



OFFERING MEMORANDUM

19510 NE US Hwy 301
Waldo, FL 32694



COLDWELL BANKER
SMITH & SMITH
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COLDWELL BANKER
SMITH & SMITH
REALTY

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01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

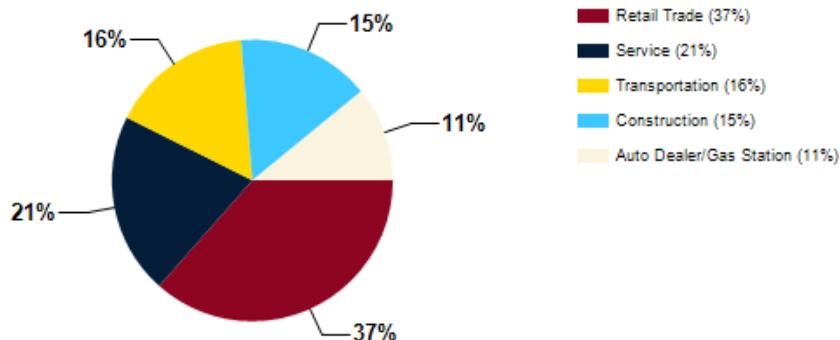
ADDRESS	19510 NE US Hwy 301 Waldo FL 32694
COUNTY	Alachua
MARKET	Waldo
SUBMARKET	Starke
PRICE	\$199,000
BUILDING SF	2,641 SF
PRICE PSF	\$75.35
LAND ACRES	1
YEAR BUILT	1965
YEAR RENOVATED	2000
OWNERSHIP TYPE	Other
ZONING TYPE	A/RB
APN	16919-000-000

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

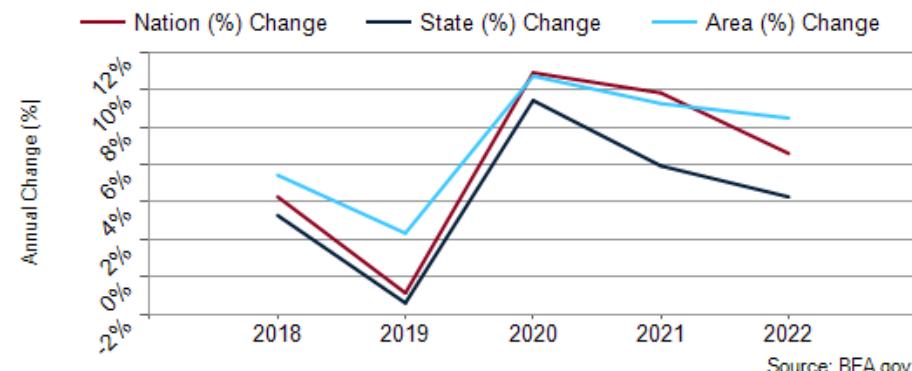
02 Location

Location Summary
Local Business Map

Major Industries by Employee Count

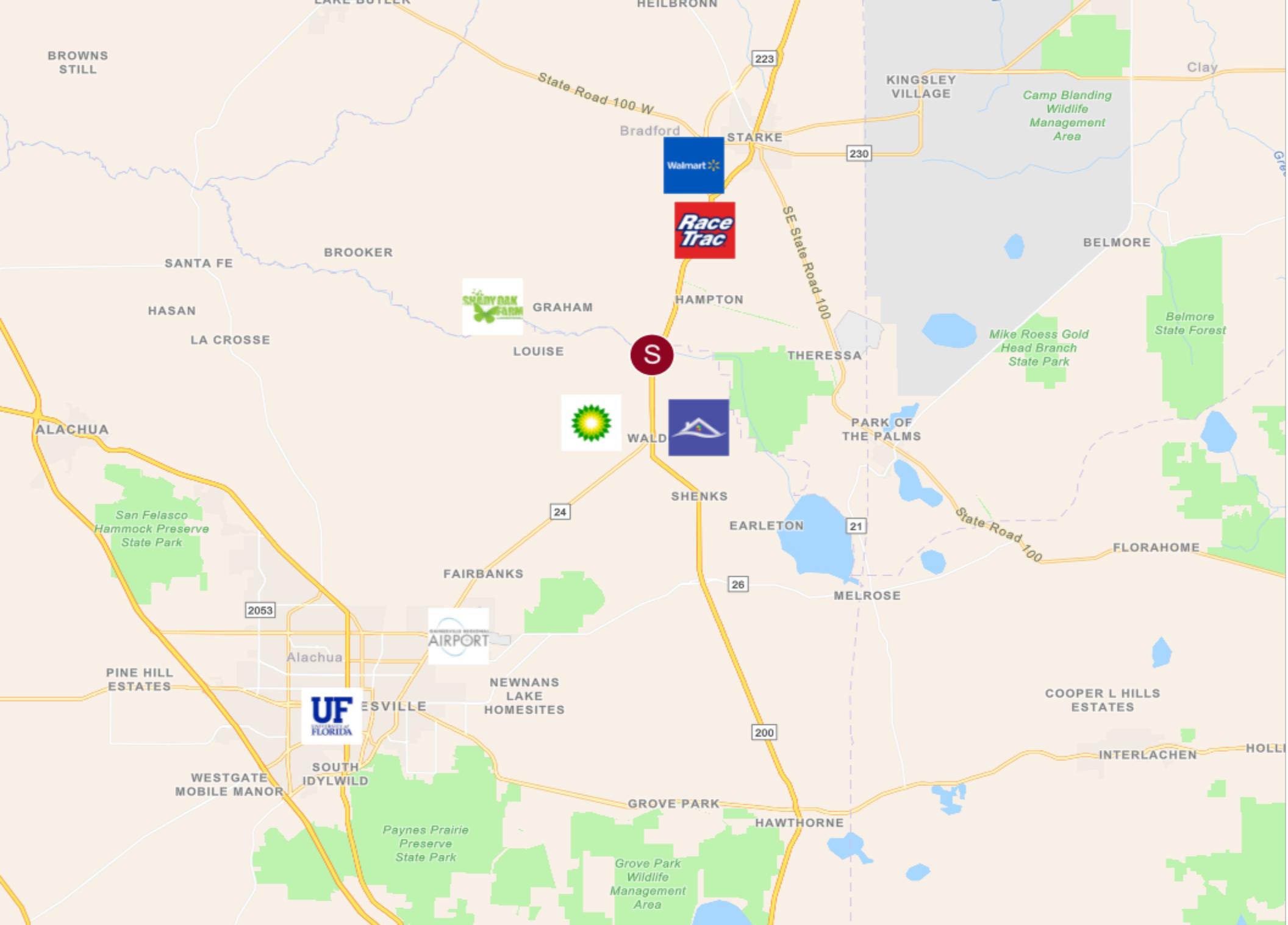


Alachua County GDP Trend



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	



03 **Property Description**

Property Features

Property Images

PROPERTY FEATURES

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

MECHANICAL

HVAC	Entire Building
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CONSTRUCTION

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





