

FOR SALE > LAND

# Lowe's Outparcel For Sale

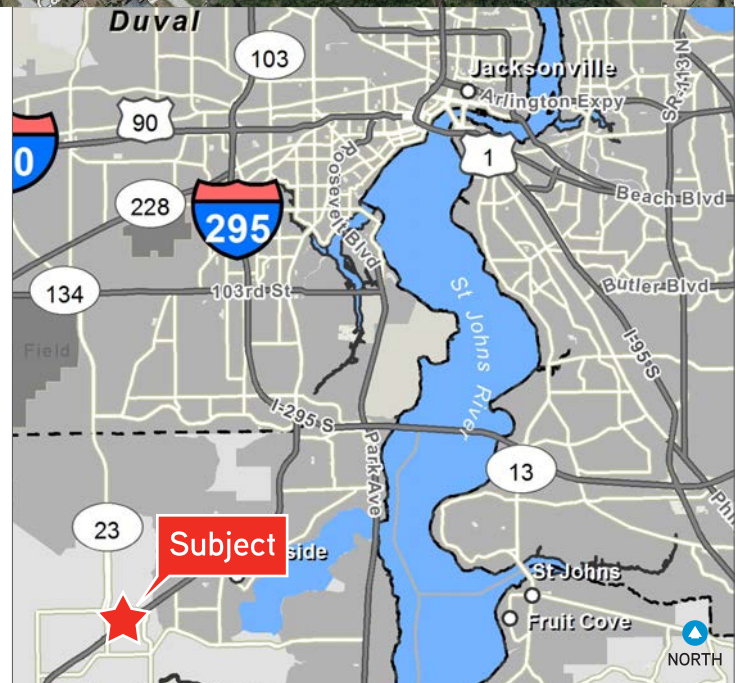
BLANDING BLVD., MIDDLEBURG, FL 32068

LOCATED JUST EAST OF BRANAN FIELD ROAD



## Property Features

- > Lowe's outparcels available
- > Walmart, Home Depot and Lowe's anchor a great retail trade area
- > Traffic light into the site gives access to traffic in both directions
- > Over 40,000± cars per day on Blanding Blvd.
- > Fast food, sit down restaurants, gas stations, bank, automotive retailers and car washes are just a few of the allowable uses
- > Parcel 1: 1.89± AC ~~\$319,000~~ REDUCED TO \$199,000
- Parcel 2: 0.78± AC \$400,000 **SOLD TO PEPBOYS**
- Parcel 5: 0.78± AC \$525,000 **SOLD TO CARE SPOT**
- Parcel 6: 2.3± AC \$1,200,000 **SOLD TO ALDI**



GARY MONTOUR  
Senior Vice President  
+1 904 358 1206 | EXT 1116  
gary.montour@colliers.com

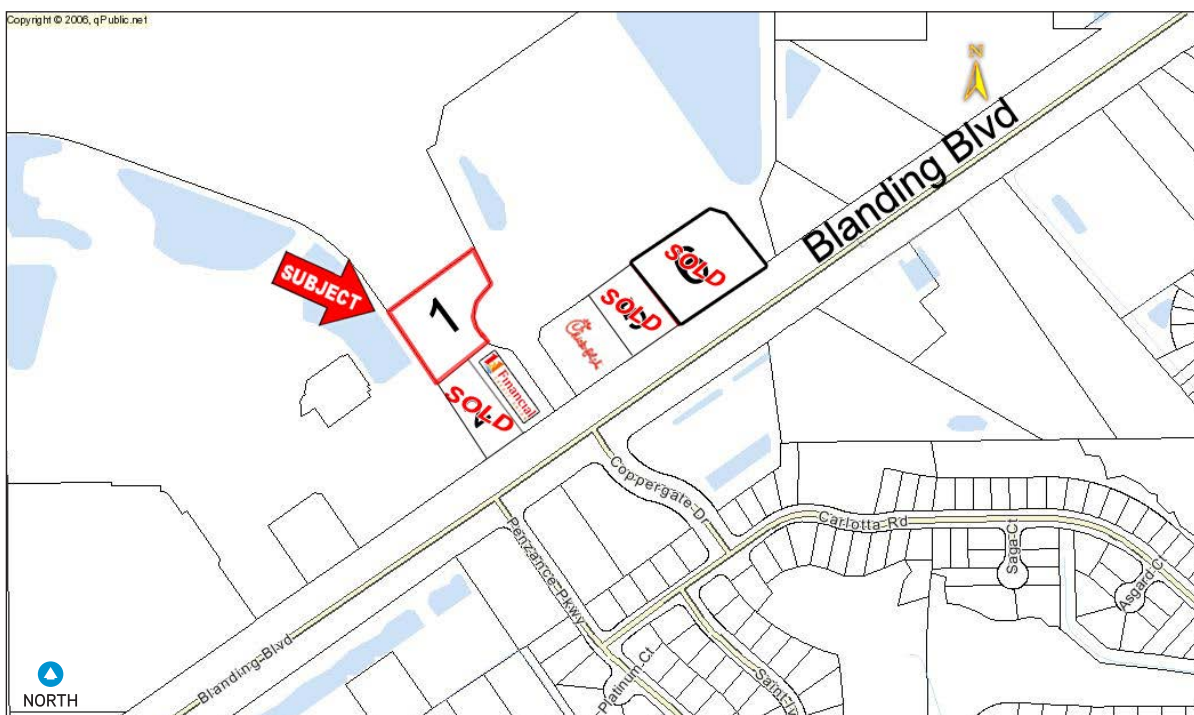
4585

JASON RYALS  
Executive Vice President  
+1 904 358 1206 | EXT 1136  
jason.ryals@colliers.com

COLLIERS INTERNATIONAL  
NORTHEAST FLORIDA  
50 N Laura St, Suite 1725  
Jacksonville, FL 32202  
www.colliers.com/jacksonville

## Street & Plat Map

BLANDING BLVD., MIDDLEBURG, FL 32068





## Site Plan

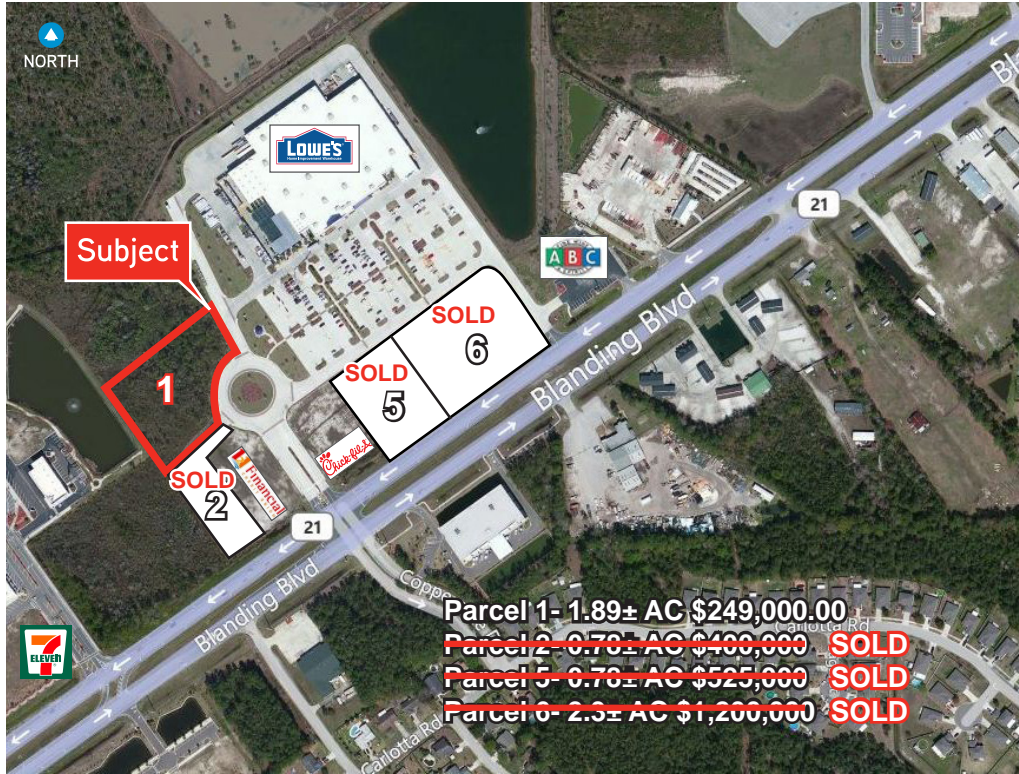
BLANDING BLVD., MIDDLEBURG, FL 32068



FOR SALE > LAND

## Located Just East of Branan Field Road

BLANDING BLVD., MIDDLEBURG, FL 32068



### Contact Us

GARY MONTOUR  
SENIOR VICE PRESIDENT  
+1 904 358 1206 | EXT 1116  
[gary.montour@colliers.com](mailto:gary.montour@colliers.com)

JASON RYALS  
Executive Vice President  
+1 904 358 1206 | EXT 1136  
[jason.ryals@colliers.com](mailto:jason.ryals@colliers.com)

Please contact us to see this property

COLLIERS INTERNATIONAL  
NORTHEAST FLORIDA  
50 N Laura St, Suite 1725  
Jacksonville, FL 32202  
[www.colliers.com/markets/jacksonville/](http://www.colliers.com/markets/jacksonville/)

This document has been prepared by COLLIERS INTERNATIONAL | Northeast Florida for advertising and general information only. COLLIERS INTERNATIONAL makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. COLLIERS INTERNATIONAL excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of COLLIERS INTERNATIONAL and /or its licensor(s). © 2018. All rights reserved.