

East Gate Square

164 S Us Highway 17, East Palatka, FL 32131



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Traffic Counts +35,000 VPD on HWY 17!
- Current availabilities: 900 SF, 3,600 SF, 6,900 SF, 10,500 SF, and a 3,084 SF freestanding drive-thru outparcel.
- Flexible leasing configurations available, contiguous opportunities up to 20,100 SF.
- Grocery-anchored shopping center; ideal for retail, medical, fitness, restaurant, and service users
- Located directly on US Highway 17, the primary commercial corridor serving East Palatka and greater Putnam County
- Signalized access with excellent ingress/egress
- Ample on-site parking
- Monument signage available

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	900 SF - 10,500 SF
Lot Size:	9.15 Acres
Building Size:	58,284 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,714	9,324	17,195
Total Population	9,330	23,195	43,264
Average HH Income	\$72,982	\$70,800	\$79,131

Casey Dorner

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EQUITY
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PROPERTY PHOTOS



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AERIAL



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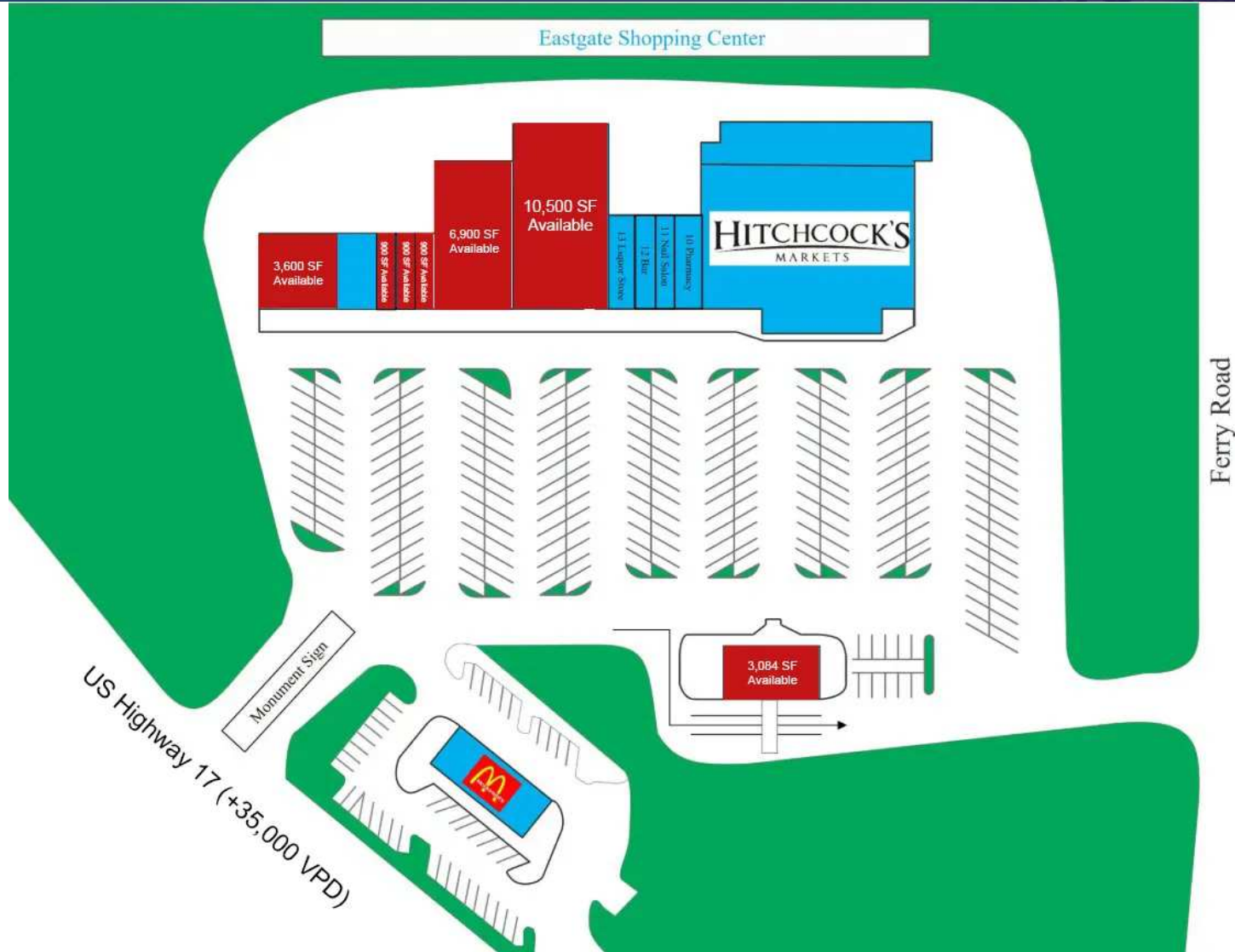
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SITE PLAN



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Rate:	Negotiable
Total Space:	900 - 10,500 SF	Note:	Adjacent spaces can be combined

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1	Hitchcock's Markets	24,800 SF	NNN	Negotiable
Suite 10	AV1 Pharmacy	1,400 SF	NNN	Negotiable
Suite 11	Kellys Nail Salon	1,050 SF	NNN	Negotiable
Suite 12-13	Liquor Store	2,450 SF	NNN	Negotiable
Suite 14	Available	10,500 SF	NNN	Negotiable
Suite 15	Available	6,900 SF	NNN	Negotiable
Suite 16	Available	900 SF	NNN	Negotiable
Suite 17	Available	900 SF	NNN	Negotiable
Suite 18	Available	900 SF	NNN	Negotiable
Suite 19-20	Smokin Jays/ Smoke Shop	1,800 SF	NNN	Negotiable
Suite 21-24	Available	3,600 SF	NNN	Negotiable
Suite 25	Available	3,084 SF	NNN	Negotiable

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RETAILER MAP



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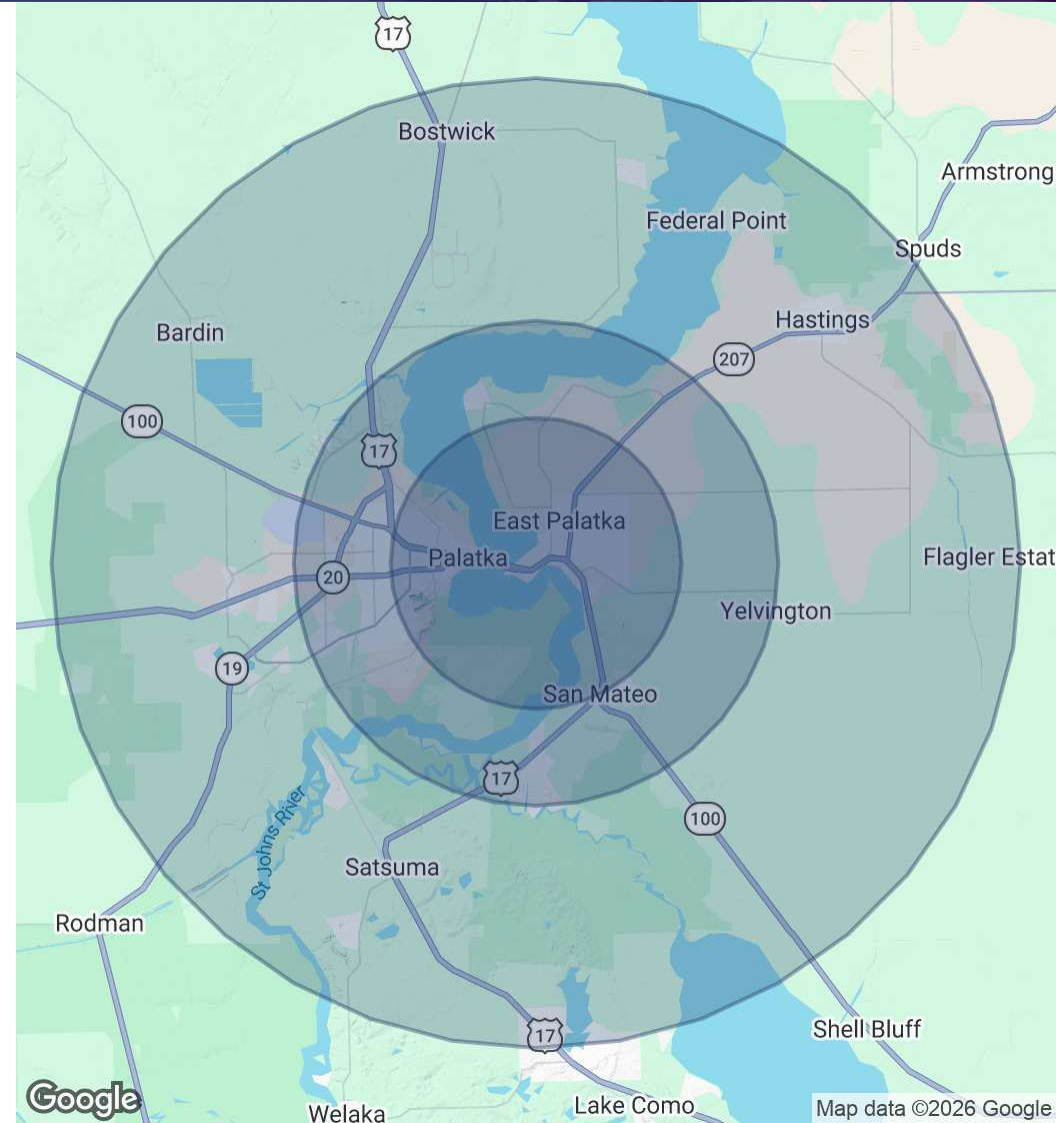
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DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	9,330	23,195	43,264
Average Age	42	42.4	43.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,714	9,324	17,195
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$72,982	\$70,800	\$79,131
Average House Value	\$193,859	\$203,286	\$200,874

AGE	3 MILES	5 MILES	10 MILES
0 - 4	502	1,093	1,647
5 - 9	552	1,253	2,235
10 - 14	937	1,631	2,727
15 - 17	304	757	1,481
18 - 20	92	395	815
21 - 24	287	971	1,782
25 - 34	1,290	2,809	4,568
35 - 44	902	2,308	4,187
45 - 54	874	2,264	4,377
55 - 64	1,374	2,840	5,380
65 - 74	1,431	3,280	5,978
75 - 84	658	1,397	2,420
85+	150	439	734



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