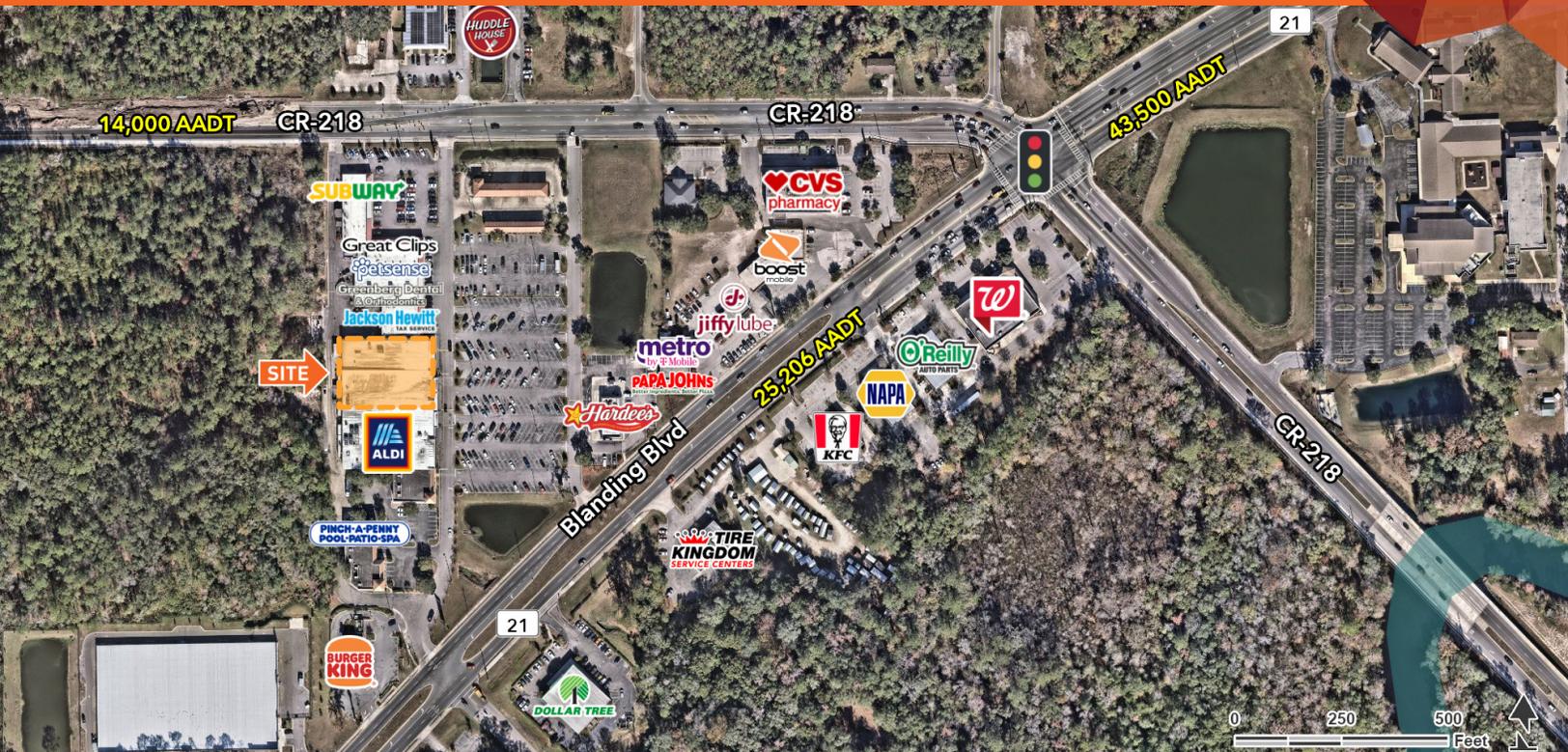


# ALDI EXCESS

# FOR LEASE

2720 BLANDING BLVD, MIDDLEBURG, FL 32068



## LOCATION DESCRIPTION

Located in Grande Olde Plaza along Blanding Blvd at the CR 218 intersection in Middleburg

## PROPERTY HIGHLIGHTS

- 24,760 SF anchor box available for sublease
- Strong visibility from Blanding Blvd with multiple points of ingress/egress
- Situated within the central retail node of the Middleburg submarket
- Surrounding retailers include Aldi, Petsense, Dollar Tree and more
- Traffic Counts: Blanding (S of CR 218) - 25,206 AADT; Blanding (N of CR 218) - 43,500 AADT; CR 218 - 14,000 AADT



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2025 Total Population	16,712	42,970	158,655
2025 Daytime Population	13,666	32,992	113,897
2025 Average HH Income	\$90,328	\$101,999	\$112,256



**ALISON MAAS**

Alison.Maas@tscg.com  
904.723.8759

**KELLY PULIGNANO**

kelly.pulignano@tscg.com  
904.899.0446

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