

MIDDLEBURG, FLORIDA

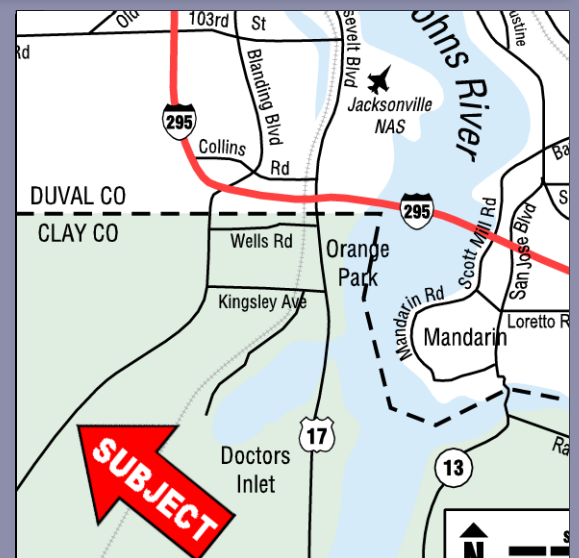
1623 Blanding Blvd, Just south of Old Jennings Rd

7,526± SF Retail Space / 2.0± Acres Land For Sale

LAND/RETAIL



- 2 Separate buildings: Building 1- 3926± SF with central heating and air / Building 2- 3600± SF with no heating or air
- Current usage is Marine/Boat Sales & Service
- Great commercial/retail opportunity on Blanding Blvd close to Brannan Field/Chaffee Rd/Blanding Intersection
- 145LF Frontage on Blanding
- Retention pond in place
- High Traffic count: 41,700± cars per day
- Price Per SF: \$20.26
- Sale Price: \$1,800,000.00



**COLLIERS
DICKINSON**

Colliers Dickinson
24th Floor
One Independent Drive
Jacksonville, Florida 32202
Tel: 904.358.1206
www.colliersdickinson.com

Charles Revels
Associate
crevels@colliersdickinson.com

Chuck Diebel, CCIM
Associate
cdiebel@colliersdickinson.com

4422

Sales & Leasing | Investment | Property Management | Site Selection | Valuation | Consulting

*Colliers Dickinson dba Colliers International is an independently owned and operated business and a member firm of Colliers International Property Consultants, an affiliation of independent companies with 293 offices throughout more than 61 countries worldwide. Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.