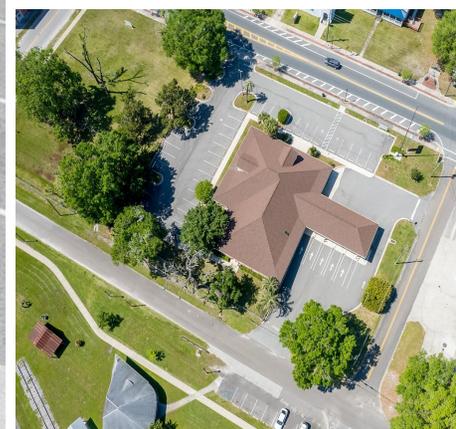
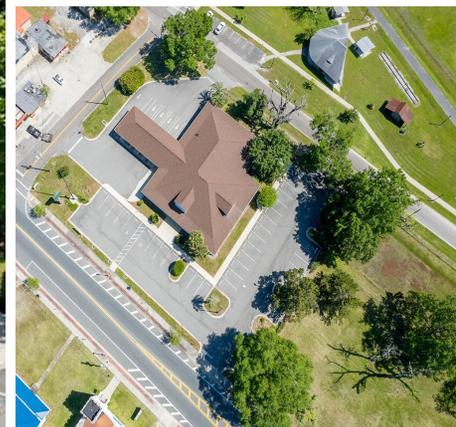


# DLP



OFFERING MEMORANDUM | FORMER BANK BUILDING

300 W Main Street  
Lake Butler, FL 32054



**COLDWELL BANKER**  
SMITH & SMITH  
REALTY

# DLP

## CONTENTS

### 01 Location

- Local Business Map
- Major Employers Map
- Traffic Counts

### 02 Property Description

- Property Features
- Property Images

### 03 Demographics

- General Demographics

*Exclusively Marketed by:*

#### **Lisa Shaw**

Coldwell Banker Smith and

Smith Realty

Broker Owner

(904) 759-2216

[lisa@smithandsmithrealty.com](mailto:lisa@smithandsmithrealty.com)

BK627802



**COLDWELL BANKER**

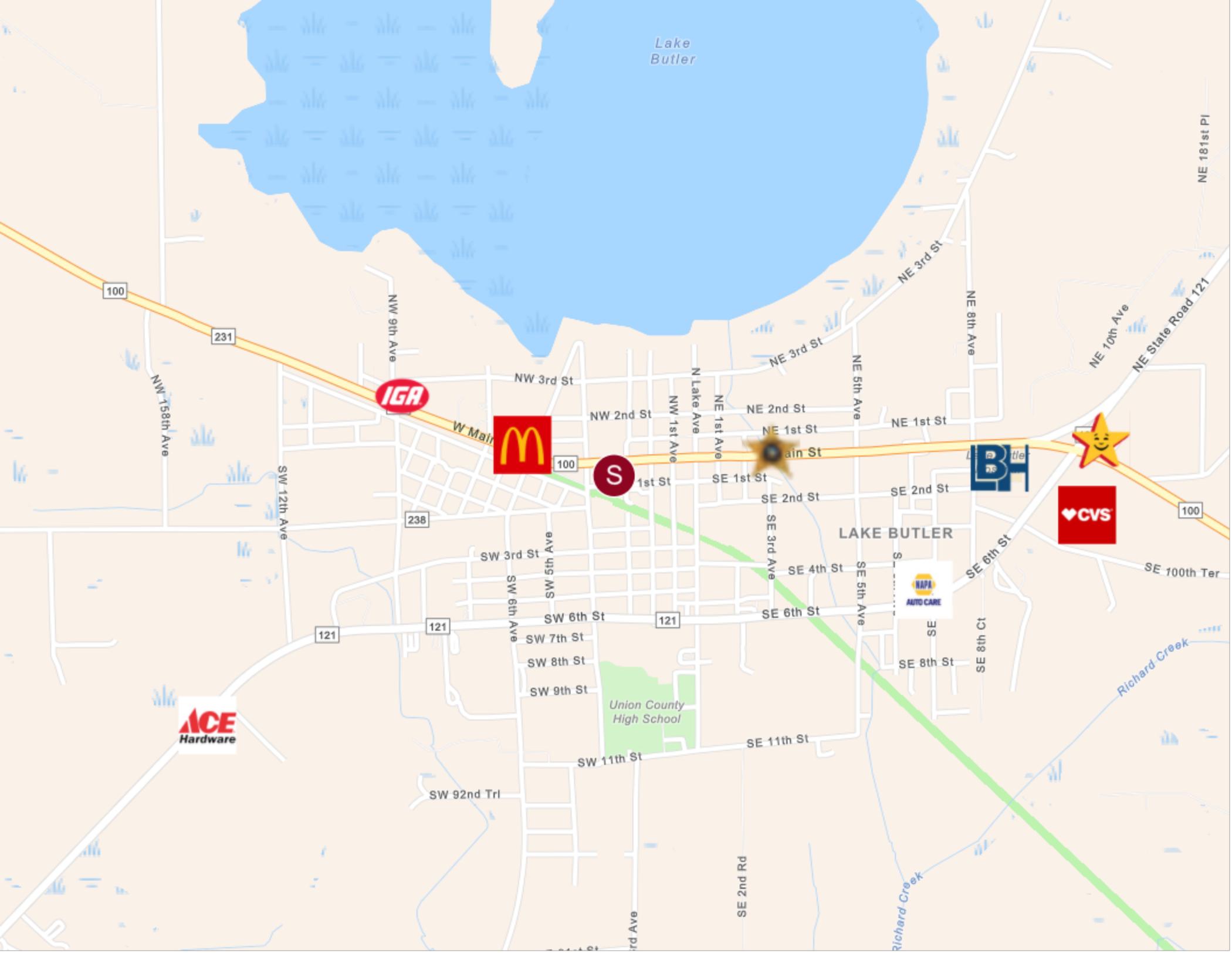
**SMITH & SMITH  
REALTY**

Brokerage License No.: CQ1053359  
[www.smithandsmithrealty.com](http://www.smithandsmithrealty.com)

## 01

### Location

- Local Business Map
- Major Employers Map
- Traffic Counts



Lake Butler

NE 181st Pl

100

231

NW 9th Ave



W Mall



100

NW 158th Ave

SW 12th Ave

238

NW 3rd St

NW 2nd St

NW 1st Ave

N Lake Ave

NE 3rd St

NE 2nd St

NE 1st St

NE 5th Ave

NE 1st St

NE 10th Ave

NE State Road 121

100

1st St

SE 1st St

SE 2nd St

SE 2nd St

LAKE BUTLER

SW 3rd St

SW 5th Ave

SW 6th Ave

SE 3rd Ave

SE 4th St

SE 6th St

SE 5th Ave

SE 8th St

SE 6th St

SE 100th Ter

121

121

121

SW 6th St

SW 7th St

SW 8th St

SW 9th St

SW 11th St

SE 11th St



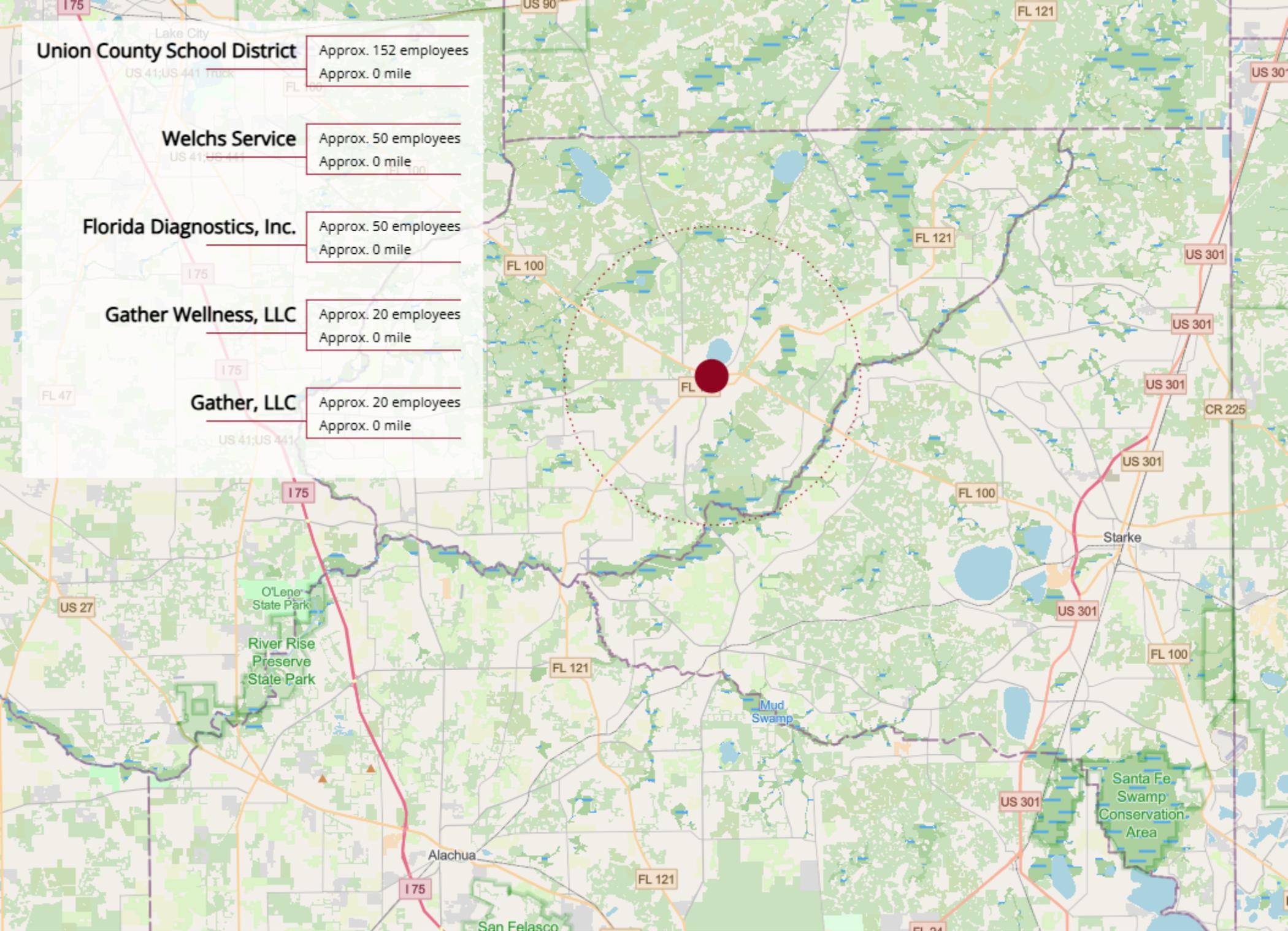
Union County High School

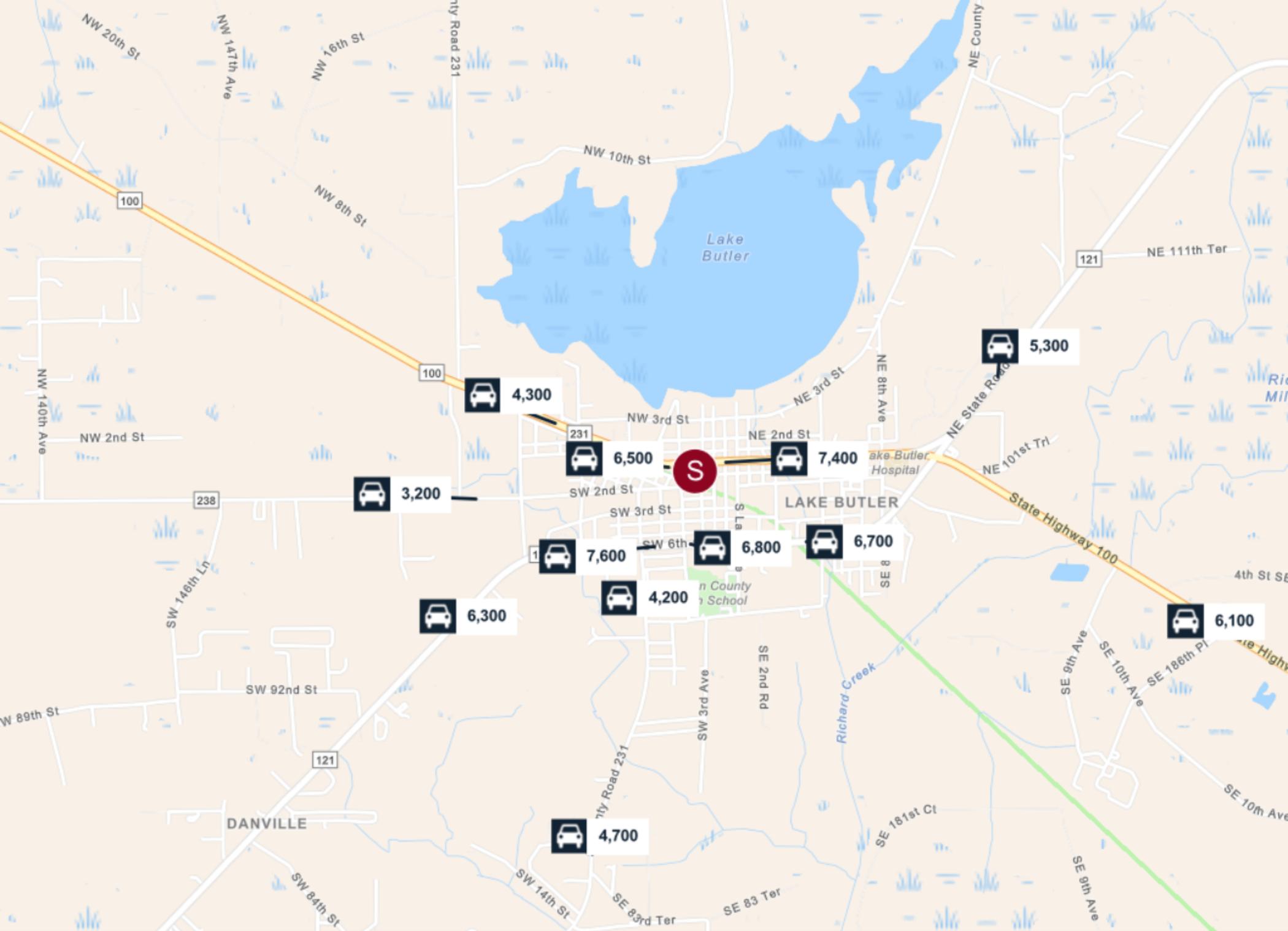


Richard Creek

SE 2nd Rd

Richard Creek





## 02 Property Description

Property Features

Property Images

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## PROPERTY FEATURES

---

BUILDING SF	12,603
LAND SF	89,390
LAND ACRES	1.9
YEAR BUILT	1993
# OF PARCELS	2
ZONING TYPE	<b>BUSINESS</b>
TOPOGRAPHY	<b>LEVEL</b>
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	428 X 210
NUMBER OF PARKING SPACES	30
STREET FRONTAGE	<b>SR 100</b>
CORNER LOCATION	<b>YES</b>
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

---

## NEIGHBORING PROPERTIES

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NORTH	<b>MASONIC LODGE</b>
SOUTH	<b>CITY HALL</b>
EAST	<b>LAKE BUTLER MUSEUM</b>
WEST	<b>RETAIL STORE</b>

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## MECHANICAL

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HVAC	<b>Entire Building</b>
FIRE SPRINKLERS	<b>Yes</b>

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## CONSTRUCTION

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FOUNDATION	<b>Concrete</b>
FRAMING	<b>Wood</b>
EXTERIOR	<b>Brick</b>
PARKING SURFACE	<b>Ashpalt</b>
ROOF	<b>Shingle</b>
LANDSCAPING	<b>grass, shrubs</b>

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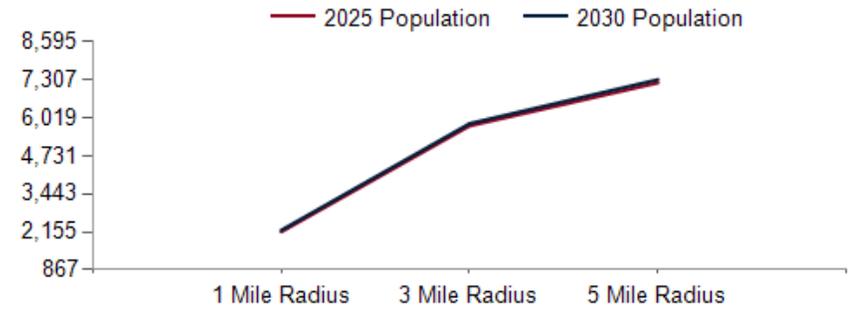


## 03 Demographics

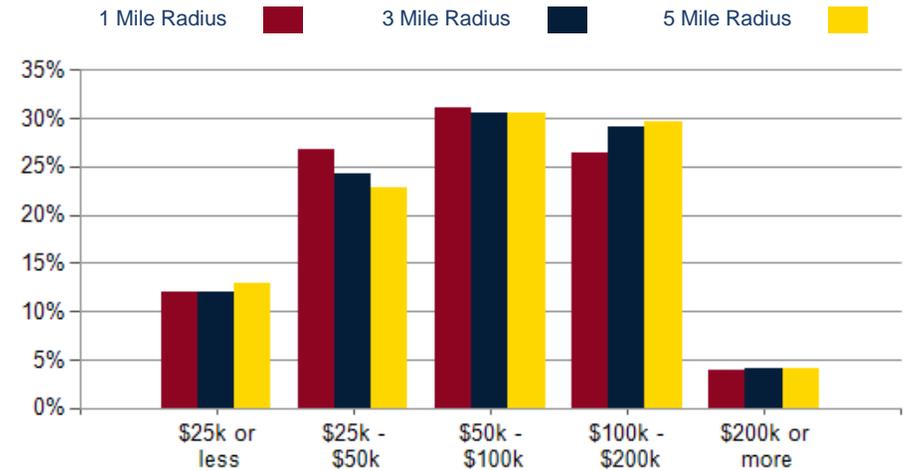
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,870	5,322	6,527
2010 Population	1,889	5,992	7,307
2025 Population	2,155	5,744	7,200
2030 Population	2,211	5,819	7,307
2025 African American	287	1,378	1,628
2025 American Indian	11	21	25
2025 Asian	10	16	23
2025 Hispanic	111	364	430
2025 Other Race	52	153	182
2025 White	1,663	3,947	5,036
2025 Multiracial	131	228	307
2025-2030: Population: Growth Rate	2.55%	1.30%	1.50%

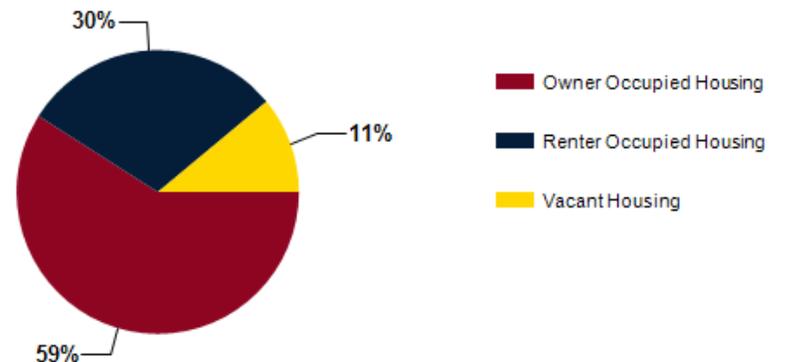
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	56	97	147
\$15,000-\$24,999	47	74	104
\$25,000-\$34,999	77	116	151
\$35,000-\$49,999	151	228	293
\$50,000-\$74,999	149	238	326
\$75,000-\$99,999	116	193	269
\$100,000-\$149,999	157	302	430
\$150,000-\$199,999	69	109	147
\$200,000 or greater	33	58	79
Median HH Income	\$65,722	\$69,914	\$70,905
Average HH Income	\$83,146	\$85,102	\$85,018



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	129	513	610
2025 Population Age 35-39	124	469	561
2025 Population Age 40-44	128	486	591
2025 Population Age 45-49	131	426	508
2025 Population Age 50-54	112	402	499
2025 Population Age 55-59	136	422	511
2025 Population Age 60-64	153	383	477
2025 Population Age 65-69	127	270	351
2025 Population Age 70-74	119	236	297
2025 Population Age 75-79	74	146	191
2025 Population Age 80-84	48	89	117
2025 Population Age 85+	28	53	72
2025 Population Age 18+	1,654	4,843	5,973
2025 Median Age	39	40	40
2030 Median Age	40	41	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,862	\$76,929	\$78,061
Average Household Income 25-34	\$83,697	\$84,382	\$84,618
Median Household Income 35-44	\$86,572	\$93,375	\$94,292
Average Household Income 35-44	\$100,849	\$103,816	\$104,310
Median Household Income 45-54	\$85,950	\$90,790	\$90,445
Average Household Income 45-54	\$107,414	\$108,309	\$106,915
Median Household Income 55-64	\$66,608	\$70,316	\$71,457
Average Household Income 55-64	\$82,432	\$84,790	\$84,938
Median Household Income 65-74	\$52,723	\$53,981	\$54,477
Average Household Income 65-74	\$72,770	\$73,588	\$72,872
Average Household Income 75+	\$57,166	\$59,453	\$59,174

Population By Age

