

# High Profile Commercial Development Opportunity

TBD Ohio Ave N  
Live Oak, FL 32064  
www.cbre.com

## For Ground Lease or Build-to-Suit



### Property Details

- + High Profile Commercial Development Opportunity For Ground Lease or BTS
- + Several lot sizes to choose from; up to 3.24± Acres Available
- + Co-Tenant with National QSR's
- + Ideal Site for Restaurant, QSR or Service Provider
- + Conceptual Site Plan included
- + Contact Broker for Pricing
- + Strong Traffic Count:
  - Ohio Ave N: 13,800 AADT

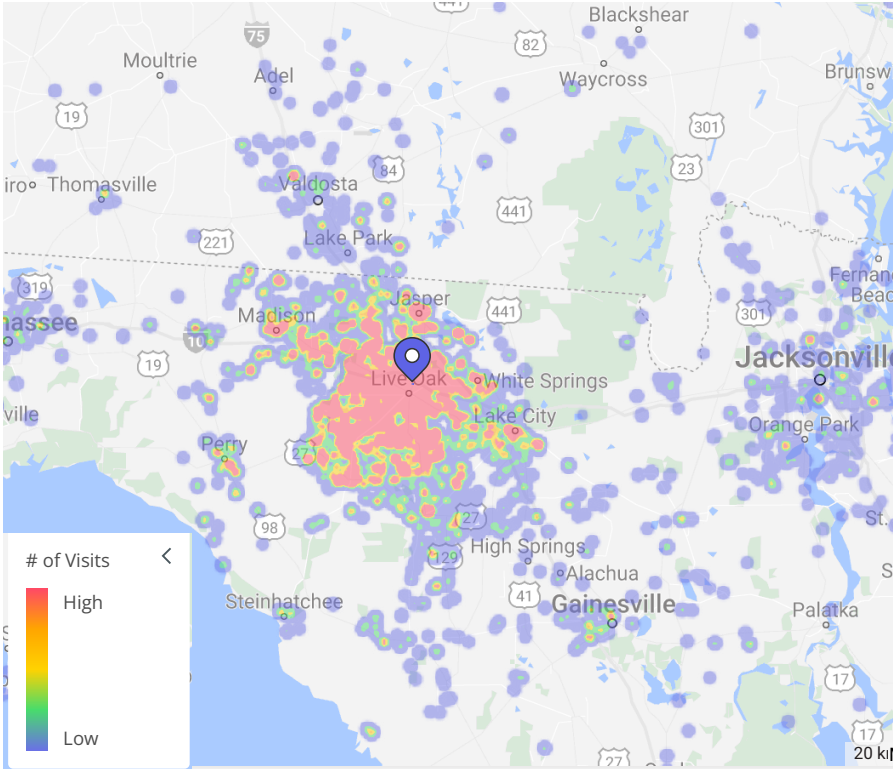
# Trade Aerial



# Conceptual Site Plan



# Regional Trade Overview



## Publix Regional Drivers

997k

Visits

18.8

Visits PSF

143k

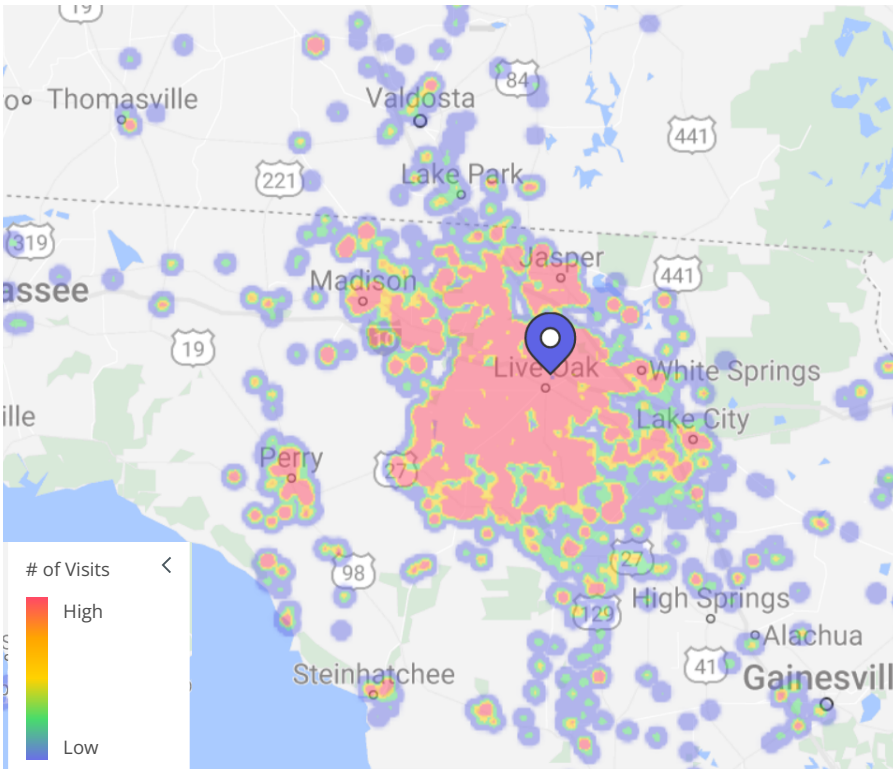
Visitors

46

Minute Average Dwell Time

7.02

Visit Frequency



## Lowes Regional Drivers

635k

Visits

5.15

Visits PSF

115k

Visitors

42

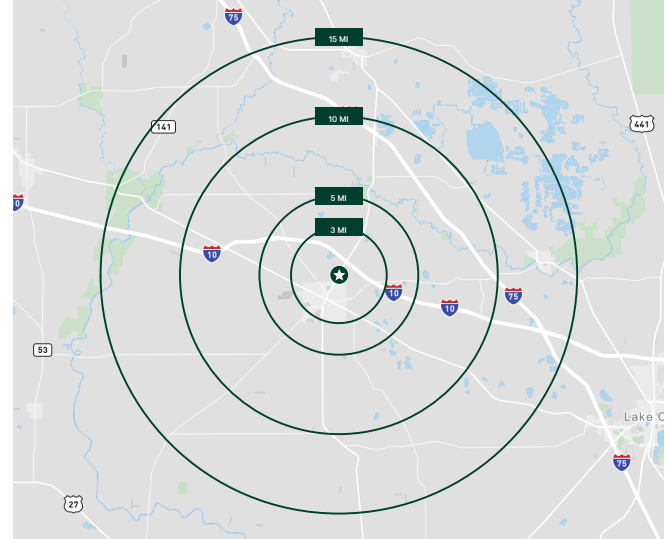
Minute Average Dwell Time

5.50

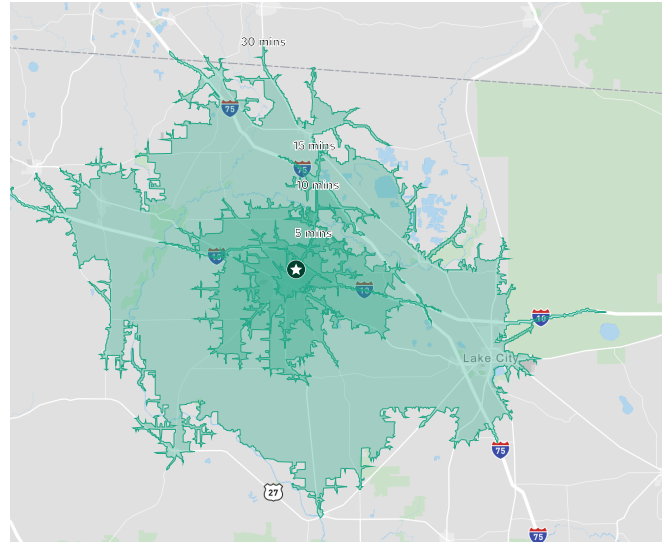
Visit Frequency

# Demographics

2023 Estimated Demographics	3 Miles	5 Miles	10 Miles	15 Miles
Estimated Population	7,897	13,023	23,528	43,055
2023-2028 Annual Population Growth Rate	-0.33%	-0.17%	-0.13%	-0.01%
Households	2,842	4,905	8,363	15,236
Average Household Income	\$66,538	\$76,398	\$77,771	\$75,293
Median Household Income	\$49,426	\$52,259	\$53,911	\$52,368
Daytime Population	11,184	14,998	21,961	38,702



2023 Estimated Demographics	5 Minutes	10 Minutes	15 Minutes	30 Minutes
Estimated Population	3,555	10,426	17,170	97,269
2023-2028 Annual Population Growth Rate	-0.56%	-0.26%	-0.12%	0.11%
Households	1,274	3,874	6,456	36,699
Average Household Income	\$61,157	\$71,394	\$77,196	\$75,616
Median Household Income	\$49,895	\$50,719	\$53,174	\$53,192
Daytime Population	5,134	13,182	18,543	97,226



## For More Information Contact:

**Joe Ramsberger**  
 Senior Associate  
 +1 407 404 5045  
 joe.ramsberger@cbre.com

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