

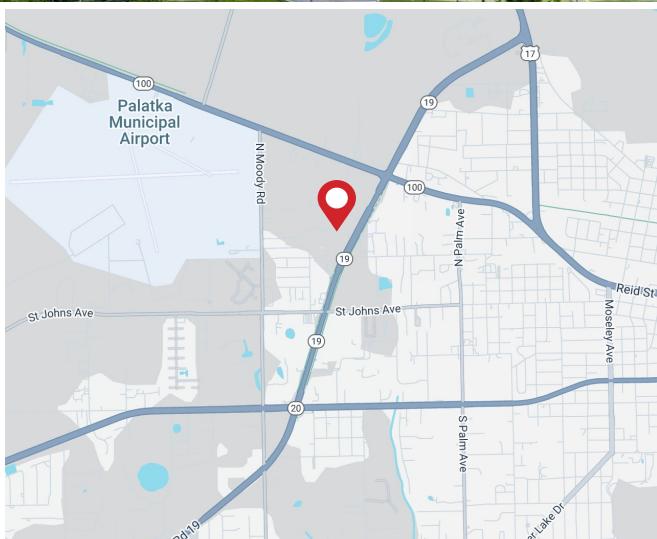
PALATKA PROMENADE

400 N. State Road 19, Palatka, FL 32177

RETAIL SPACE FOR LEASE



State Road 19 - 21,500AADT



PROPERTY OVERVIEW

- Space available for lease: 12,669 - 51,524 SF
- Junior and big box space available
- Potential outparcel: 1.28 acres (for sale, ground lease, or BTS)
- Excellent visibility and access from State Road 19, Palatka's main commercial corridor with a daily traffic count of 21,500 vehicles
- Co-tenancy with Citi Trends, Shoe Show Mega, Ollie's Bargain Outlet, and Roses Discount Store
- Surrounding retailers include Lowe's, The Home Depot, Staples, Tractor Supply Co., Publix, Marshall's, and Planet Fitness
- Located just 2 miles from HCA Florida Putnam Hospital

DEMOGRAPHICS

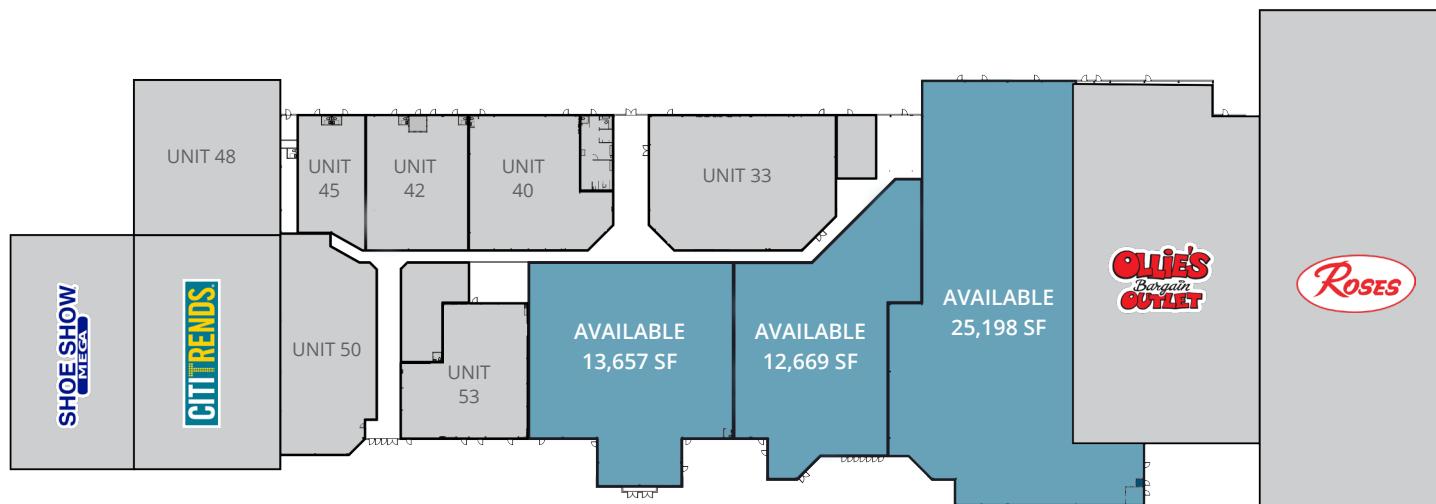
	3 Mile	5 Miles	10 Miles
Population	17,562	21,818	38,672
Households	6,930	8,651	15,490
Daytime Pop.	18,179	21,524	31,152
Ave. HH Income	\$57,753	\$67,921	\$72,390



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PHOTOS





Unit	Tenant	SQ FT
19	Roses Discount	51,200
18	Ollie's Bargain Outlet	31,510
48	VA Clinic	9,952
47	Citi Trends	12,600
46	Shoe Show Mega	14,873
33	Dept. of Revenue	7,709
40 & 53	Career Source	4,940
40 & 52	State of FL - DCF	5,456
42	Juvenile Justice	2,678
67	Phillips Jeweler	1,650

Unit	Tenant	SQ FT
45	Lovecare Daycare	3,165
50	Clay Behavioral Health	1,942
59	Available	13,657
63	Available	12,669
64	Available	25,198

Units 59, 63, and 64 can be combined for a total of 51,524 SF

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RETAIL AERIAL

