

Ground Lease or Build-to-Suit Opportunity

1921 Ohio Ave N | Live Oak, FL



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Ground Lease/Build-to-Suit 3 Parcels Available

1921 Ohio Ave N
Live Oak, FL

Property Specifications

PARCEL SIZE

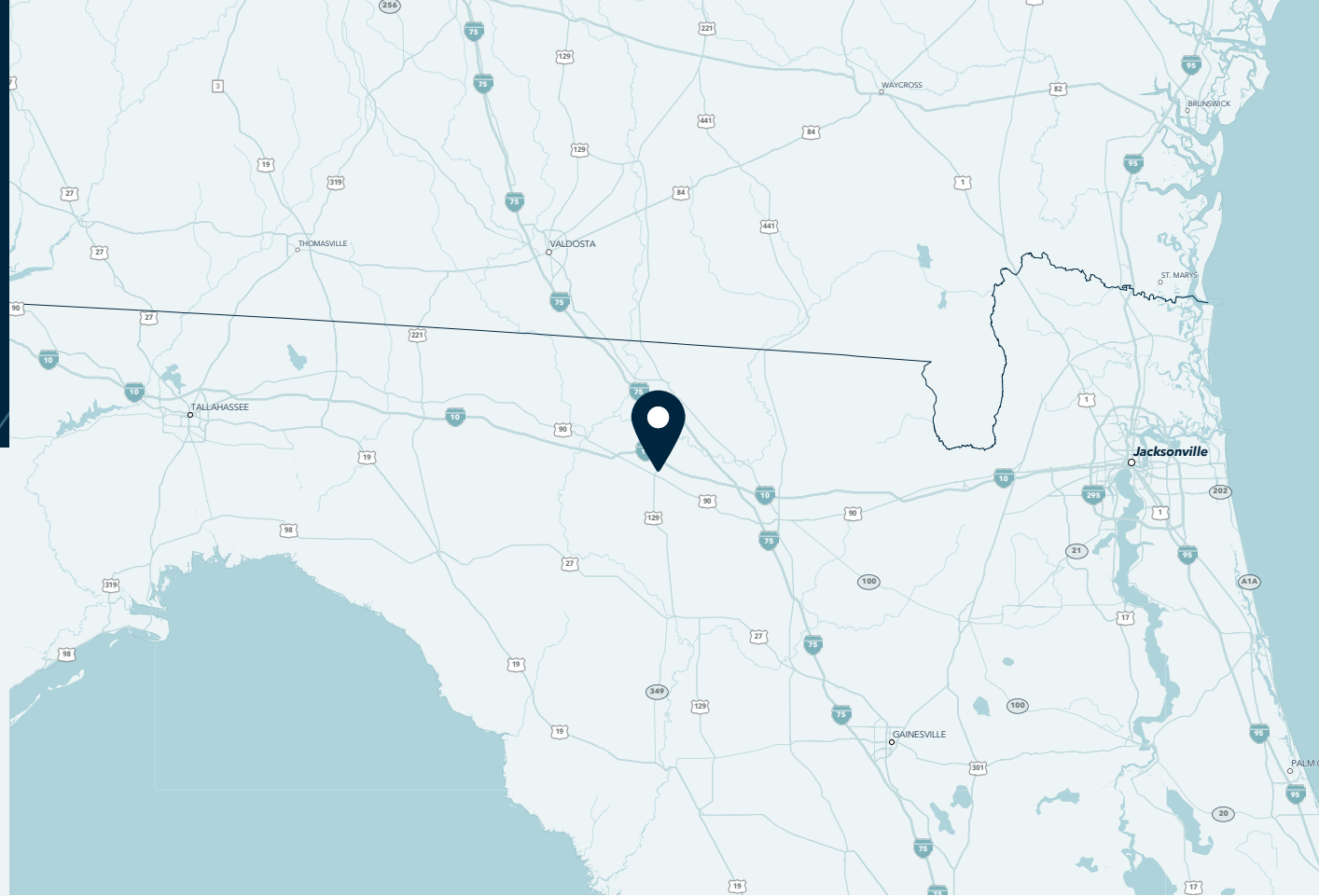
0.52 AC, 0.72 AC, 1.53 AC

ZONING

Commercial Intensive

TRAFFIC COUNTS

14,400 VPD



About the Property

- Three available parcels: 0.52 AC, 0.72 AC, and 1.53 AC
- Flexible site configurations able to combine the 0.52 AC and 0.72 AC parcels to 1.24 AC
- Excellent visibility, frontage, and convenient access along a highly traveled commercial corridor
- Premier position adjacent to Chick-fil-A and Ellianos Coffee plus directly across from Lowe's and near to Walmart Supercenter, benefiting from strong daily traffic, customer activity, and exceptional retail synergy
- Rare pad-ready development opportunity in an established retail corridor with limited available commercial land

Join These Nearby Retailers



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LIVE OAK
CROSSING



Mel-Margo
70 Units



Coming Soon
COOK OUT



SITE

SITE

0.52 AC
0.72 AC



SITE

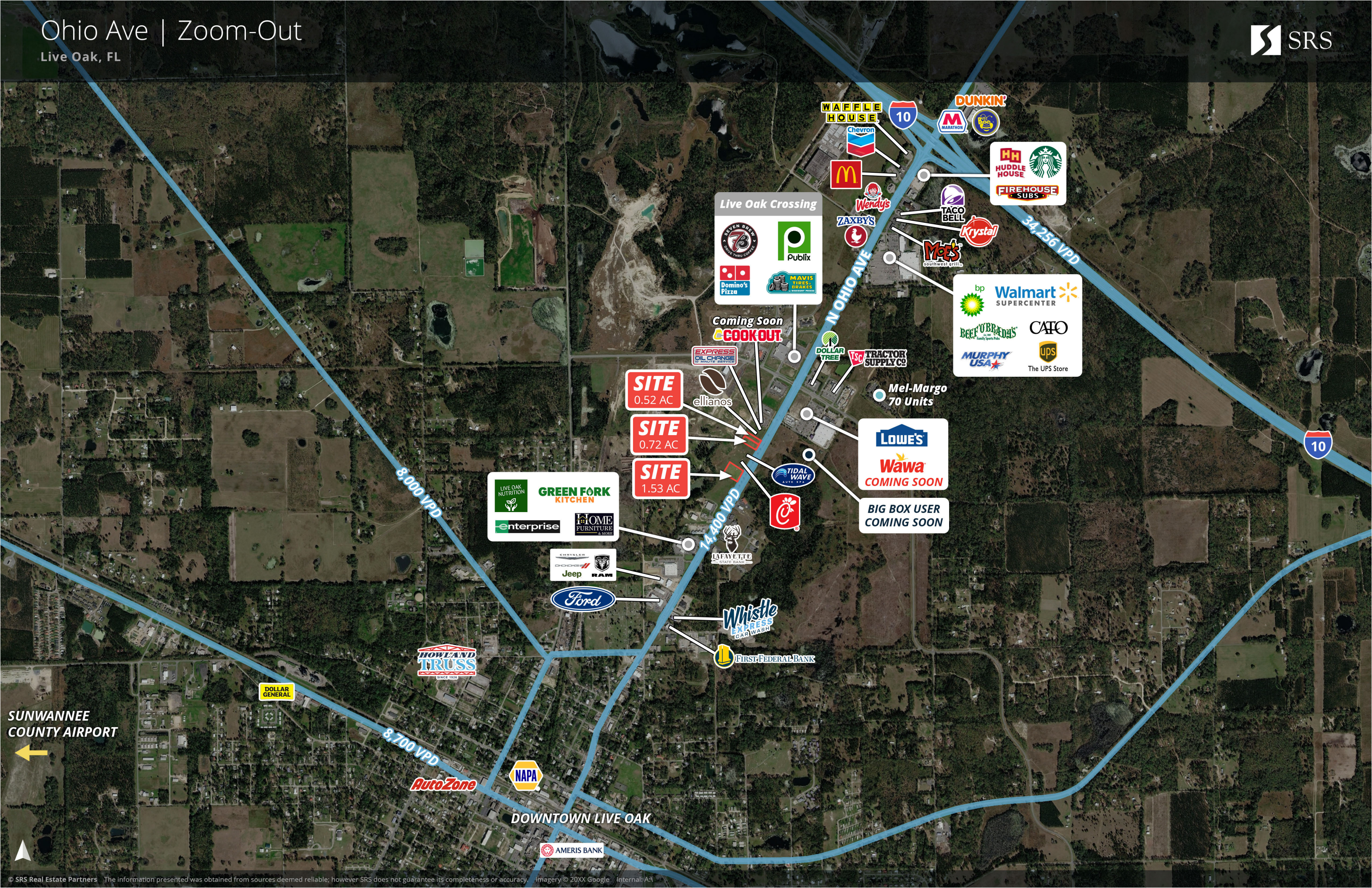
1.53 AC

Wawa
COMING
SOON



BIG BOX USER
COMING SOON

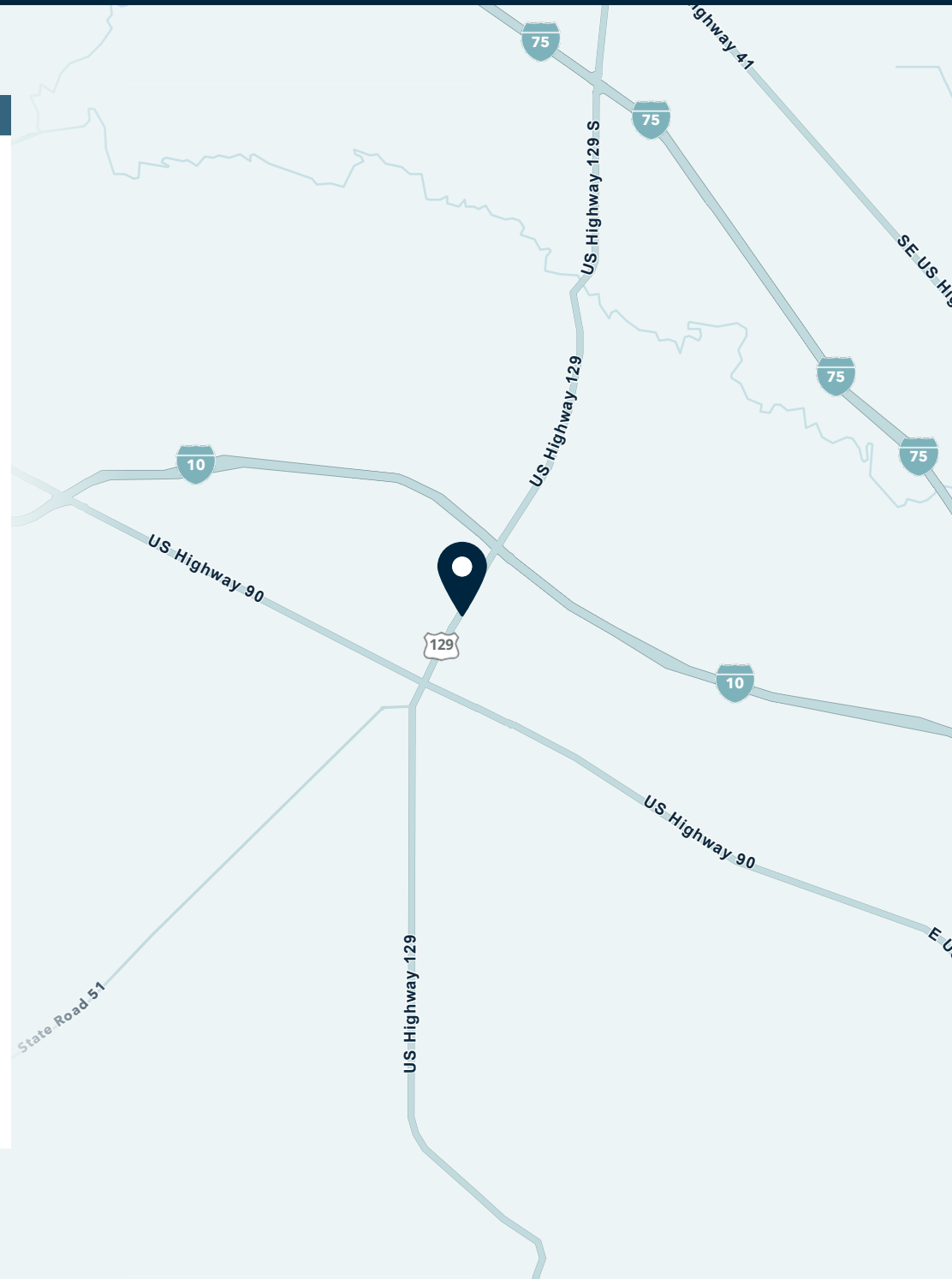






Area Snapshot

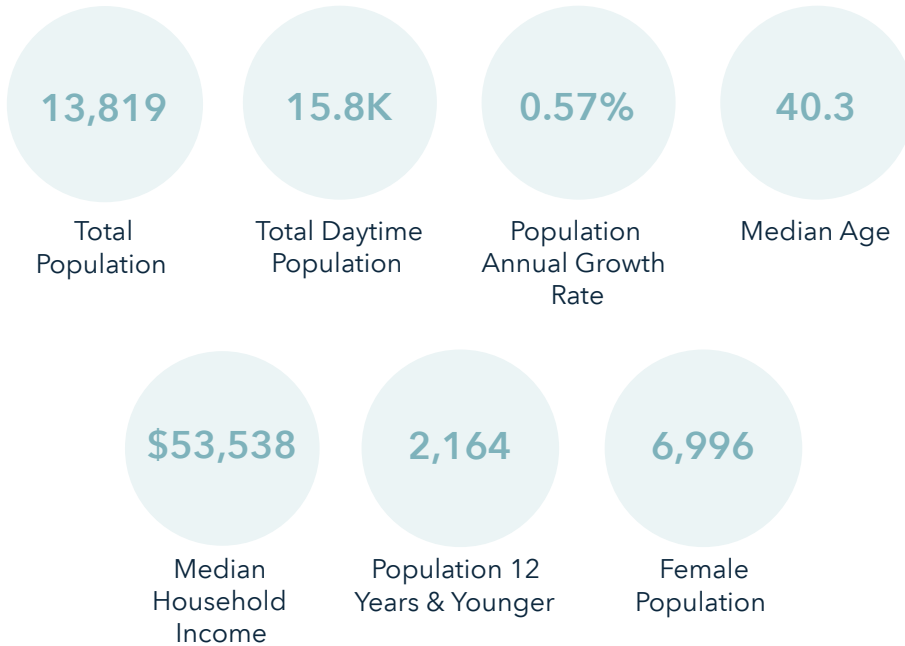
Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	421	8,332	13,819
2031 Projected Population	431	8,528	14,216
Projected Annual Growth 2026 to 2031	0.47%	0.47%	0.57%
Daytime Population			
2026 Daytime Population	938	11,465	15,779
Workers	704	6,570	7,588
Residents	234	4,895	8,191
Income			
2026 Est. Average Household Income	\$71,801	\$65,621	\$71,001
2026 Est. Median Household Income	\$62,157	\$51,408	\$53,538
Households & Growth			
2026 Estimated Households	153	2,978	5,181
2031 Projected Households	158	3,069	5,367
Projected Annual Growth 2026 to 2031	0.65%	0.60%	0.71%
Race & Ethnicity			
2026 Est. White	64%	53%	61%
2026 Est. Black or African American	17%	26%	21%
2026 Est. Asian or Pacific Islander	0%	1%	1%
2026 Est. American Indian or Native Alaskan	1%	1%	1%
2026 Est. Other Races	18%	18%	16%
2026 Est. Hispanic	19%	19%	16%





Ring of 5 Miles

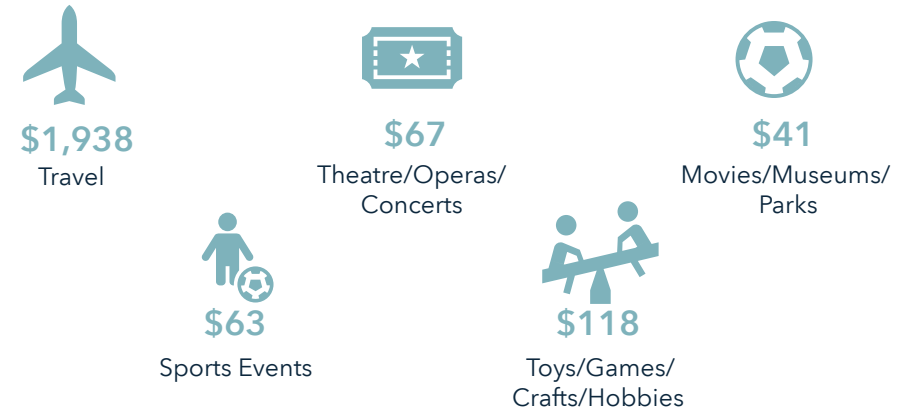
Key Facts



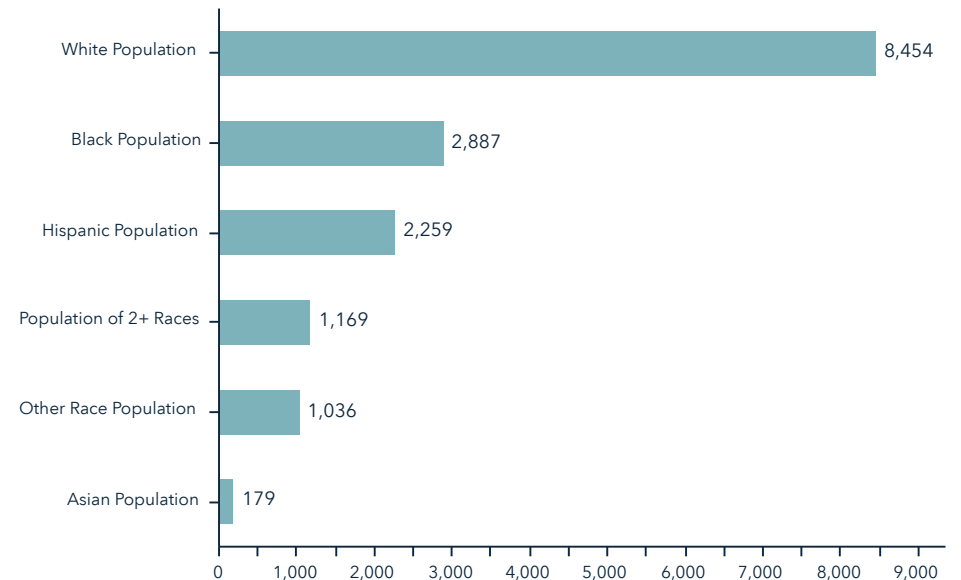
Annual Household Spending



Annual Lifestyle Spending



Race





SRS REAL ESTATE PARTNERS

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