

FREESTANDING QSR WITH DRIVE-THRU FOR LEASE

2005 Ohio Avenue North | Live Oak, FL 32604

2,145± SF



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

2005 Ohio Avenue North | Live Oak, FL 32604

Freestanding former quick-serve restaurant (QSR) with drive-thru available for lease with exceptional visibility, modern construction, and turnkey potential for a variety of fast-casual, coffee, beverage, or quick-serve concepts. The property includes a dedicated drive-thru lane, and ideal stacking distance for peak-hour traffic flow. The interior is configured for a streamlined customer experience, with an existing order counter, dining area, and back-of-house prep and storage space.

PROPERTY HIGHLIGHTS:

- Freestanding QSR
- Existing drive-thru lane
- Modern building systems
- Prominent signage opportunities

2,145± SF

1.01± ACRES

\$125,000/YEAR NNN

BUILT IN 2021

STREET SIGNAGE



BACK OF BUILDING



DRIVE-THRU LANE



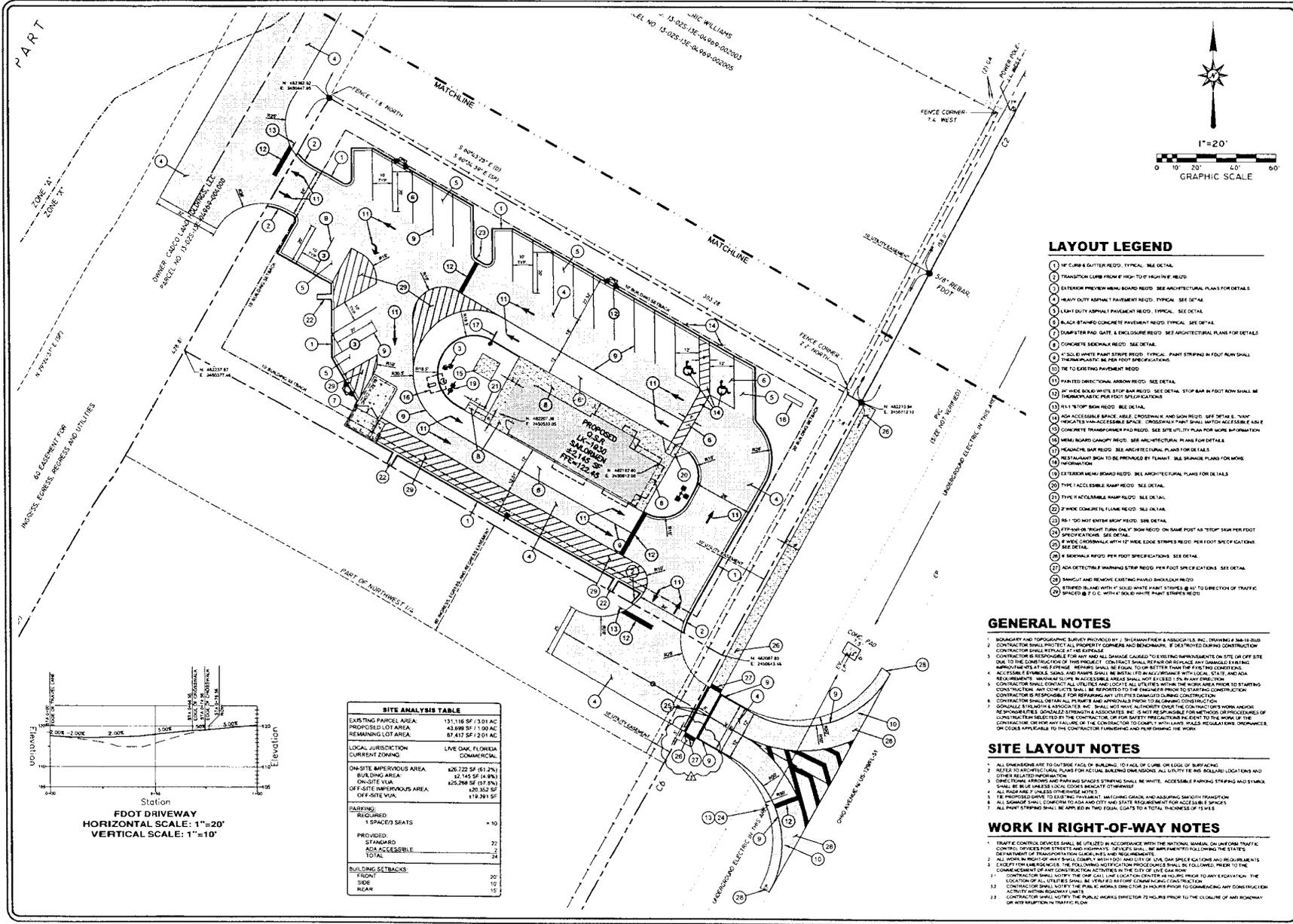
PHOTO GALLERY

2005 Ohio Avenue North | Live Oak, FL 32604



SITE SURVEY

2005 Ohio Avenue North | Live Oak, FL 32604



LAYOUT LEGEND

- 1 1/2" CURB & GUTTER REED: TYPICAL. SEE DETAIL.
- 2 TRANSITION CURB FROM 6" HIGH TO FINISH F. REED.
- 3 EXTERIOR PREVIEW BOARD REED: SEE ARCHITECTURAL PLANS FOR DETAILS.
- 4 HEAVY DUTY ASPHALT PAVEMENT REED: TYPICAL. SEE DETAIL.
- 5 LIGHT DUTY ASPHALT PAVEMENT REED: TYPICAL. SEE DETAIL.
- 6 BLACK STAINED CONCRETE PAVEMENT REED: TYPICAL. SEE DETAIL.
- 7 DUMPER STOP GATE & ENCLOSURE REED: SEE ARCHITECTURAL PLANS FOR DETAILS.
- 8 CONCRETE SIDEWALK REED: SEE DETAIL.
- 9 4" SOLID WHITE PAINT STRIP REED: PAINT STRIP IN FOOT ROW SHALL BE TERMINATED BY PER FOOT SPECIFICATIONS.
- 10 1/2" TO EXISTING PAVEMENT REED.
- 11 PAINTED DIRECTIONAL ARROW REED: SEE DETAIL.
- 12 3/4" WIDE SOLID WHITE STOP BAR REED: SEE DETAIL. STOP BAR IN FOOT ROW SHALL BE TERMINATED BY PER FOOT SPECIFICATIONS.
- 13 R11 STOP SIGN REED: SEE DETAIL.
- 14 ADA ACCESSIBLE SPACE WALK, CROWD WALK AND SIGN REED: SEE DETAIL. "WALK" INDICATES VEHICLE ACCESSIBLE SPACE. CROWD WALK SHALL MATCH ACCESSIBLE WALK.
- 15 CONCRETE TRANSFORMER PAD REED: SEE SITE UTILITY PLAN FOR MORE INFORMATION.
- 16 METAL BOARD CANOPY REED: SEE ARCHITECTURAL PLANS FOR DETAILS.
- 17 HEADLAMP BAR REED: SEE ARCHITECTURAL PLANS FOR DETAILS.
- 18 RESTAURANT SIGN TO BE PROVIDED BY PLANNING. SEE SIGNAGE PLANS FOR MORE INFORMATION.
- 19 EXTERIOR MENU BOARD REED: SEE ARCHITECTURAL PLANS FOR DETAILS.
- 20 TYPE ACCESSIBLE RAMP REED: SEE DETAIL.
- 21 TYPE CURB CUT LOW REED: SEE DETAIL.
- 22 1/2" DO NOT ENTER SIGN REED: SEE DETAIL.
- 23 4" FT 3/4" OR 1/2" TURN ONLY SIGN REED: ON SAME FOOT AS "STOP" SIGN PER FOOT SPECIFICATIONS. SEE DETAIL.
- 24 1/2" WIDE CONCRETE WALK WITH 1/2" WIDE EDGE STRIP REED: PER FOOT SPECIFICATIONS. SEE DETAIL.
- 25 1/2" WIDE WALK PER FOOT SPECIFICATIONS. SEE DETAIL.
- 26 ADA DETECTABLE WARNING STRIP REED: PER FOOT SPECIFICATIONS. SEE DETAIL.
- 27 SANITUS AND REMOVE EXISTING PAVEMENT SIGNAGE REED.
- 28 STRIPED BLANK WITH 4" SOLID WHITE PAINT STRIP @ 4" TO DIRECTION OF TRAFFIC SPACED @ 7' O.C. WITH 4" SOLID WHITE PAINT STRIP REED.

GENERAL NOTES

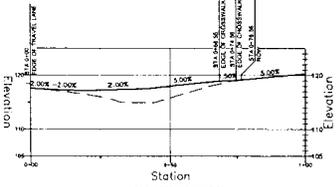
- 1 BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY J. STEPHAN FISHER & ASSOCIATES, INC. DRAWING # 18-13-010. CONTRACTOR SHALL VERIFY ALL PROPERTY CORNERS AND BENCHMARKS. ALL DISTANCES DURING CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY EXISTING IMPROVEMENTS ON SITE OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED EXISTING IMPROVEMENTS AT THE SITE. REPAIRS SHALL BE EQUAL TO OR BETTER THAN THE EXISTING CONDITIONS.
- 2 ACCESSIBLE SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. UNLESS OTHERWISE SPECIFIED, ALL SIGNAGE SHALL BE INSTALLED IN THE FOLLOWING DIRECTION: CONTRACTOR SHALL CONTACT ALL UTILITIES AND LOCATE ALL UTILITIES WITHIN THE WORK AREA PRIOR TO STARTING CONSTRUCTION. ANY UTILITIES SHALL BE REPAIRED TO THE STANDARD PRIOR TO STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY UTILITIES DAMAGED DURING CONSTRUCTION.
- 3 CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO STARTING CONSTRUCTION.
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SITE LAYOUT NOTES

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WORK IN RIGHT-OF-WAY NOTES

- 1 STRAFFE CONTROL DEVICES SHALL BE UTILIZED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ALL DEVICES SHALL BE MAINTAINED FOLLOWING THE STATE'S DEPARTMENT OF TRANSPORTATION GUIDELINES AND REQUIREMENTS.
- 2 ALL WORK IN RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF LIVE OAK SPECIFICATIONS AND REQUIREMENTS. THE FOLLOWING WORK SHALL BE FOLLOWED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES IN THE CITY OF LIVE OAK: THE CONTRACTOR SHALL NOTIFY THE CITY OF LIVE OAK AT LEAST 72 HOURS PRIOR TO ANY ELEVATION. THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES WITHIN THE RIGHT-OF-WAY.
- 3 CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 72 HOURS PRIOR TO THE CLOSURE OF ANY HIGHWAY OR INTERSECTION IN TRAFFIC FLOW.



SITE ANALYSIS TABLE	
EXISTING PARCEL AREA:	131,116 SF / 3.01 AC
PROPOSED LOT AREA:	43,899 SF / 1.00 AC
REMAINING LOT AREA:	87,417 SF / 2.01 AC
LOCAL JURISDICTION:	LIVE OAK, FL (MENA COMMERCIAL)
CURRENT ZONING:	
ON-SITE IMPERVIOUS AREA:	426,722 SF (61.2%)
BUILDING AREA:	82,145 SF (14.9%)
ON-SITE VVA:	426,708 SF (61.2%)
OFF-SITE IMPERVIOUS AREA:	426,352 SF
OFF-SITE VVA:	119,361 SF
PAVING REQUIRED:	
1 SPACED SEATS:	+10
PROVIDED:	
STANDARD:	71
ADA ACCESSIBLE:	23
TOTAL:	24
BUILDING SETBACKS:	
FRONT:	20
SIDE:	20
REAR:	15

REVISIONS	
NO.	DESCRIPTION
1	REVISED PER CLIENT
2	REVISED PER FOOTING COMMENTS & GENERAL PER FUNCTION
3	REVISED PER FOOTING COMMENTS

SITE LAYOUT PLAN

FAST FOOD RESTAURANT

ON-SITE ONLY, FLOOR PLAN

30AIP LIVE OAK, LLC

14. CONSOLE, P.E.

GONZALEZ STRENGTH & ASSOCIATES, INC.

LAND PLANNING - TRANSPORTATION ENGINEERING - LAND SURVEYING

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - LURE

1326 HOOPER ALABAMA 36824

PHONE: (205) 947-2979

WWW.GONZALEZSTRENGTH.COM

Professional Engineer Seal for Lee & Associates, Inc. License No. 13000, State of Florida, Exp. 12/31/2024.

DATE: 12/11/2023

PROJECT: 23-0486

AERIAL MAP

2005 Ohio Avenue North | Live Oak, FL 32604



LOCATION HIGHLIGHTS:

1.0 Mile to I-10

1.5 Miles to Live Oak City Center

ABOUT LIVE OAK

2005 Ohio Avenue North | Live Oak, FL 32604

They say that the more north you go in Florida, the more South you are. This certainly applies to the town of Live Oak. Just west of the intersection of I-75 and I-10, Live Oak is shaded by the canopies of ancient oaks, dripping with Spanish moss. The town's pace mimics the Suwannee and Santa Fe rivers that bound it. The Spirit of the Suwannee Music Park may best embody Live Oak's assets, offering canoeing and hiking in the wilderness.

Live Oak remains the largest community and only full-fledged city in Suwannee County and serves as the county seat. The city is located at the midpoint between Tallahassee and Jacksonville.

Eco-tourism in and around Live Oak brings thousands of people from all over the country to places such as the nearby Spirit of the Suwannee Music Park, the Suwannee River State Park and numerous springs along the famed Suwannee River. In addition, agriculture-related business (including timber, pine straw and watermelons) is still the dominant industry in Suwannee County, with international companies like Klausner Lumber making their home in and around Live Oak.

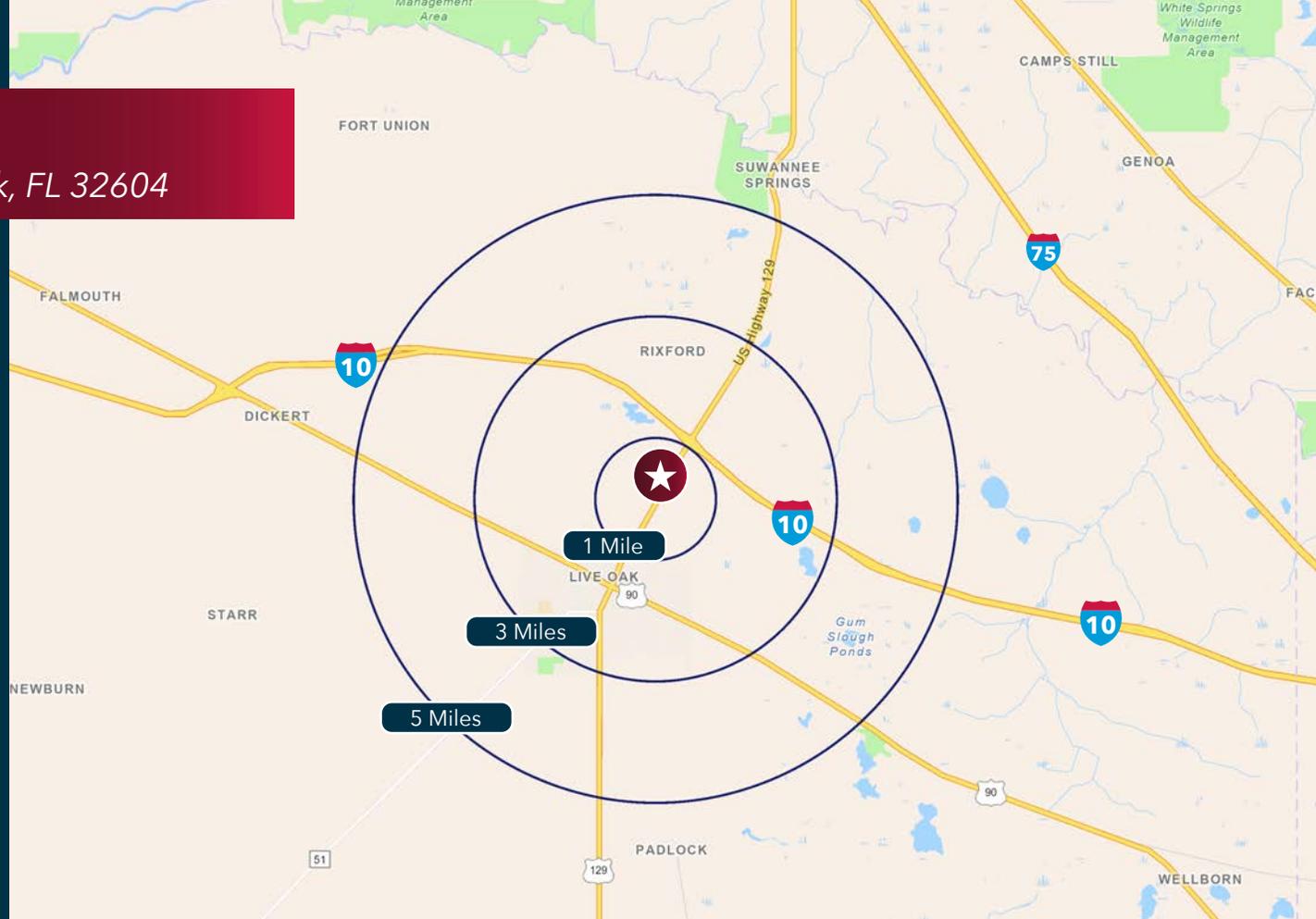
**HOME OF THE
SPIRIT OF THE SUWANNEE MUSIC PARK**

LIVE OAK CITY HALL



LOCATION DETAILS

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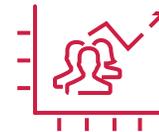


LOCAL DEMOGRAPHICS

Source: ESRI Business Analyst



**Population
(2025)**



**Population
Projection (2030)**



**Average Household
Income (2025)**



**Projected Average
Household Income (2030)**

	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average Household Income (2030)
1 MILE	307	321	\$83,859	\$95,196
3 MILES	7,717	7,954	\$71,500	\$77,518
5 MILES	5,335	5,591	\$92,195	\$102,205

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