

2580 CR 220

4,365SF OFFICE/SHOWROOM AND
WAREHOUSE

FOR LEASE

2580 County Road 220
Middleburg, FL 32068

HOME THERAPY
PRODUCTS



THE SPACE

Location	2580 County Road 220 Middleburg, FL 32068
Size	4,365 SF (2,865sf office, 1,500sf warehouse)
Space	Suite 2
Lease Rate	\$14.00/sf
Lease Type	NNN - Est. \$5.10/sf

PROPERTY FEATURES

BUILDING SF	14,365
LAND ACRES	0.98
YEAR BUILT	2009
ZONING TYPE	BSC - Commercial

HIGHLIGHTS

- ±4,365sf end-cap in a well-maintained, retail/medical building
- Co-tenant with Numotion, a national mobility & complex rehab technology provider
- Anchored by a Neighborhood Walmart directly across the shared access drive
- Traffic counts - CR-220: ±32,000 VPD and College Drive: ±20,000 VPD
- Built out for office/retail showroom use with reception, private offices, conference room, and warehouse space
- Ample parking: 28 spaces



POPULATION

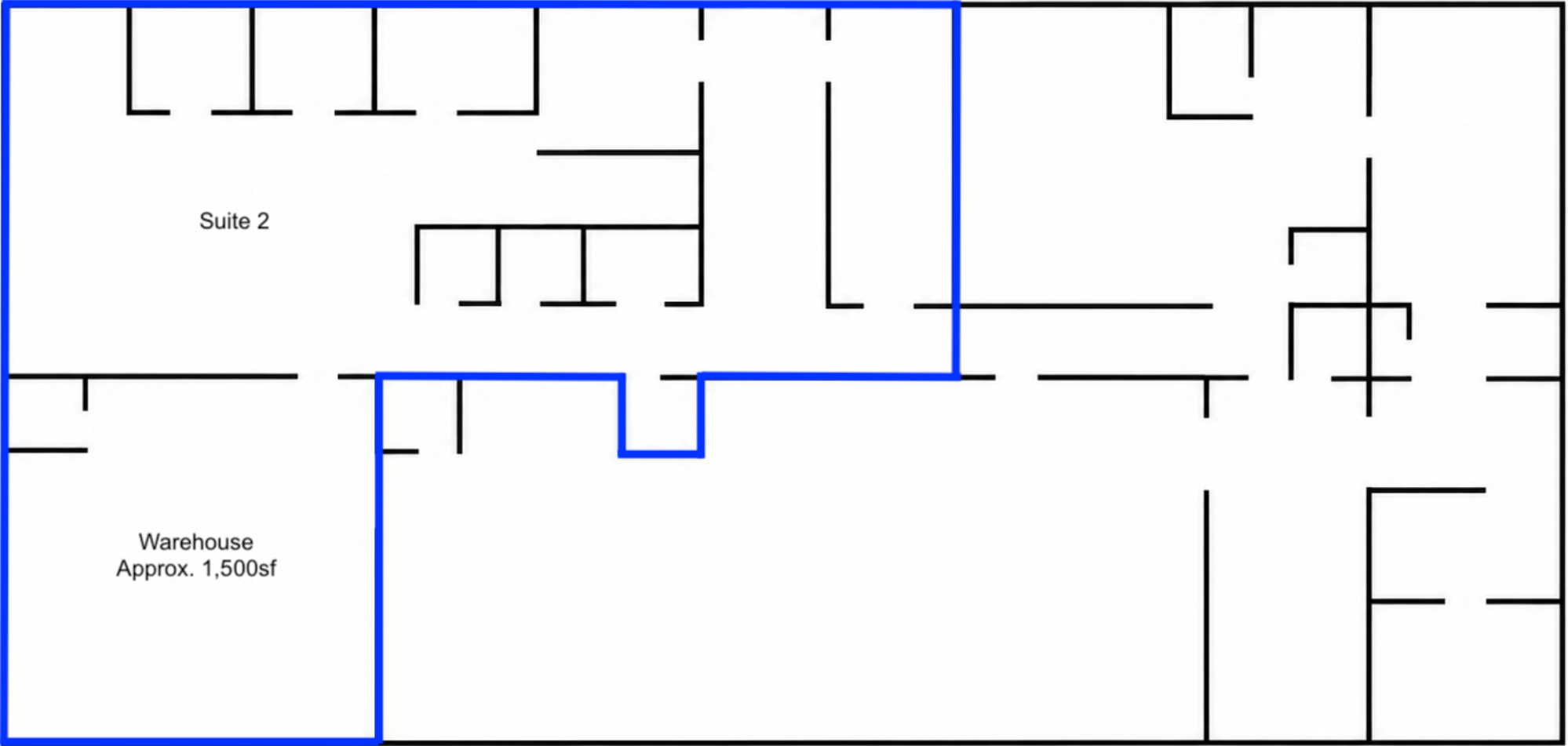
1.00 MILE	3.00 MILE	5.00 MILE
5,943	42,321	107,150

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$105,856	\$118,409	\$126,480

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,201	15,767	39,989



A floor plan diagram showing two main areas: Suite 2 and a Warehouse. Suite 2 is located in the upper left and center, while the Warehouse is in the lower left. Both areas are outlined with a thick blue border. The plan includes various internal walls and partitions, with some areas containing text labels.

Suite 2

Warehouse
Approx. 1,500sf