

# EXECUTIVE SUMMARY

• 167 S US 17 East Palatka, FL 32131



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,350,000
<b>Price / SF:</b>	\$2,755.10
<b>Lot Size:</b>	2.45 Acres
<b>Year Built:</b>	1987
<b>Building Size:</b>	490 SF
<b>Zoning:</b>	C-2
<b>APN#:</b>	38-10-27-0000-0950-0000

## PROPERTY OVERVIEW

Former gas station/C-store at lighted corner  
Easy access with high visibility  
Traffic Count: 31,000 AADT

## LOCATION OVERVIEW

Hard corner on main corridor  
Great location surrounded by national and regional retailers

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# ADDITIONAL PHOTOS

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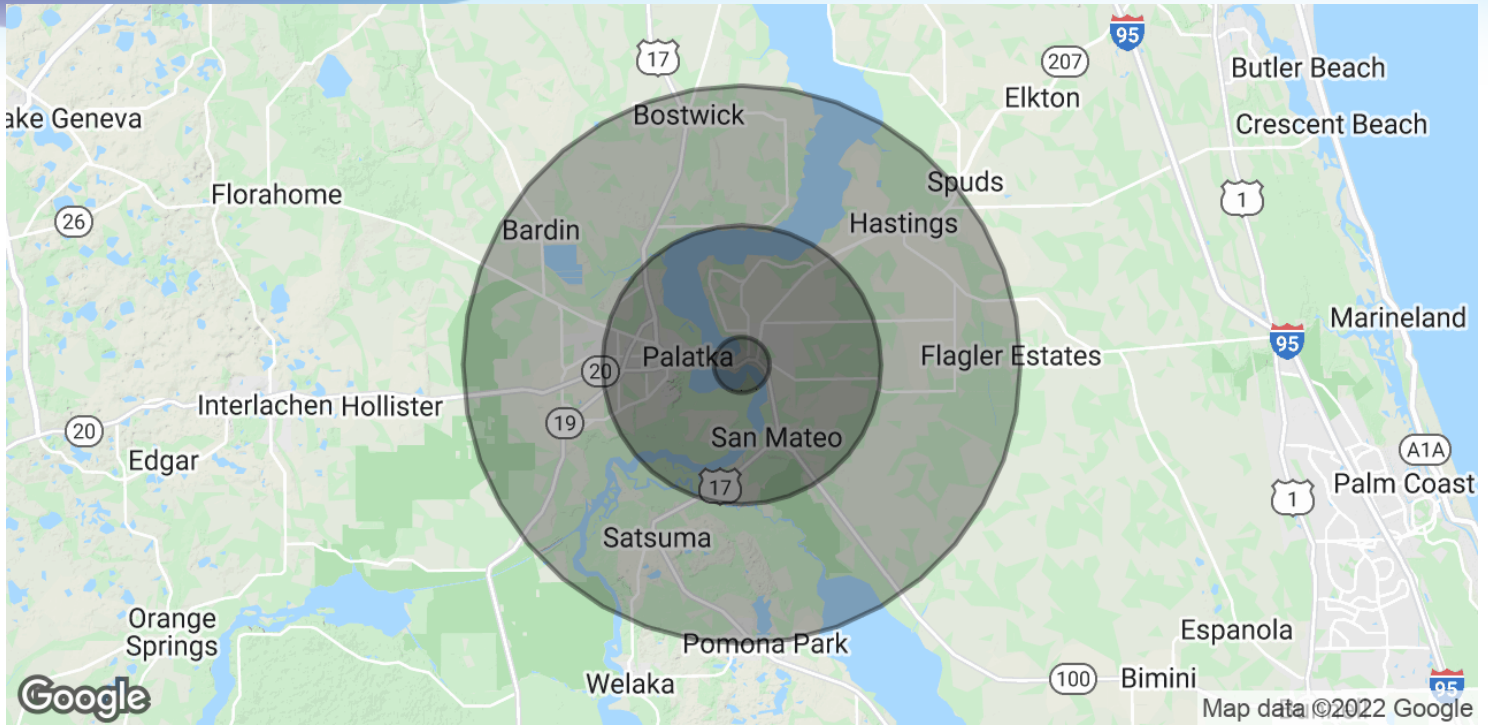
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	630	21,815	45,721
Average Age	35.9	36.1	39.2
Average Age (Male)	34.8	34.6	38.5
Average Age (Female)	40.8	38.7	40.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	233	8,227	17,456
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$55,353	\$46,243	\$47,155
Average House Value		\$184,227	\$179,488

\* Demographic data derived from 2010 US Census

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