

# Outparcels Available

1339 S Walnut Street  
Starke, FL 32091

## Property Highlights

- 5± acres available fronting US 301 in Starke, FL
- Adjacent to Tractor Supply, Aldi and Beall's Outlet anchored center
- Multiple access points including a lighted intersection and monument signage available for each parcel
- Parcels will be delivered pad-ready with utilities to site and offsite retention
- Site is less than two miles from both Santa Fe College with 13,675 students and North Florida Technical College with 51 students
- Approximately 1.7 miles from North Florida Regional Medical Center and Emergency Room with 176 employees



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# Conceptual Site Plan



POND AREA (TOB ±1.5 AC.)

Proposed easement

PARCEL 1  
±1.22 AC.

PARCEL 2  
±0.74 AC.

PARCEL 3  
±1.3 AC.

PARCEL 4  
±1.02 AC.

PROPOSED CENTER  
48 PARKING SPACES

PROPOSED ODSR  
257 PARKING SPACES

PROPOSED RESTAURANT  
90 PARKING SPACES

PROPOSED ODSR  
34 PARKING SPACES



Full access point

RIRO access point

Full access point



S Walnut Street | 10,700± AADT





# Immediate Retail



bealls  
OUTLET

ALDI

TRACTOR  
SUPPLY CO

RSC  
REPAIR SERVICE CENTER

Site

ACE  
The helpful place.

O'Reilly  
AUTO PARTS

BURGER  
KING

MCDONALD'S

CAPTAIN D'S  
EST 1999

TACO  
BELL



S Walnut Street | 10,700± AADT

POPEYES  
LOUISIANA KITCHEN

DOLLAR TREE

VyStar  
Credit Union

IHOP

HARBOR FREIGHT

DOLLAR GENERAL

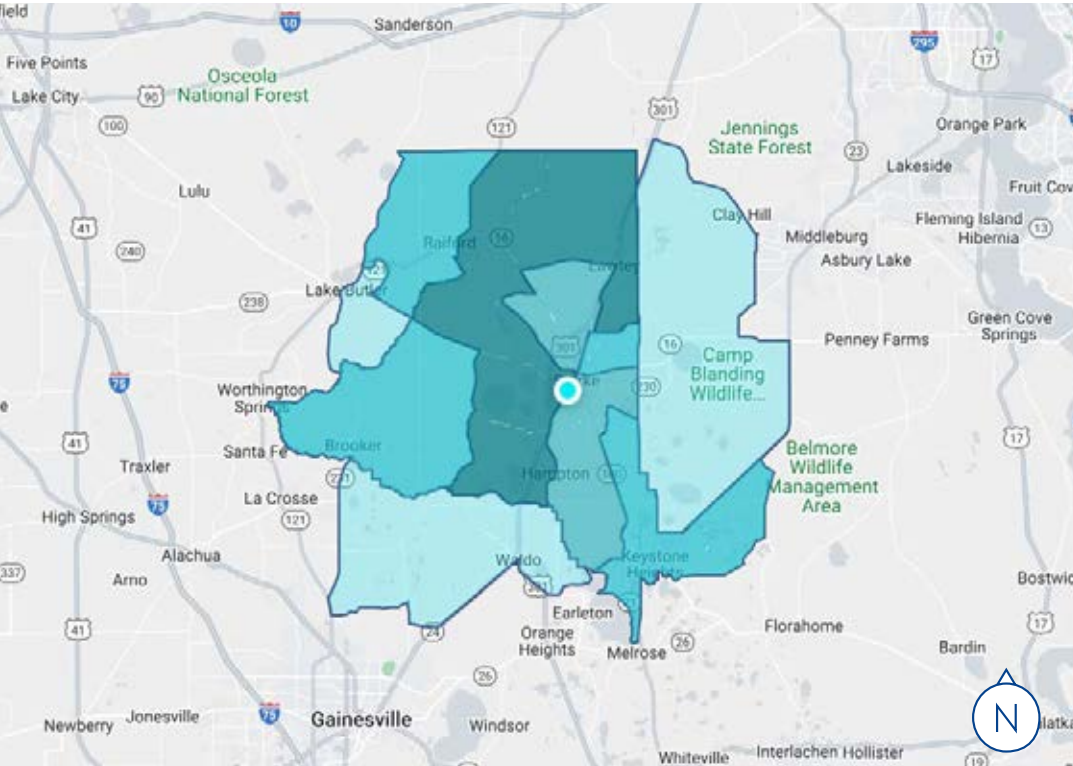
FARMERS  
home  
FURNITURE

TJ-maxx  
five BELOW

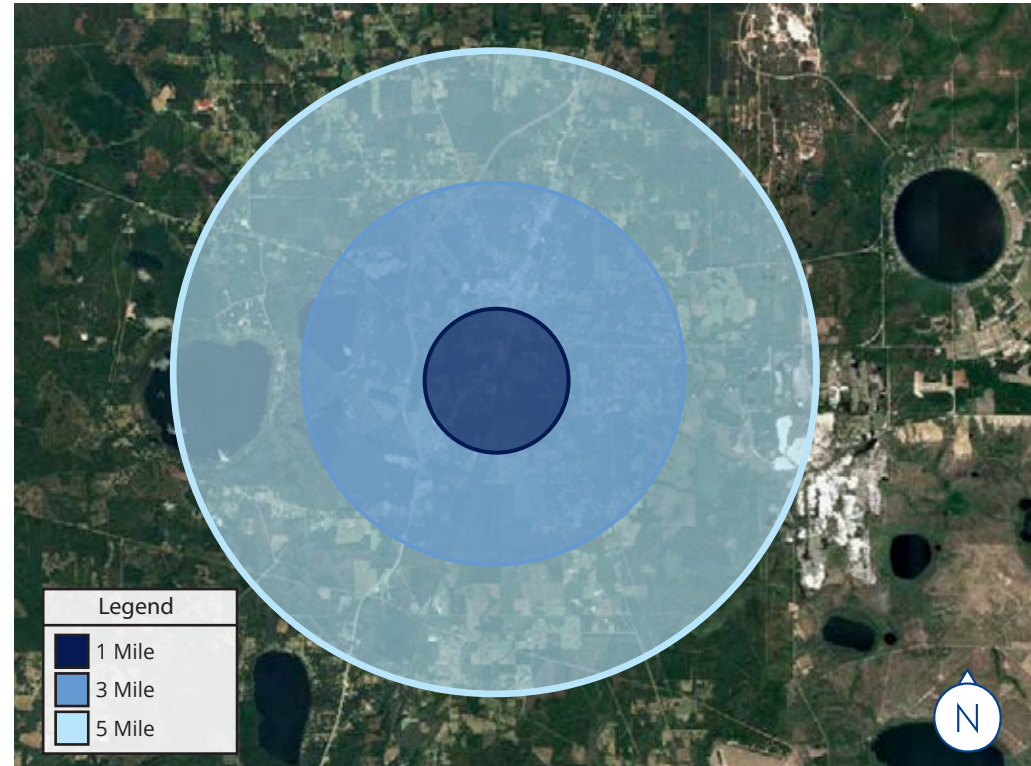




# Demographics and Trade Area



\*Source: CreditIntell | Based on a max of 4 visits



\*Source: ESRI Business Analytics

## Demographics



**Population  
(2023)**

1 Mile	1,233
3 Mile	8,260
5 Mile	12,347
<b>Trade Area</b>	<b>52,500</b>



**Average Household  
Income (2023)**

1 Mile	\$44,728
3 Mile	\$62,847
5 Mile	\$65,76
<b>Trade Area</b>	<b>\$52,700</b>

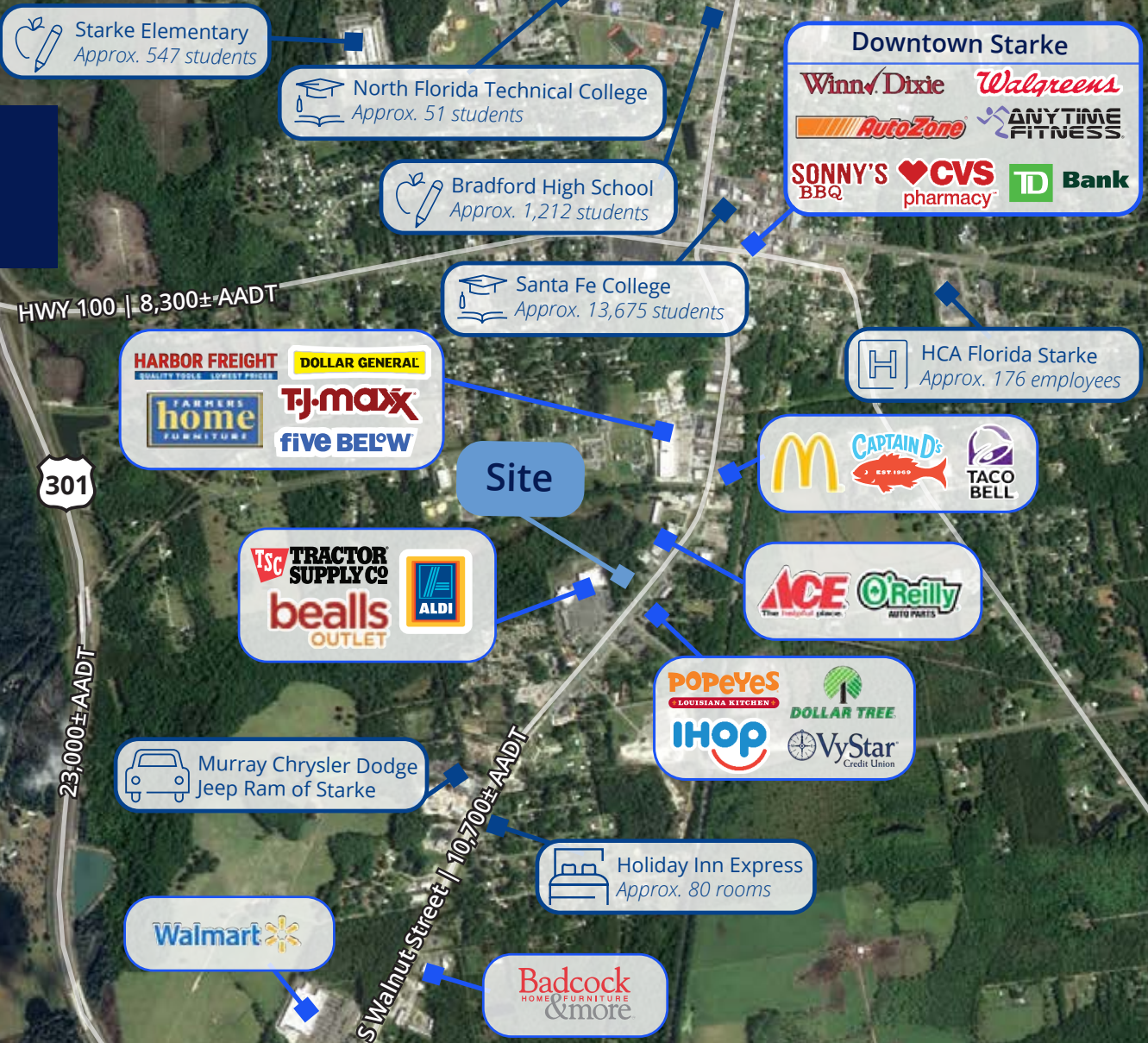


**Daytime  
Population (2023)**

1 Mile	2,351
3 Mile	10,293
5 Mile	13,085
<b>Trade Area</b>	<b>48,100</b>



# Location Overview



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