

7380 State Rte 100, Keystone Heights, FL 32656

COMMERCIAL OUT-PARCEL AVAILABLE



LISTING
AGENT

RATE: \$595,000

0.6 ACRES +/-

ZONED
COMMERCIAL



PROPERTY HIGHLIGHTS

Prime Commercial Out-Parcel in Keystone Heights – Pad Ready

Located just off State Highway 100, this high-visibility corner out-parcel presents a rare opportunity to join national retailers like McDonald's, AutoZone, and Advance Auto Parts in front of Keystone Heights' primary grocery-anchored shopping plaza.

This is an exceptional 0.6 AC development-ready site in one of Keystone Heights' most established commercial corridors—ideal for retail, QSR, or service-based businesses looking to capitalize on strong co-tenancy and visibility.



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AERIAL HIGHLIGHTS

Property Highlights:

- Parcel Size: 0.6 acres (expansion opportunities may be available—contact listing agent for details)
- Utilities On-Site: Adjacent to the Clay Electric Headquarters, the site benefits from existing utility and sewer connections, a rare advantage in the local market.
- Pad Ready & Cleared: Site is fully cleared and ready for development, saving time and cost.
- Legacy Retail Environment: The plaza boasts a history of longstanding legacy tenants and high-performing national retailers, ensuring a strong flow of traffic and brand synergy.



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PROPERTY SUMMARY



Income
Median Household Income
\$73,201



Housing
Total Housing Units
6,607



Families & Living Arrangements
Total Households
5,680



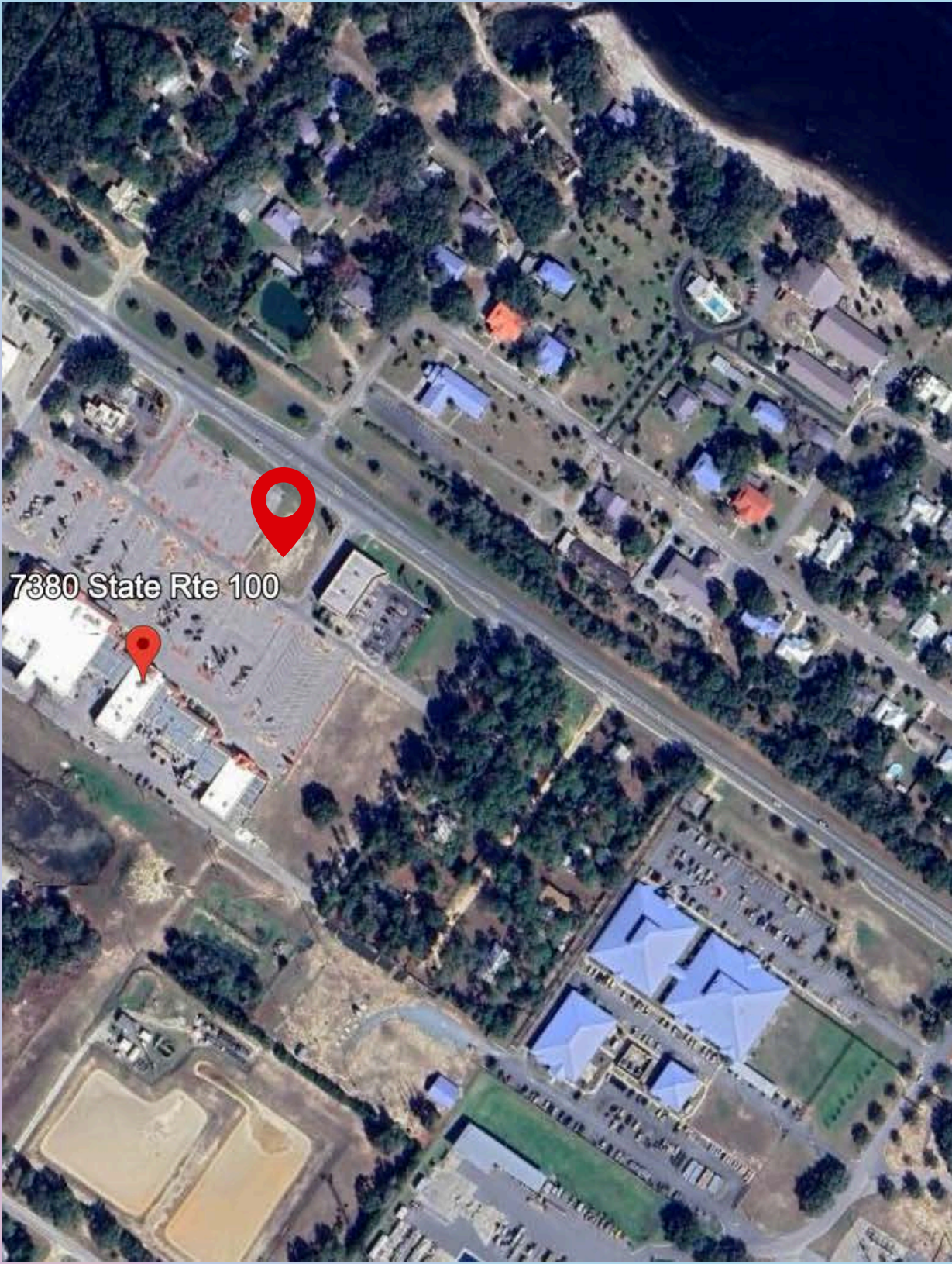
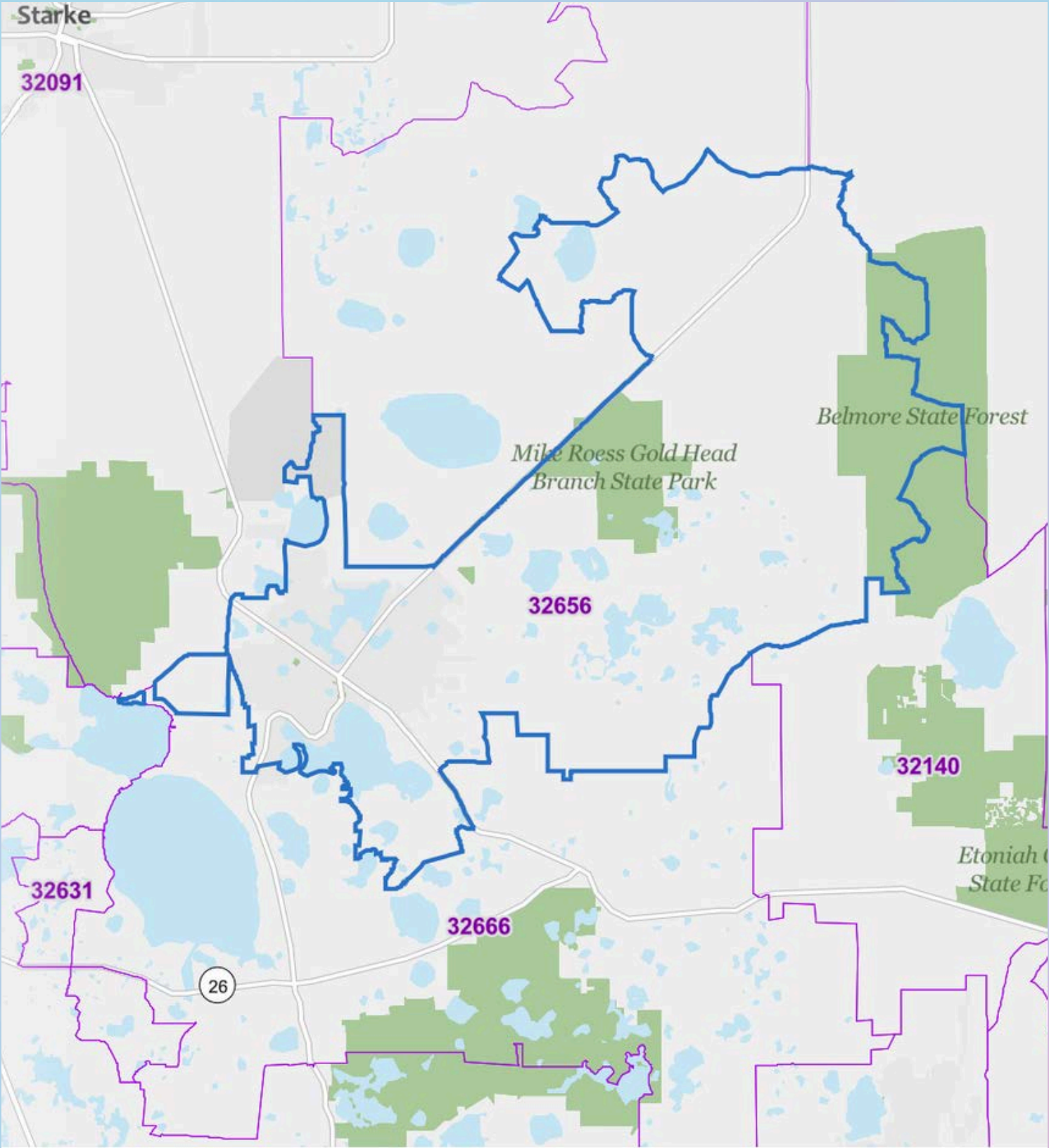
Populations and People
Total Population
14,686



Median Age
Populations & People
40.4



Business and Economy
Total Employer Establishments
670



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PROPERTY PHOTOS: AERIAL



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KEYSTONE HEIGHTS OVERVIEW

KEYSTONE HEIGHTS

Keystone Heights, Florida, is a charming town nestled in southwestern Clay County, approximately 30 miles northeast of Gainesville. Known for its scenic beauty and strong sense of community, the city is surrounded by numerous lakes and parks, making it a haven for outdoor enthusiasts. Recreational opportunities abound, with activities like boating, fishing, swimming, and hiking readily available. The town's downtown area offers a variety of local shops and eateries, reflecting its welcoming and family-friendly atmosphere. Keystone Heights also boasts a rich history, with landmarks such as the historic Keystone Inn, completed in 1923, which served as a social and cultural hub in its early days. With its blend of natural beauty, recreational amenities, and close-knit community, Keystone Heights exemplifies the charm of small-town Florida living. Keystone Heights has recently experienced significant growth with a number of national retailers entering the market to service the growth focused market.



