

# Griffis Boats



## OFFERING MEMORANDUM

2856 NE 187th St  
Starke, FL 32091



**COLDWELL BANKER**  
SMITH & SMITH  
REALTY

# Griffis Boats

## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Location

Location Summary

Local Business Map

Aerial View Map

Traffic Counts

Drive Times

### 03 Property Description

Property Features

Property Images

### 04 Demographics

General Demographics

Race 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)

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# GRIFFIS BOATS

## 01 Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	2856 NE 187th St Starke FL 32091
COUNTY	Bradford
MARKET	NE Florida
SUBMARKET	Starke
BUILDING SF	7,633 SF
LAND ACRES	4.5
LAND SF	240,000 SF
YEAR BUILT	1970
APN	02094-0-00102

## FINANCIAL SUMMARY

PRICE	\$500,000
PRICE PSF	\$65.51

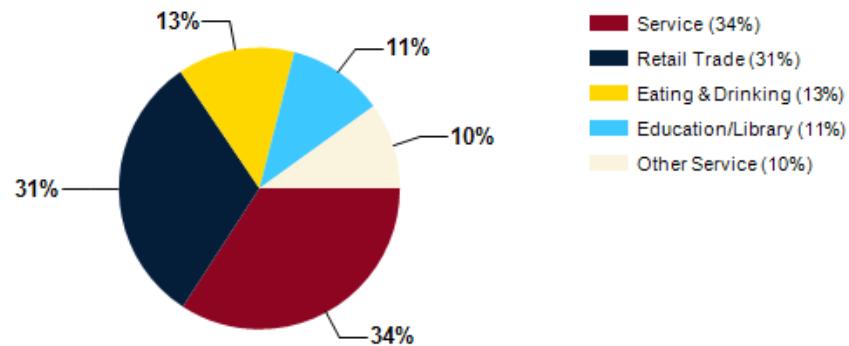
DEMOGRAPHICS	3 MILE	6 MILE	10 MILE
2025 Population	4,744	16,321	26,776
2025 Median HH Income	\$61,281	\$62,355	\$62,949
2025 Average HH Income	\$75,454	\$77,838	\$77,865

# GRIFFIS BOATS

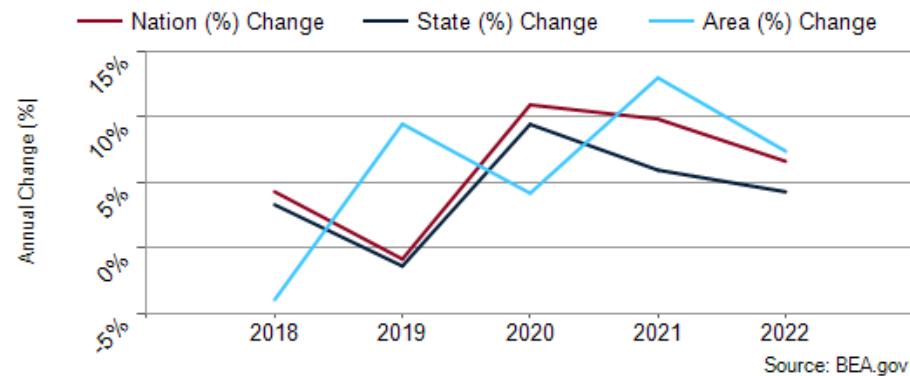
## 02 Location

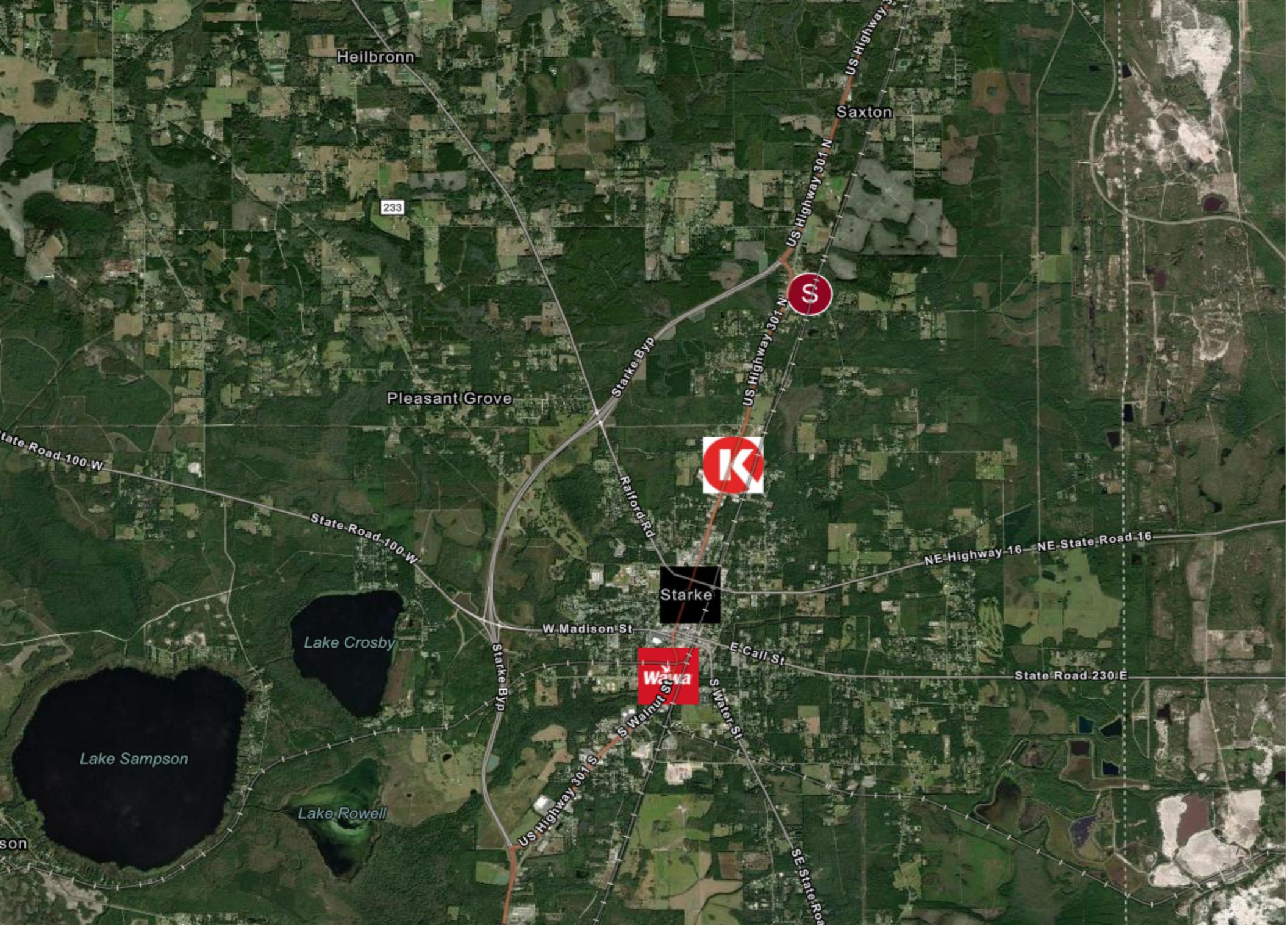
- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts
- Drive Times

## Major Industries by Employee Count

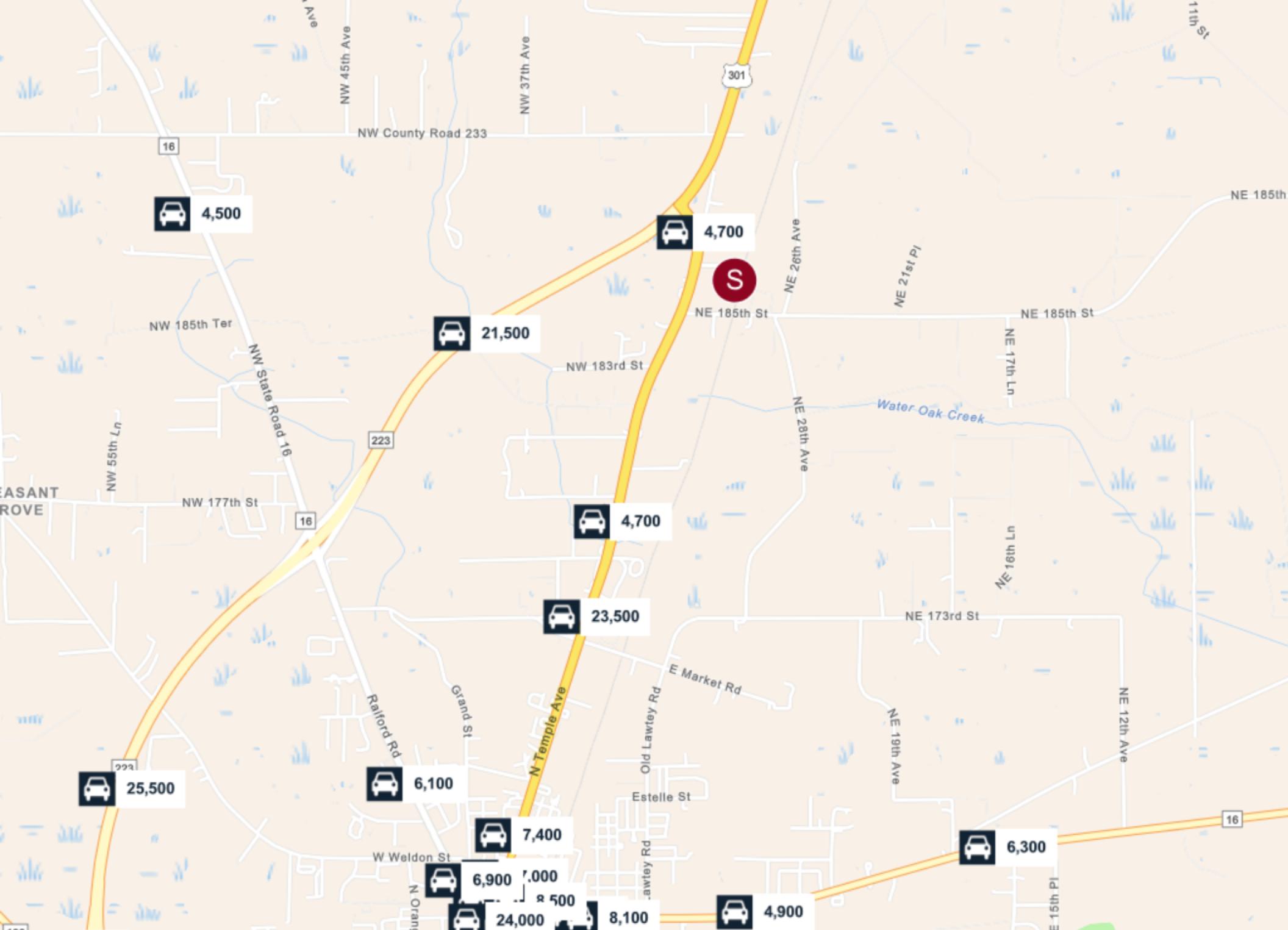


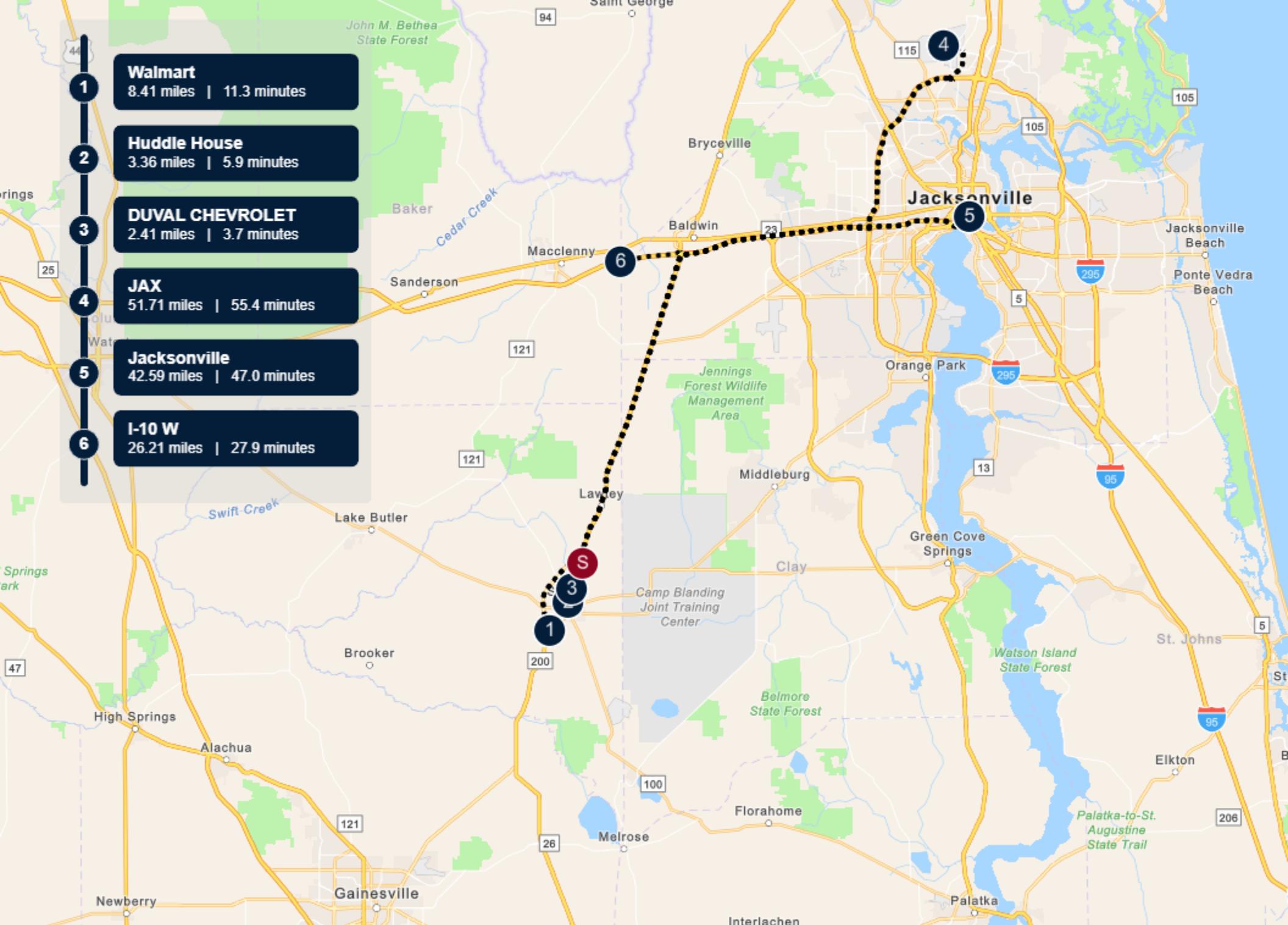
## Bradford County GDP Trend











# GRIFFIS BOATS

## 03 Property Description

[Property Features](#)

[Property Images](#)

## PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	7,633
LAND SF	240,000
LAND ACRES	4.5
YEAR BUILT	1970
# OF PARCELS	3
ZONING TYPE	Industrial
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
CEILING HEIGHT	10

## NEIGHBORING PROPERTIES

NORTH	Hwy 301 truck route
EAST	Railroad Tracks
WEST	Recycling facility

## MECHANICAL

HVAC	None
ELECTRICAL / POWER	200 amp

## CONSTRUCTION

FOUNDATION	Concrete
FRAMING	wood and metal
EXTERIOR	Metal
PARKING SURFACE	Gravel
ROOF	metal
LANDSCAPING	None













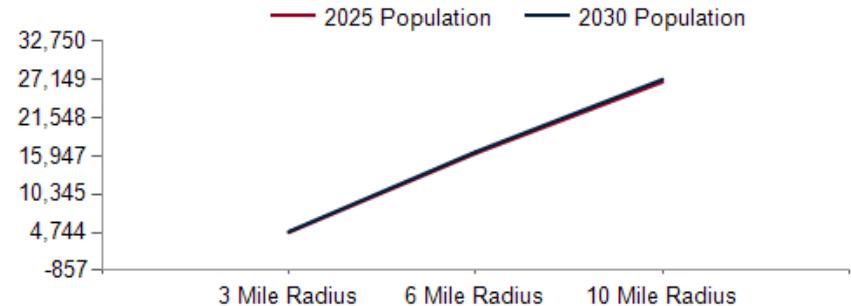
# GRIFFIS BOATS

## 04 Demographics

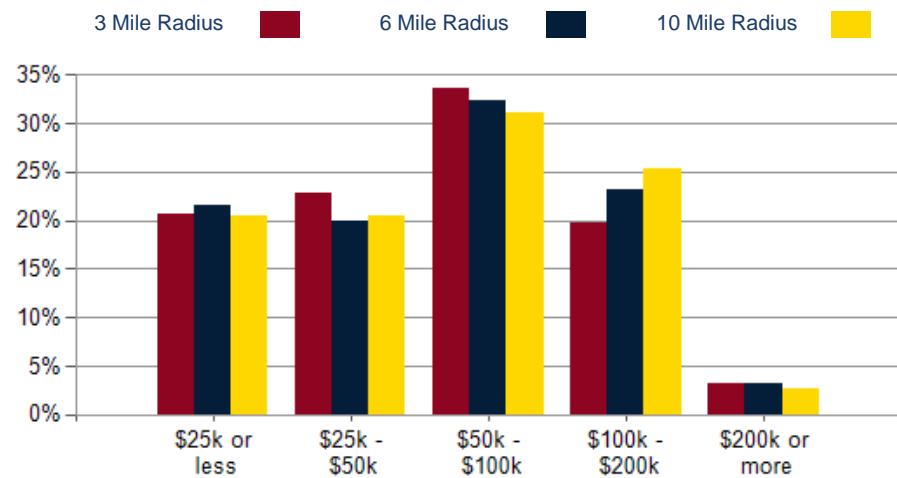
General Demographics  
Race Demographics

POPULATION	3 MILE	6 MILE	10 MILE
2000 Population	4,713	15,602	26,306
2010 Population	4,741	16,449	28,526
2025 Population	4,744	16,321	26,776
2030 Population	4,862	16,546	27,149
2025 African American	1,242	3,423	5,278
2025 American Indian	17	64	93
2025 Asian	37	93	130
2025 Hispanic	247	822	1,471
2025 Other Race	92	312	569
2025 White	3,126	11,629	19,521
2025 Multiracial	226	786	1,165
2025-2030: Population: Growth Rate	2.45%	1.35%	1.40%

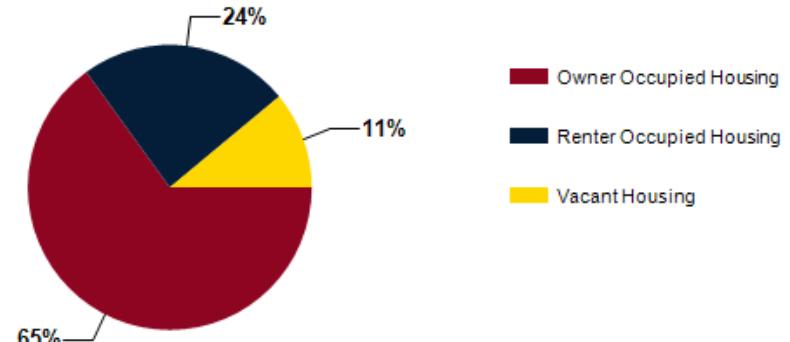
2025 HOUSEHOLD INCOME	3 MILE	6 MILE	10 MILE
less than \$15,000	259	934	1,241
\$15,000-\$24,999	116	352	533
\$25,000-\$34,999	189	478	650
\$35,000-\$49,999	223	711	1,116
\$50,000-\$74,999	309	1,087	1,532
\$75,000-\$99,999	301	841	1,151
\$100,000-\$149,999	285	923	1,464
\$150,000-\$199,999	74	457	729
\$200,000 or greater	58	195	223
Median HH Income	\$61,281	\$62,355	\$62,949
Average HH Income	\$75,454	\$77,838	\$77,865



#### 2025 Household Income



#### 2025 Own vs. Rent - 3 Mile Radius

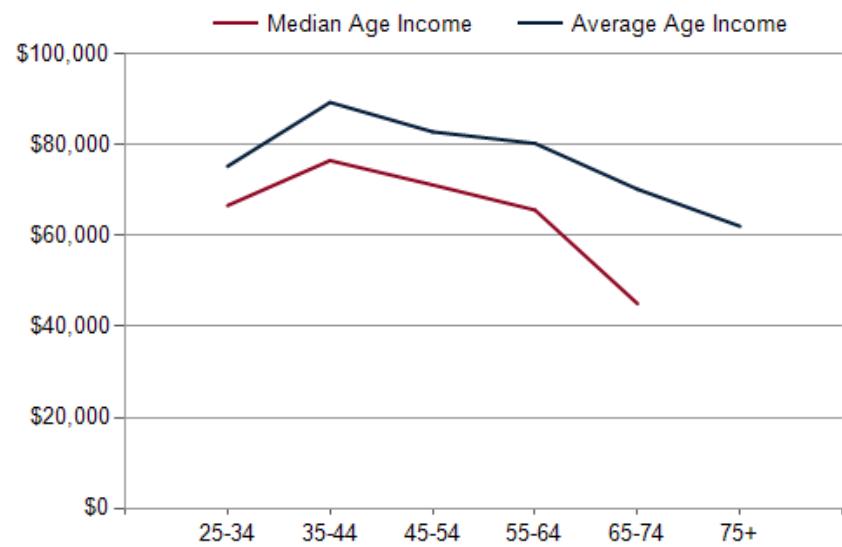
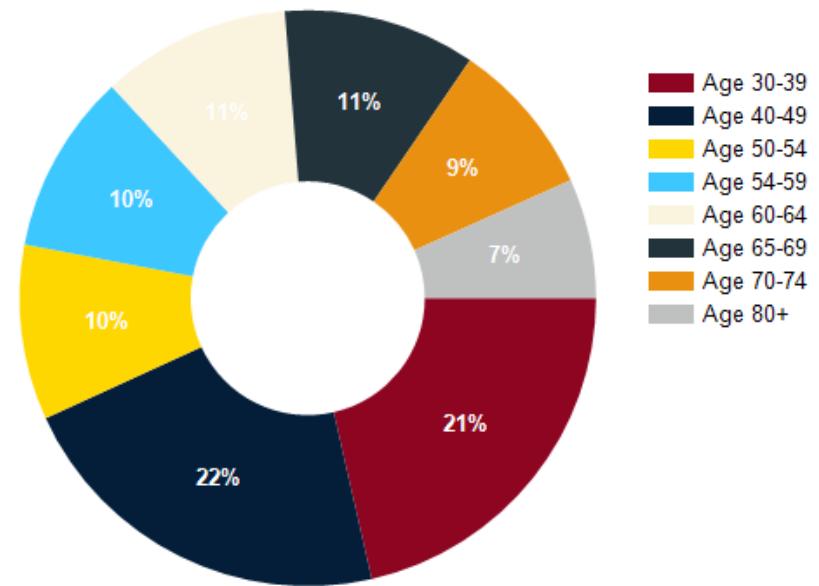


Source: esri

2025 POPULATION BY AGE	3 MILE	6 MILE	10 MILE
2025 Population Age 30-34	311	1,120	1,899
2025 Population Age 35-39	301	1,034	1,782
2025 Population Age 40-44	299	1,041	1,776
2025 Population Age 45-49	321	1,038	1,678
2025 Population Age 50-54	281	955	1,716
2025 Population Age 55-59	289	970	1,809
2025 Population Age 60-64	303	1,065	1,906
2025 Population Age 65-69	308	1,119	1,919
2025 Population Age 70-74	250	862	1,411
2025 Population Age 75-79	192	683	1,028
2025 Population Age 80-84	107	408	617
2025 Population Age 85+	97	415	532
2025 Population Age 18+	3,799	13,044	21,843
2025 Median Age	41	42	43
2030 Median Age	42	43	44

2025 INCOME BY AGE	3 MILE	6 MILE	10 MILE
Median Household Income 25-34	\$66,648	\$64,446	\$66,014
Average Household Income 25-34	\$75,295	\$76,536	\$78,638
Median Household Income 35-44	\$76,566	\$80,447	\$82,462
Average Household Income 35-44	\$89,378	\$94,871	\$95,663
Median Household Income 45-54	\$71,193	\$74,891	\$76,419
Average Household Income 45-54	\$82,890	\$87,879	\$88,211
Median Household Income 55-64	\$65,659	\$64,916	\$64,168
Average Household Income 55-64	\$80,325	\$80,374	\$79,097
Median Household Income 65-74	\$45,044	\$49,384	\$49,267
Average Household Income 65-74	\$70,242	\$73,661	\$72,182
Average Household Income 75+	\$62,095	\$62,843	\$61,914

Population By Age

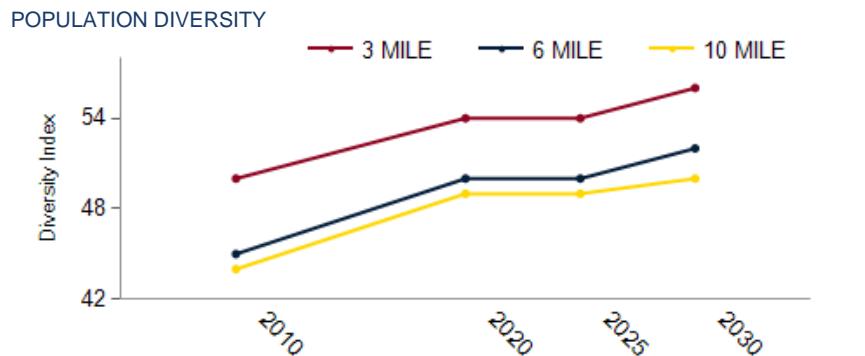


DIVERSITY INDEX	3 MILE	6 MILE	10 MILE
Diversity Index (+5 years)	56	52	50
Diversity Index (current year)	54	50	49
Diversity Index (2020)	54	50	49
Diversity Index (2010)	50	45	44

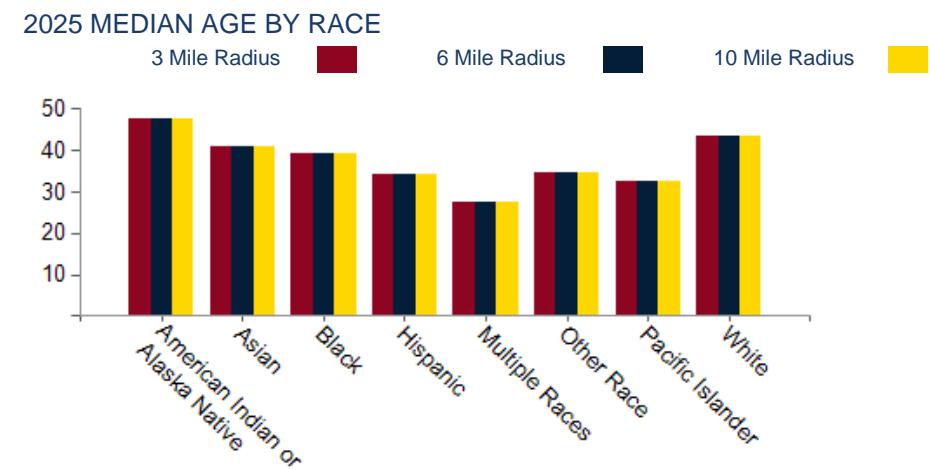
#### POPULATION BY RACE



2025 POPULATION BY RACE	3 MILE	6 MILE	10 MILE
African American	25%	20%	19%
American Indian	0%	0%	0%
Asian	1%	1%	0%
Hispanic	5%	5%	5%
Multiracial	5%	5%	4%
Other Race	2%	2%	2%
White	63%	68%	69%



2025 MEDIAN AGE BY RACE	3 MILE	6 MILE	10 MILE
Median American Indian/Alaska Native Age	48	49	48
Median Asian Age	41	44	46
Median Black Age	39	38	39
Median Hispanic Age	34	34	36
Median Multiple Races Age	28	28	30
Median Other Race Age	35	33	35
Median Pacific Islander Age	33	36	35
Median White Age	43	44	45



*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)

powered by CREOP