



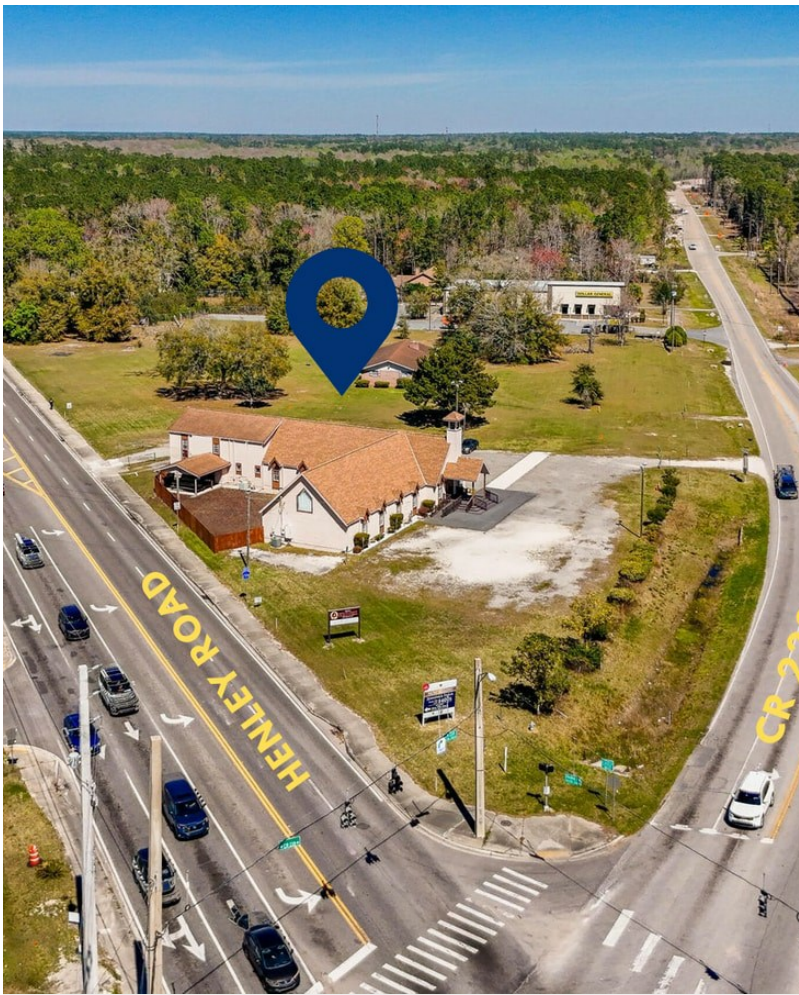
CR-220 & Henley Rd

CR-220 & Henley Rd, Middleburg, FL 32068



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CR-220 & Henley Rd

\$1,400,000

Prime commercial redevelopment opportunity located along the rapidly expanding County Road 220 corridor in Clay County, Florida. This ±0.93 acre site is strategically positioned within the Branan Field Master Plan area, a designated growth corridor driving residential expansion, infrastructure investment, and increasing demand for retail and service-oriented development....

- Located within the Branan Field growth corridor.
- Strong surrounding residential growth driving demand for drive-thru restaurant (QSR), coffee / quick-service concepts ,medical, neighborhood retail.
- Corridor experiences significant daily traffic from commuters traveling between Middleburg, Fleming Island, and the greater Jacksonville area
- High visibility and accessible, positioned at a signalized intersection with multiple points of entry.
- Limited Commercial Inventory along major corridors in Clay County, making well-located sites increasingly valuable for future develop.
- Opportunity to reposition existing structure or redevelop the parcel.



Price:	\$1,400,000
Property Type:	Specialty
Property Subtype:	Religious Facility
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	45,070 SF
Gross Building Area:	5,806 SF
Sale Conditions:	Redevelopment Project
No. Stories:	2
Year Built:	1984
Zoning Description:	Commercial
APN / Parcel ID:	04-05-25-008993-003-00
Walk Score ®:	25 (Car-Dependent)



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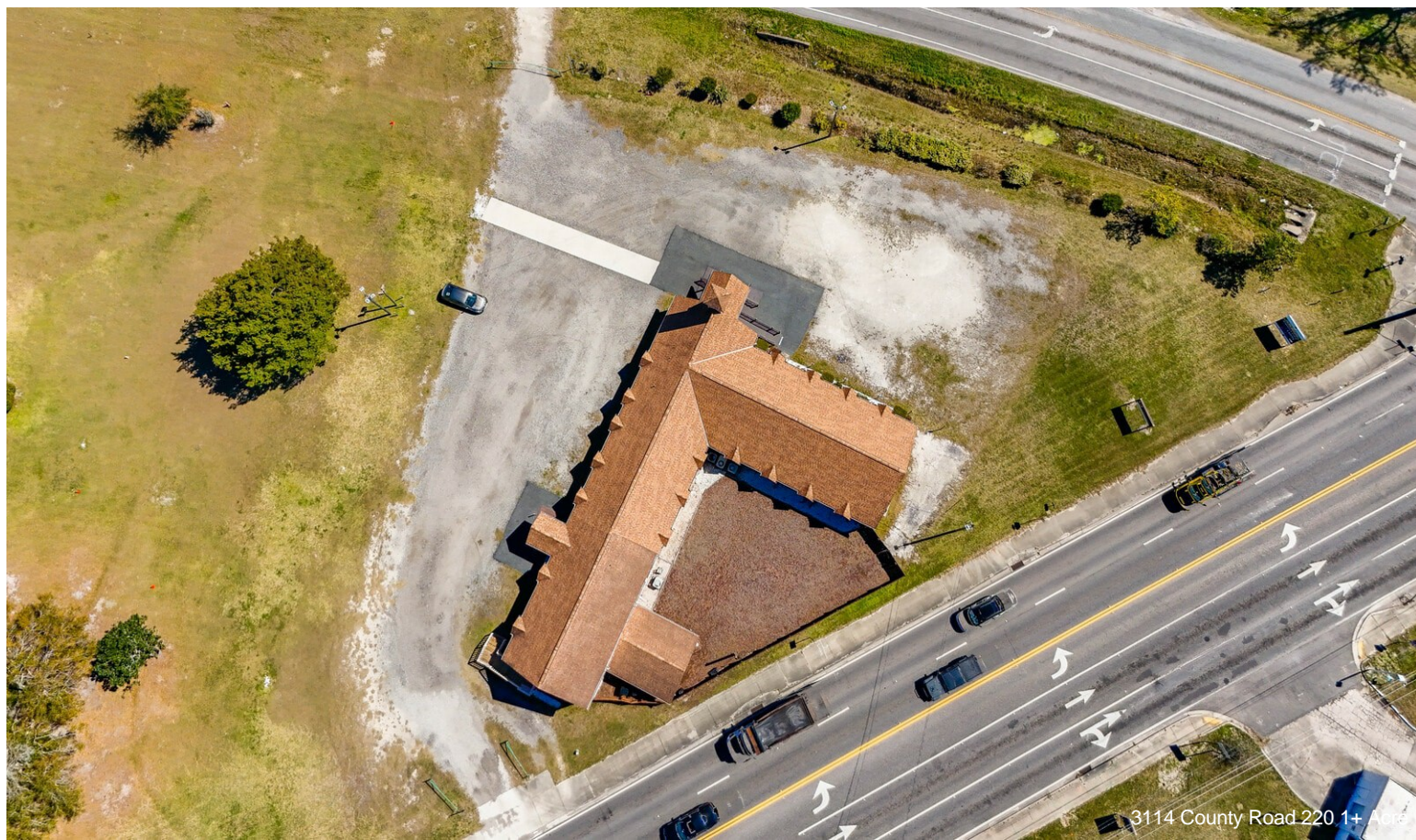
Property Photos



Property Photos



Property Photos



Property Photos



Signalized County Road 220 & Henley Rd

Aerial Photograph (Provided by Clay Co. Property Appraiser):



Property Photos



Google Image

PARCEL SKETCH (BUILDING SKETCH)

