

EXCEPTIONAL COMMERCIAL INVESTMENT OPPORTUNITY
430 COLLEGE Drive #200-208 Middleburg, FL 32068 | \$1,200,000



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PROPERTY OVERVIEW

430 COLLEGE Drive #200-208 Middleburg, FL 32068

- Purchase price: \$2,400,000
- Price per SQFT: \$96
- Lot Size: 0.02 acres
- Zoning: Commercial



Unlock the potential of this exceptional commercial investment opportunity at 430 College Drive in Middleburg, Florida. This offering includes half of the second floor (Units 200-208), totaling approximately 12,500 square feet within a well-constructed steel and concrete building with elevator access. The open layout allows for maximum flexibility, and the owner is willing to contribute toward build-out costs to divide the space--ideal for multi-tenant leasing, investor returns, or an owner/user such as a medical or professional office. Located approximately 6 miles from Interstate 295, the property offers convenient access to Jacksonville and surrounding areas. Perfect for investors seeking value-add potential, this asset provides the ability to customize suite sizes, attract a diverse tenant mix, and generate strong rental income in a growing market. A rare opportunity to secure a flexible, income-producing property in a high-demand location..

Commercial Zoning: Clay County, Florida commercial zoning is governed by the Land Development Code (LDC) and is designed to support a range of uses including retail, office, medical, and service-based businesses, depending on the specific designation. Common districts allow for professional offices, medical suites, restaurants, and general retail, with more intensive zones accommodating higher-traffic commercial uses. All developments must comply with site plan approval, parking, signage, and infrastructure standards, ensuring compatibility with surrounding properties and supporting long-term growth.

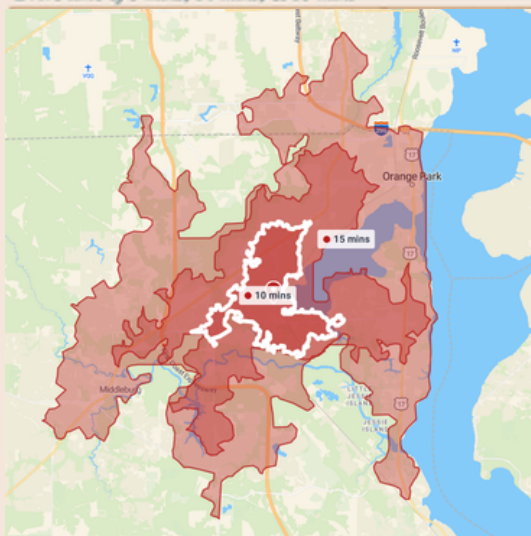
PROPERTY PHOTOS
430 COLLEGE Drive #200-208 Middleburg, FL 32068



BENCHMARK DEMOGRAPHICS

430 College Dr, Suite 200, Middleburg, Florida, 32068

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Asle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States Florida	USA
	5 mins	10 mins	15 mins	Counties Clay County	CBSAs Jacksonville, FL Metropolitan Statistical Area		
0 - 4	5.59%	5.20%	5.14%	5.41%	5.44%	4.69%	5.39%
5 - 9	6.12%	5.65%	5.62%	5.86%	5.86%	5.03%	5.75%
10 - 14	5.97%	6.11%	6.16%	6.46%	6.04%	5.34%	5.98%
15 - 19	6.18%	6.46%	6.46%	6.73%	6.22%	5.84%	6.47%
20 - 34	19.49%	18.45%	17.80%	18.22%	19.22%	18.43%	20.33%
35 - 54	25.29%	25.54%	25.15%	25.78%	25.63%	24.41%	25.20%
55 - 74	23.94%	24.58%	24.60%	23.55%	23.50%	25.55%	22.82%
75+	7.64%	7.99%	9.08%	8.06%	8.09%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	3.3%	3.5%	4.4%	4.9%	8.1%	8.0%	8.3%
\$15,000-\$24,999	4.2%	4.7%	4.1%	4.5%	5.0%	5.8%	5.9%
\$25,000-\$34,999	7.1%	7.1%	6.3%	6.1%	5.8%	6.7%	6.3%
\$35,000-\$49,999	8.1%	8.2%	8.9%	9.8%	9.8%	10.5%	9.8%
\$50,000-\$74,999	18.9%	17.0%	15.7%	16.2%	16.5%	16.9%	15.6%
\$75,000-\$99,999	18.0%	17.4%	15.7%	14.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	24.1%	22.2%	22.0%	21.2%	19.6%	18.4%	17.8%
\$150,000-\$199,999	7.4%	10.2%	11.5%	11.8%	9.3%	8.7%	9.8%
\$200,000+	8.9%	9.6%	11.4%	10.8%	13.0%	12.1%	14.0%
KEY FACTS							
Population	10,105	38,060	86,868	235,762	1,764,628	23,027,836	339,887,819
Daytime Population	7,338	32,050	79,346	191,794	1,765,462	22,846,618	338,218,372
Employees	5,037	18,741	42,247	112,165	841,514	10,832,721	167,630,539
Households	3,839	14,430	32,882	87,222	699,626	9,263,074	132,422,916
Average HH Size	2.63	2.63	2.61	2.67	2.47	2.43	2.50
Median Age	40.2	41.1	41.9	40.7	40.4	43.6	39.6
HOUSING FACTS							
Median Home Value	312,735	334,219	355,712	355,969	395,594	416,969	370,578
Owner Occupied %	69.0%	73.5%	74.5%	76.7%	66.7%	67.2%	64.2%
Renter Occupied %	31.0%	26.4%	25.4%	23.3%	33.3%	32.8%	35.8%
Total Housing Units	4,034	15,143	34,561	93,362	767,323	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$84,650	\$86,550	\$90,181	\$87,689	\$82,649	\$78,205	\$81,624
Per Capita Income	\$40,266	\$40,717	\$43,132	\$40,331	\$45,252	\$44,891	\$45,360
Median Net Worth	\$260,720	\$295,372	\$323,086	\$310,806	\$249,654	\$253,219	\$228,144