

FOR SALE | GROUND LEASE

STARKE OUTPARCELS

1339 S Walnut Street, Starke, FL 32091



6.3 TOTAL ACRES
(DIVISIBLE) FRONTING US 301

6.3 TOTAL ACRES

PROPOSED EASEMENT

S WALNUT STREET - 10,100 AADT

ADJACENT TO TRACTOR SUPPLY, ALDI, AND BEALL'S

EXCLUSIVE RETAIL LEASING

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Property Overview

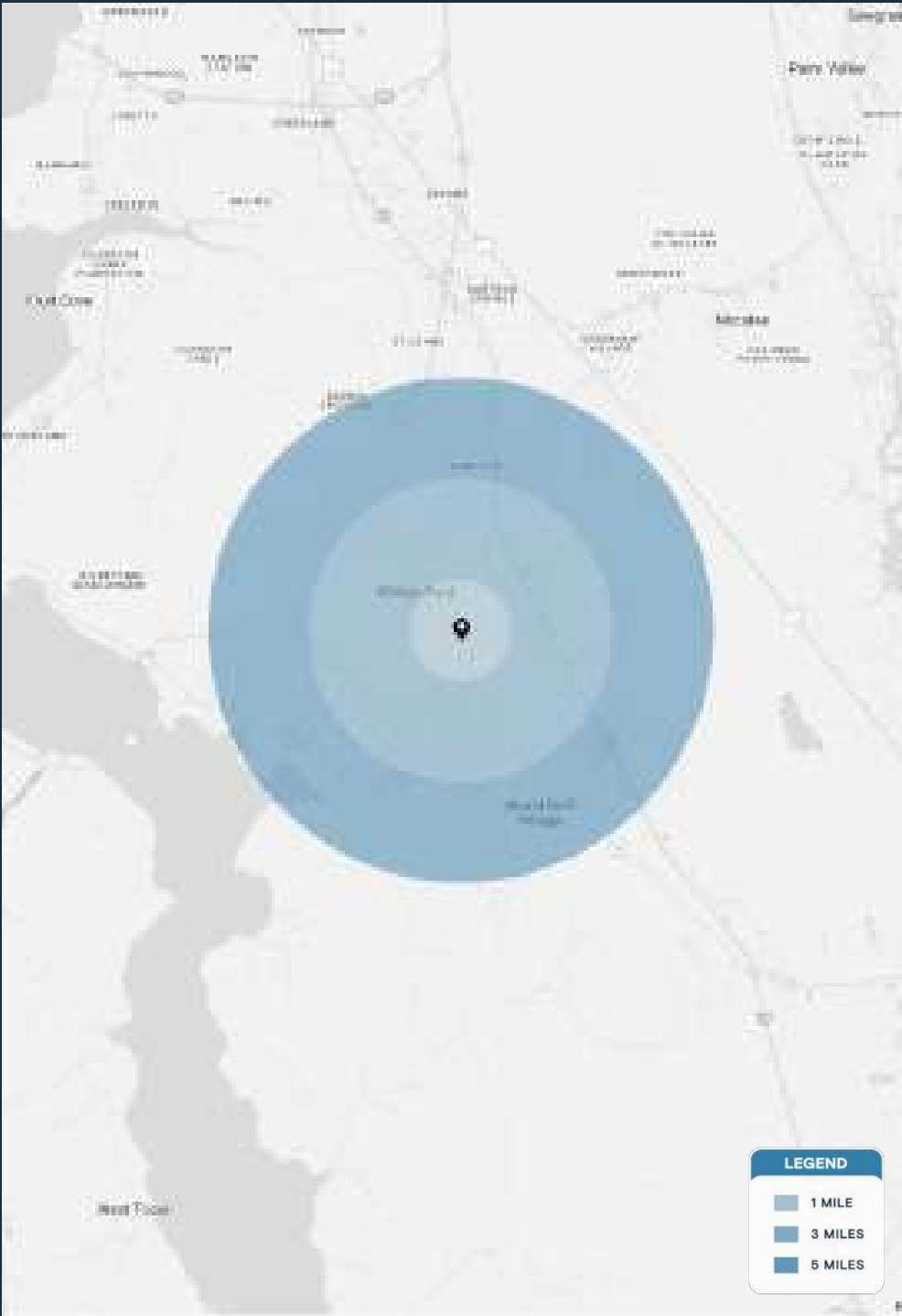
HIGHLIGHTS

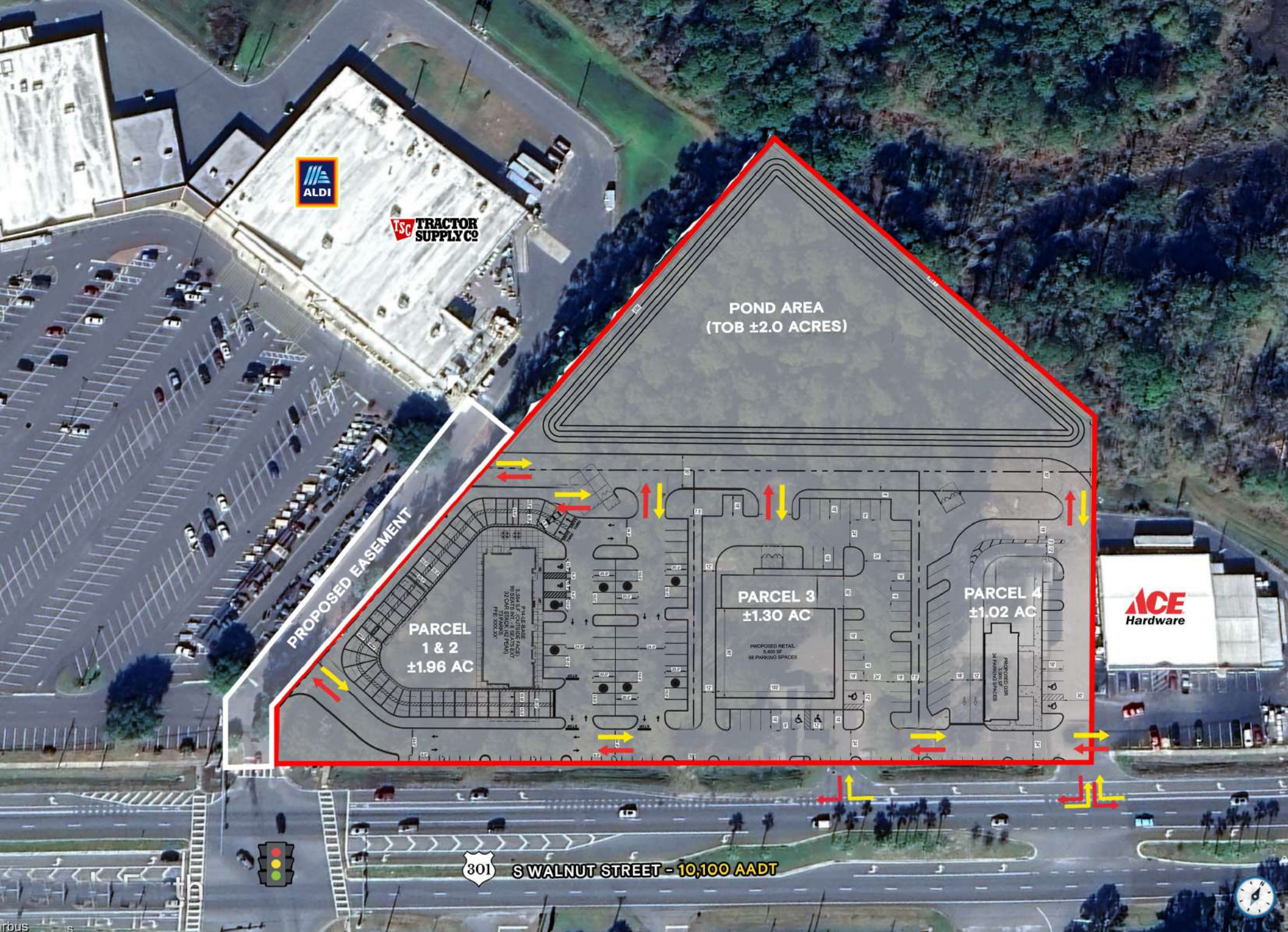
- ±6.3 total acres (divisible) fronting US 301 in Starke, FL for sale or ground lease
- Adjacent to Tractor Supply, Aldi and Bealls anchored center
- Multiple access points including a lighted intersection and monument signage available for each parcel
- Parcels will be delivered pad-ready with utilities to site and offsite retention
- Site is less than two miles from both Santa Fe College with 13,675 students and North Florida Technical College with 214 students
- Approximately 1.7 miles from North Florida Regional Medical Center and Emergency Room iwth 176 employees

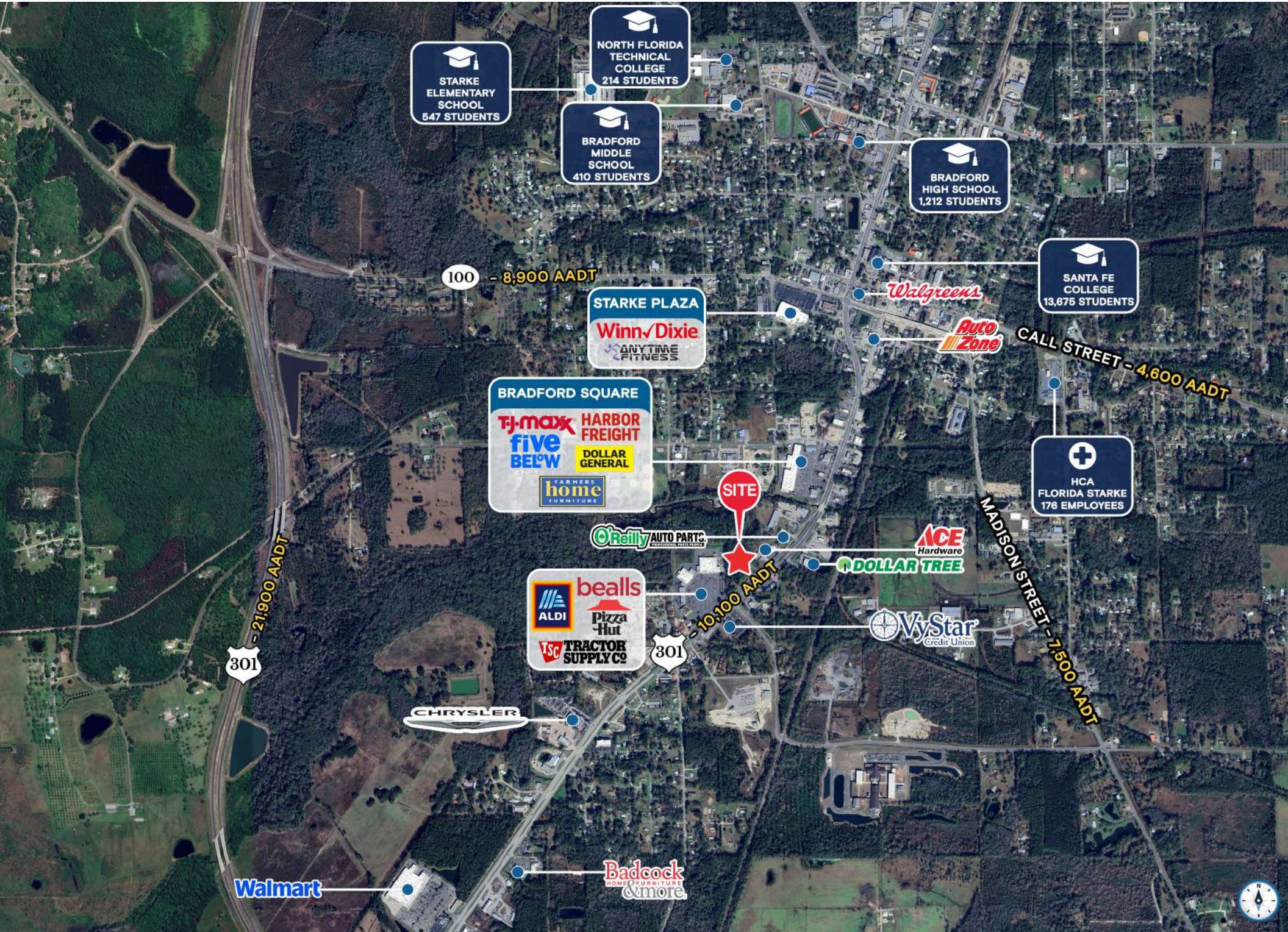
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	2,443	8,731	12,650
HOUSEHOLDS	921	3,258	4,754
EMPLOYEES	1,329	3,135	4,010
AVERAGE HH INCOME	\$51,825	\$59,660	\$61,765

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	5,646	9,745	14,602
HOUSEHOLDS	2,110	3,626	5,302
EMPLOYEES	2,560	3,305	4,169
AVERAGE HH INCOME	\$56,508	\$60,838	\$65,114







Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 01.22.26