

PALATKA OFFICE WAREHOUSE

For Sale or Lease: 4,700 +/- SF Commercial Building

1501 St. Johns Ave
Palatka, Florida 32177



Donald G. "Beau" Maurer
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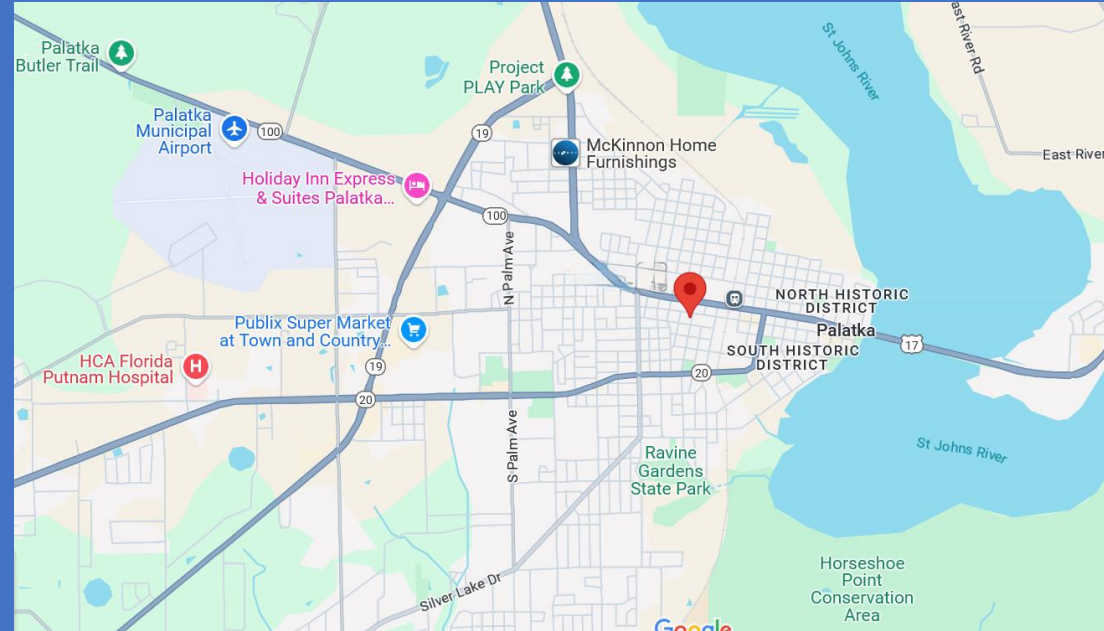


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PROPERTY DETAILS

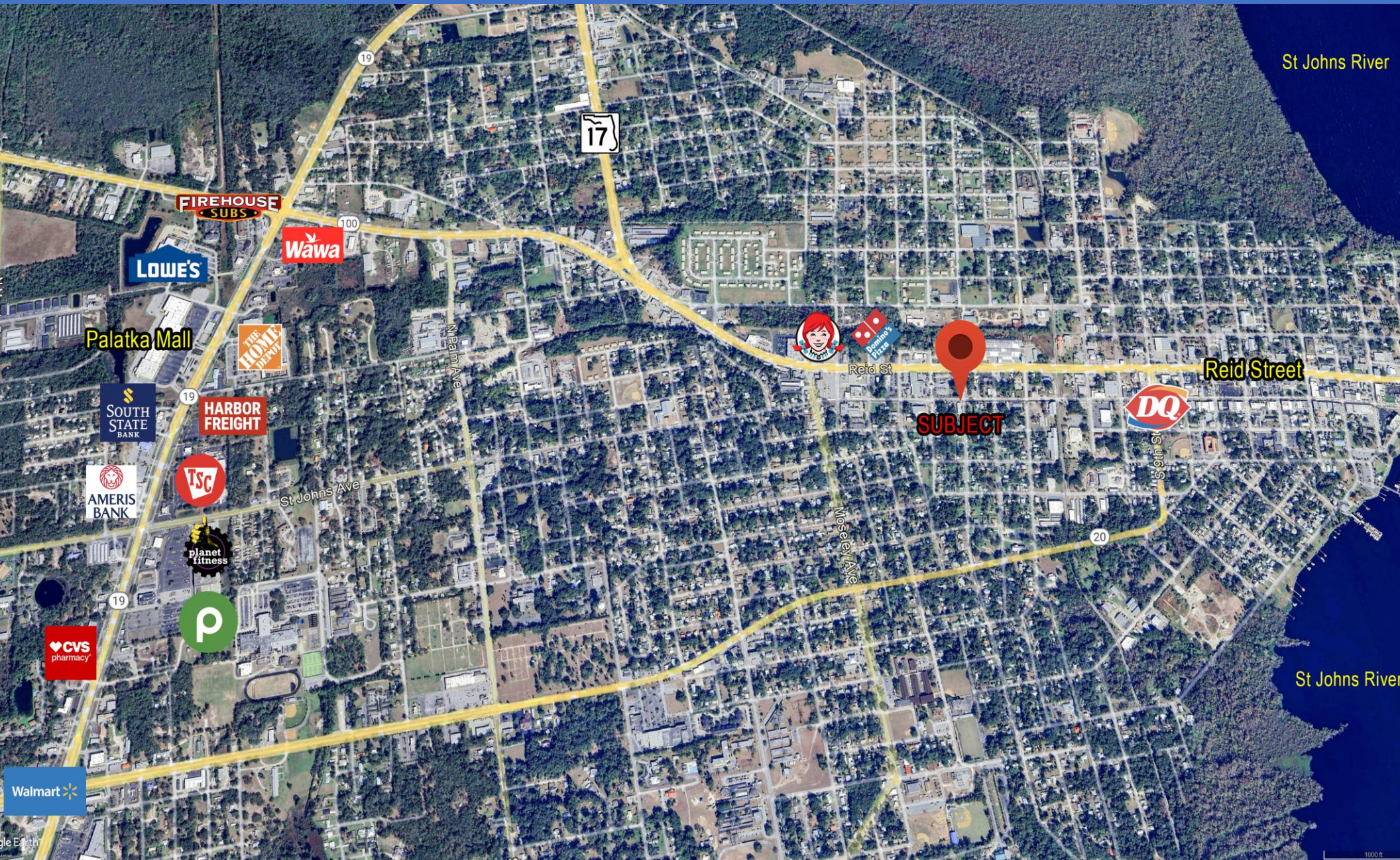
- ➔ **Location:** St Johns Ave & S. 13th Street
- ➔ **Estimated Building Size:** 4,700 +/- SF
- ➔ **Estimated Land Size:** 14,996 +/- SF
- ➔ **Parking:** Both on site and off site
- ➔ **Grade Level Overhead Doors:** 1
- ➔ **Utilities:** Electric: FPL | Water-Sewer: City of Palatka
- ➔ **Zoning:** Commercial General Light (C-2)
- ➔ **Year built:** 1956/1992
- ➔ **Sale Price:** \$524,900
- ➔ **Lease Rate:** \$10.50 NNN
- ➔ **CAM / Opex:** \$1.96 SF - Estimated



1501 St. Johns Avenue



AERIAL

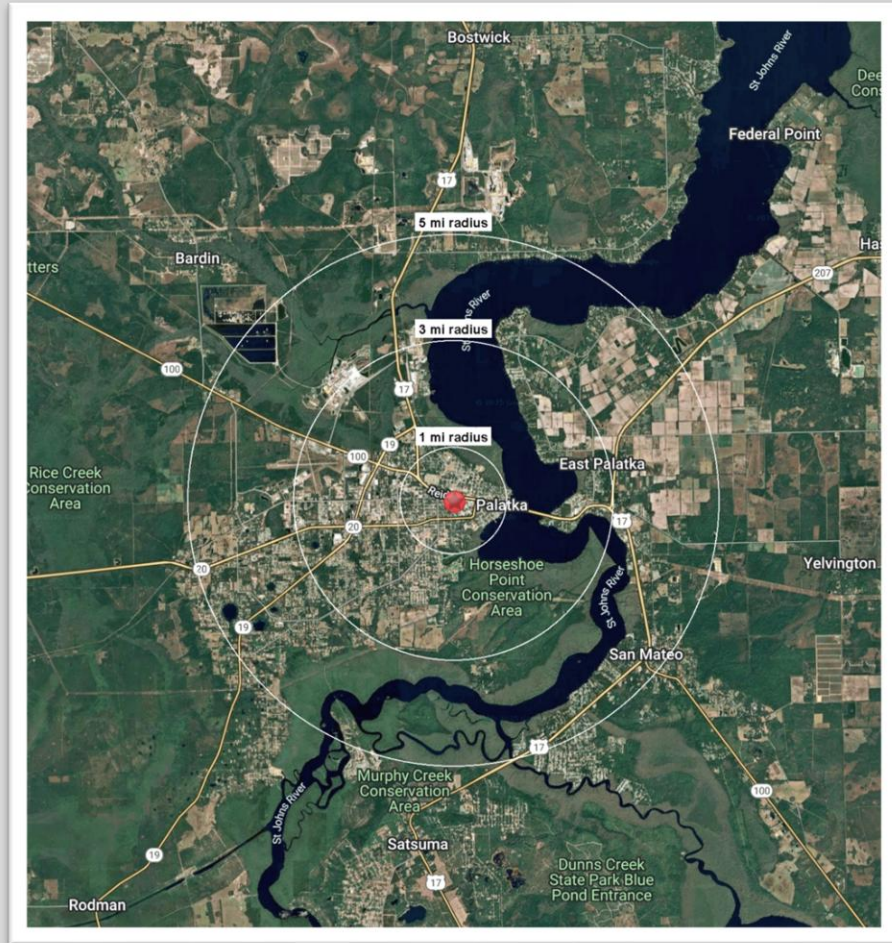


THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

AREA DEMOGRAPHICS



1501 St. Johns Ave, Palatka, Florida 32177



	1 MILE	3 MILES	5 MILES
2025 Population	6,117	16,580	25,222
2030 Projected Population	6,196	16,852	25,830
2025 Total Households	2,405	6,564	10,004
2030 Projected Households	2,401	6,570	10,091
Average Household Income	\$47,454	\$62,083	\$68,981
2025 Median Age	35.9	38.3	40.3
2025 Total Housing Units	3,061	8,075	12,775
2025 Total Businesses	475	1,247	1 613

