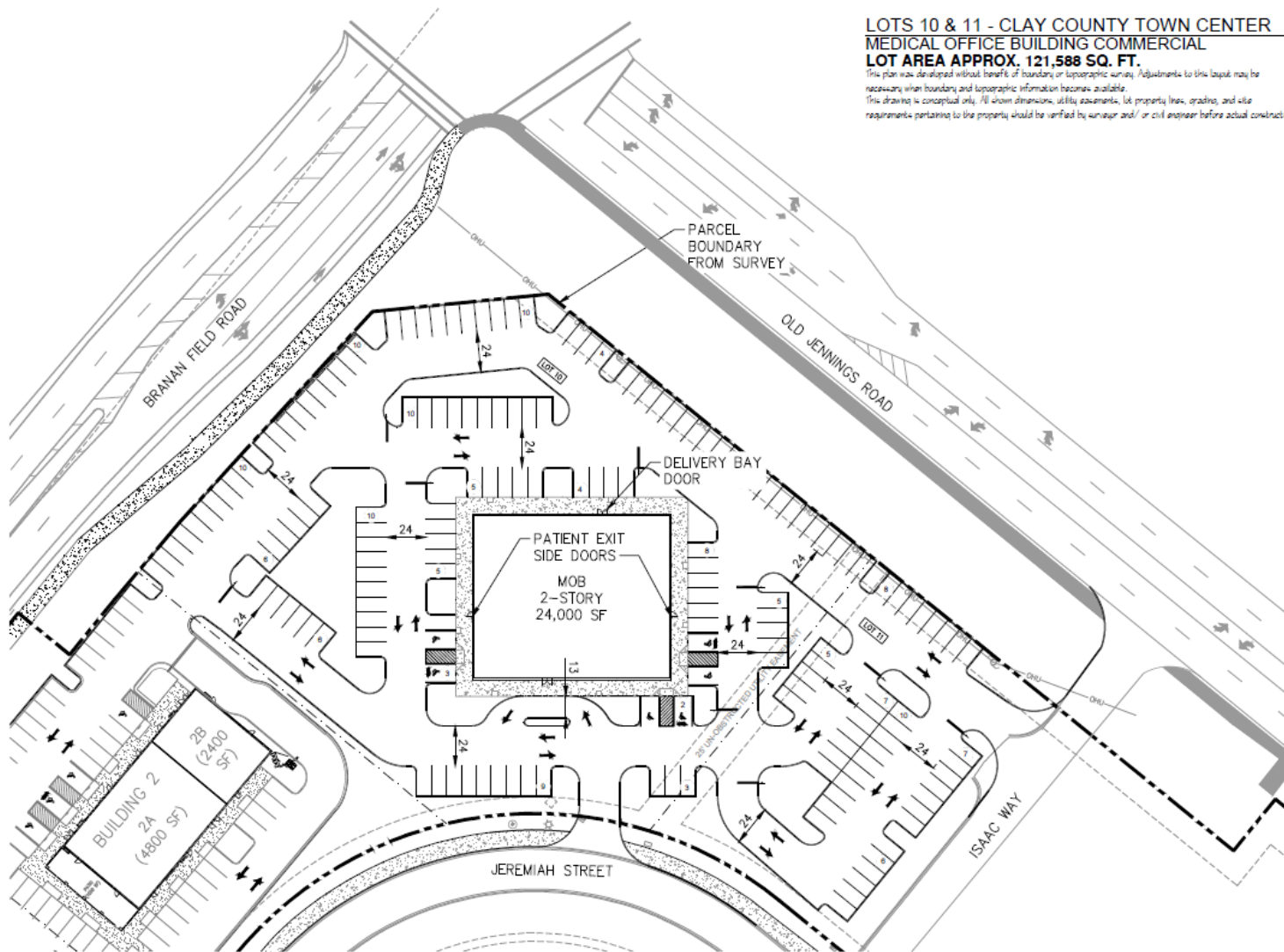


LOTS 10 & 11 - CLAY COUNTY TOWN CENTER MEDICAL OFFICE BUILDING COMMERCIAL LOT AREA APPROX. 121,588 SQ. FT.

The plan was developed without benefit of boundary or topographic survey. Adjustments to this layout may be necessary when boundary and topographic information becomes available.
This drawing is conceptual only. All shown dimensions, utility easements, lot property lines, grades, and site requirements pertaining to the property should be verified by surveyor and/or civil engineer before actual construction.

SITE DATA TABLE

PARCEL NUMBER(S):	
PARCEL #32-04-25-008102-013-00	
LOTS 10 & 11	
SITE ADDRESS:	0 JEREMIAH STREET
COUNTY:	CLAY
ZONING:	COMMERCIAL – PUD
SITE AREA:	
LOT 10 & 11	2.79 ± AC
TOTAL BUILDING AREA– LOTS 10 & 11:	
MOB – 24000 SF (2 STORY – 12000 SF)	
PARKING CRITERIA:	
MEDICAL OFFICE BUILDING: 4 SPACE/1000 SF	
TOTAL PARKING REQUIRED – LOT 10 & 11	
MOB:	96
MAX AT 125%:	120
TOTAL PARKING PROVIDED – LOTS 10 & 11	
TOTAL STALLS:	173
*ROUGHLY 7.2 SPACES PER 1000 SF (OVERPARKED PER CODE BY 53 SPACES)	
F.A.R.	9.87%
I.S.R.	80.82%



CLAY TOWN CENTER LOTS 10 & 11 - MOB CONCEPT A.00
FEBRUARY 10, 2025 • CONTACT: SIDNEY REYNOLDS, P.E. (904) 828-3900

CLAY COUNTY
FLORIDA



Tony Rukab – Lic. Real Estate Broker
c: 904-887-6242
tony.rukab@gmail.com

COMMPROP REALTY LLC
4725 Kernan Mill Lane E. Jacksonville, FL 32224
Buyer shall not rely solely on the information provided.