

MIDDLEBURG LAND FOR SALE

3108 County Road 220, Middleburg, FL 32068

FOR SALE



C. Proposed Improvements
 The proposed project would widen CR 220 by constructing two additional travel lanes, bicycle lanes and sidewalks from Shamrock Drive to Knight Box Road. The median would vary from a two-way left turn lane from Henley Road to Chief Ridaught Trail to a raised grassed median from Chief Ridaught Trail to Knight Box Road (See Figure 2 and 3).

**Figure 2 – Proposed CR 220 Roadway Typical Section
 Henley Road to Chief Ridaught Trail**

PROPERTY OVERVIEW

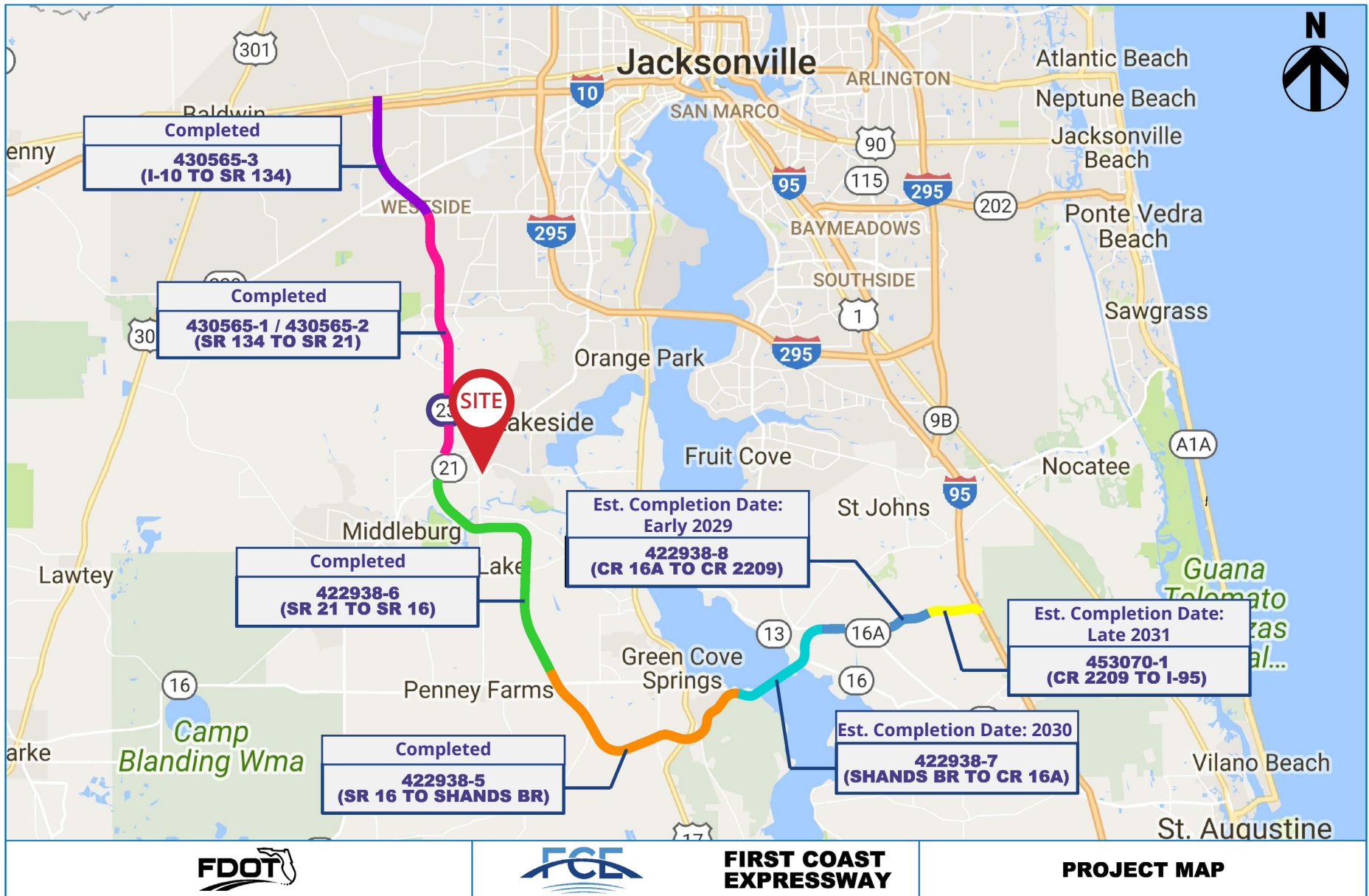
- » **2.53 AC Retail pad for sale**
- » 1.67 miles from First Coast Expressway, a multi-lane toll road that will cross parts of Duval, Clay and St. Johns county, projected to be completed by 2030
- » Frontage on CR 220, currently proposed construction on widening to four lanes
- » Expanding trade area with average income of \$118,912 within five miles
- » Nearby Retailers:

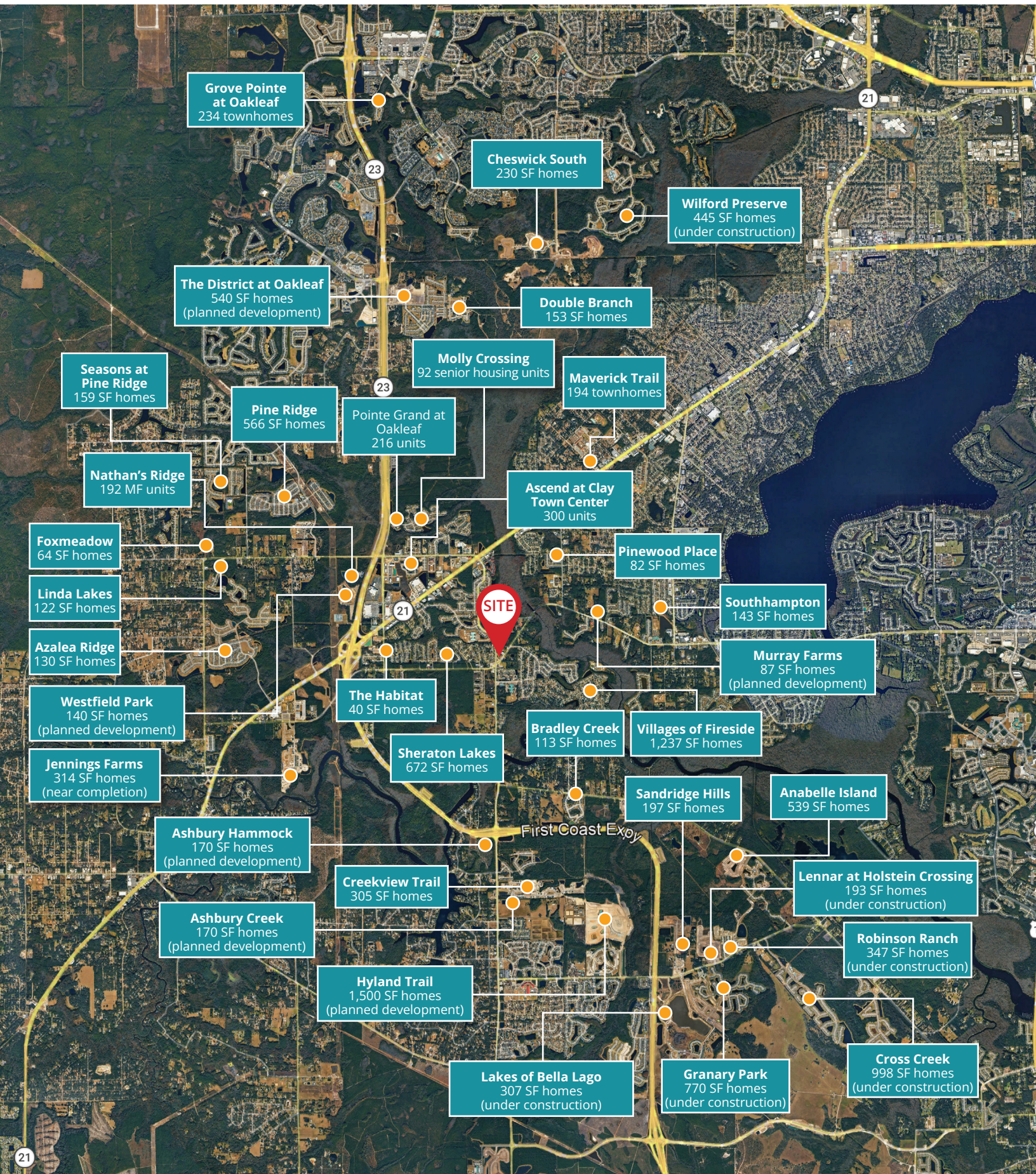


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,212	31,002	88,810
Households	2,685	11,465	32,133
Daytime Pop.	2,154	14,659	42,849
Ave. HH Income	\$109,847	\$105,504	\$118,912







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