



## OFFERING MEMORANDUM

19510 NE US Hwy 301  
Waldo, FL 32694



**COLDWELL BANKER**  
SMITH & SMITH  
REALTY



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*Exclusively Marketed by:*

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**COLDWELL BANKER**  
**SMITH & SMITH**  
**REALTY**

Brokerage License No.: CQ1053359  
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01 **Executive Summary**  
Investment Summary

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## OFFERING SUMMARY

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ADDRESS	19510 NE US Hwy 301 Waldo FL 32694
COUNTY	Alachua
MARKET	Waldo
SUBMARKET	Starke
PRICE	\$199,000
BUILDING SF	2,641 SF
PRICE PSF	\$75.35
LAND ACRES	1
YEAR BUILT	1965
YEAR RENOVATED	2000
OWNERSHIP TYPE	Other
ZONING TYPE	A/RB
APN	16919-000-000

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	58	1,914	4,908
2025 Median HH Income	\$28,727	\$49,578	\$55,153
2025 Average HH Income	\$49,143	\$71,073	\$75,054



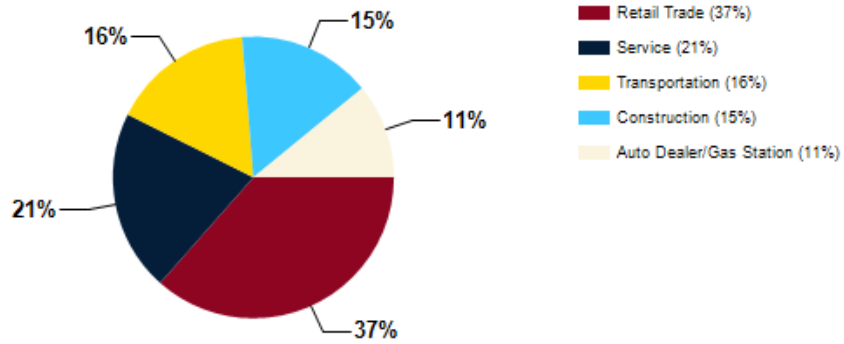
02

**Location**

Location Summary

Local Business Map

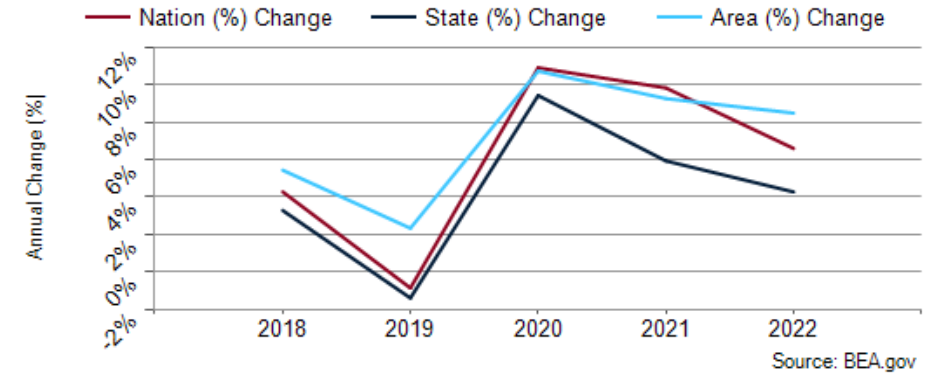
## Major Industries by Employee Count



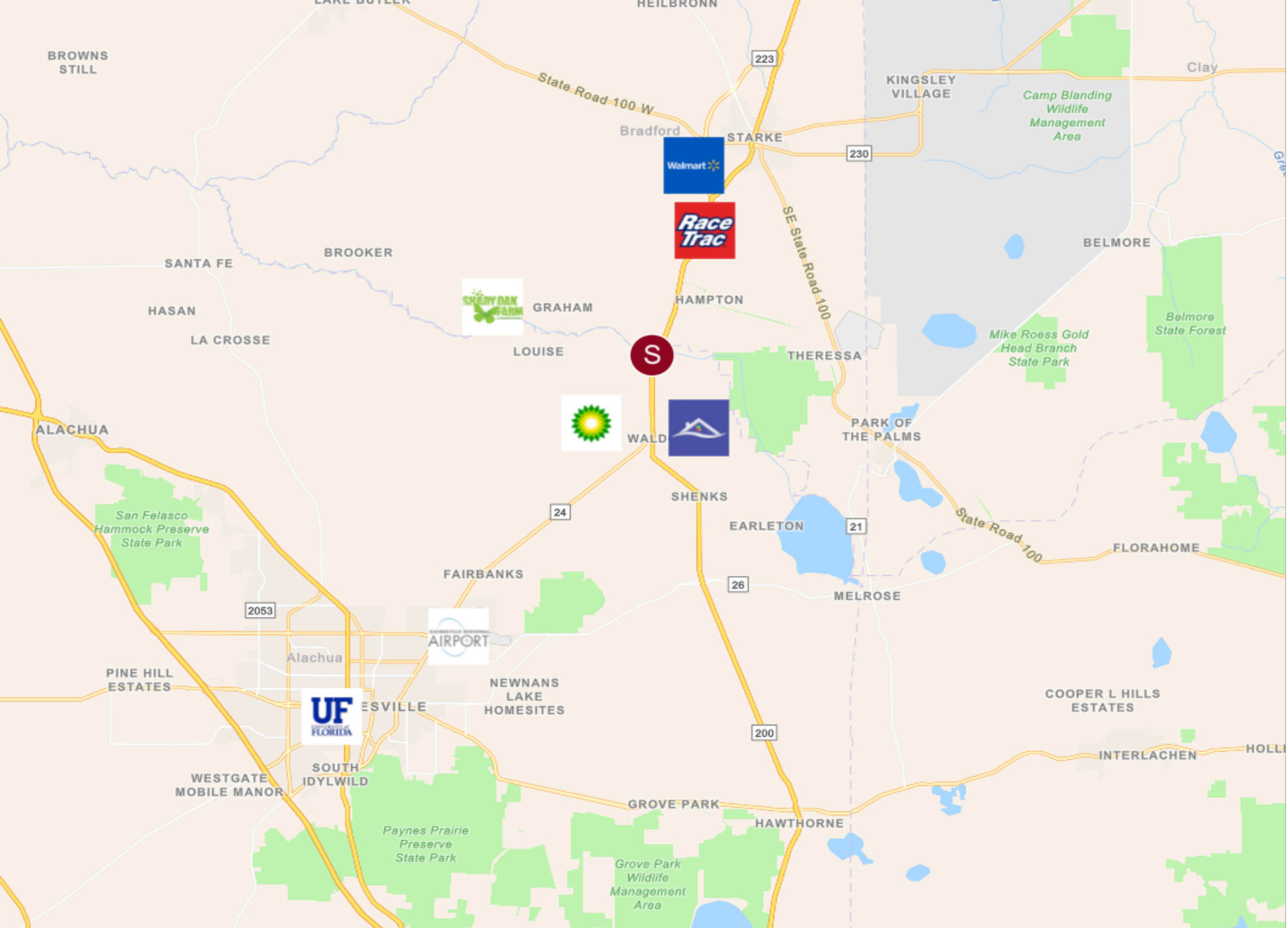
## Largest Employers

Publix Super Markets	25,000
Waldo Farmers & Flea Market Inc.	1,019
Walmart Distribution Center	962
Florida State Prison System	15,000
Walmart Stores	300
Pilot Travel Center	
Sunoco	
Waldo Feed & Hardware	

## Alachua County GDP Trend







## 03 Property Description

Property Features

Property Images



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## PROPERTY FEATURES

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BUILDING SF	2,641
LAND ACRES	1
YEAR BUILT	1965
YEAR RENOVATED	2000
# OF PARCELS	1
ZONING TYPE	A/RB
TOPOGRAPHY	Clear
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	20
PARKING RATIO	20/8
STREET FRONTAGE	516 feet on HWY301
CORNER LOCATION	Yes
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

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## MECHANICAL

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HVAC	Entire Building
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## CONSTRUCTION

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FOUNDATION	Concrete
FRAMING	Concrete Block
EXTERIOR	Masonry
PARKING SURFACE	Ashpalt
ROOF	metal
LANDSCAPING	None

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