Aarons

OFFERING MEMORANDUM

1699 N Temple
Starke, FL 32091

COLDWELL BANKER
SMITH & SMITH
REALTY

Aarons

CONTENTS

01 Executive Summary
- Investment Summary

02 Location
- Location Summary
- Local Business Map
- Traffic Counts
- Drive Times

03 Property Description
- Property Features
- Property Images

04 Financial Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

05 Demographics
- General Demographics
- Race Demographics

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AARONS

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1699 N Temple Starke FL 32091
COUNTY	Bradford
MARKET	NE Florida
SUBMARKET	Starke
GLA (SF)	10,000 SF
LAND ACRES	.67
YEAR BUILT	2008
APN	02428-0-00000

FINANCIAL SUMMARY

PRICE	$898,000
PRICE PSF	$89.80

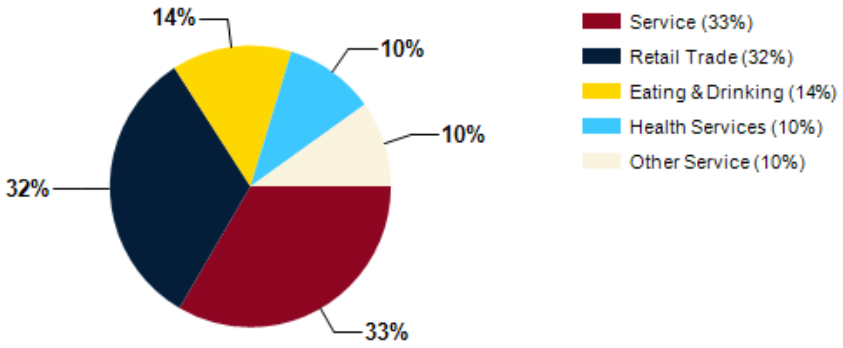
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	2,175	9,890	12,960
2025 Median HH Income	$50,152	$57,945	$60,654
2025 Average HH Income	$61,524	$68,017	$72,857

AARONS

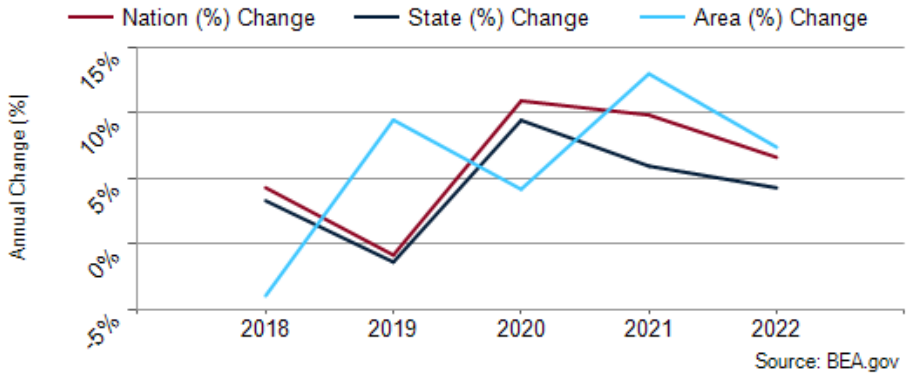
02 Location

Location Summary
Local Business Map
Traffic Counts
Drive Times

Major Industries by Employee Count

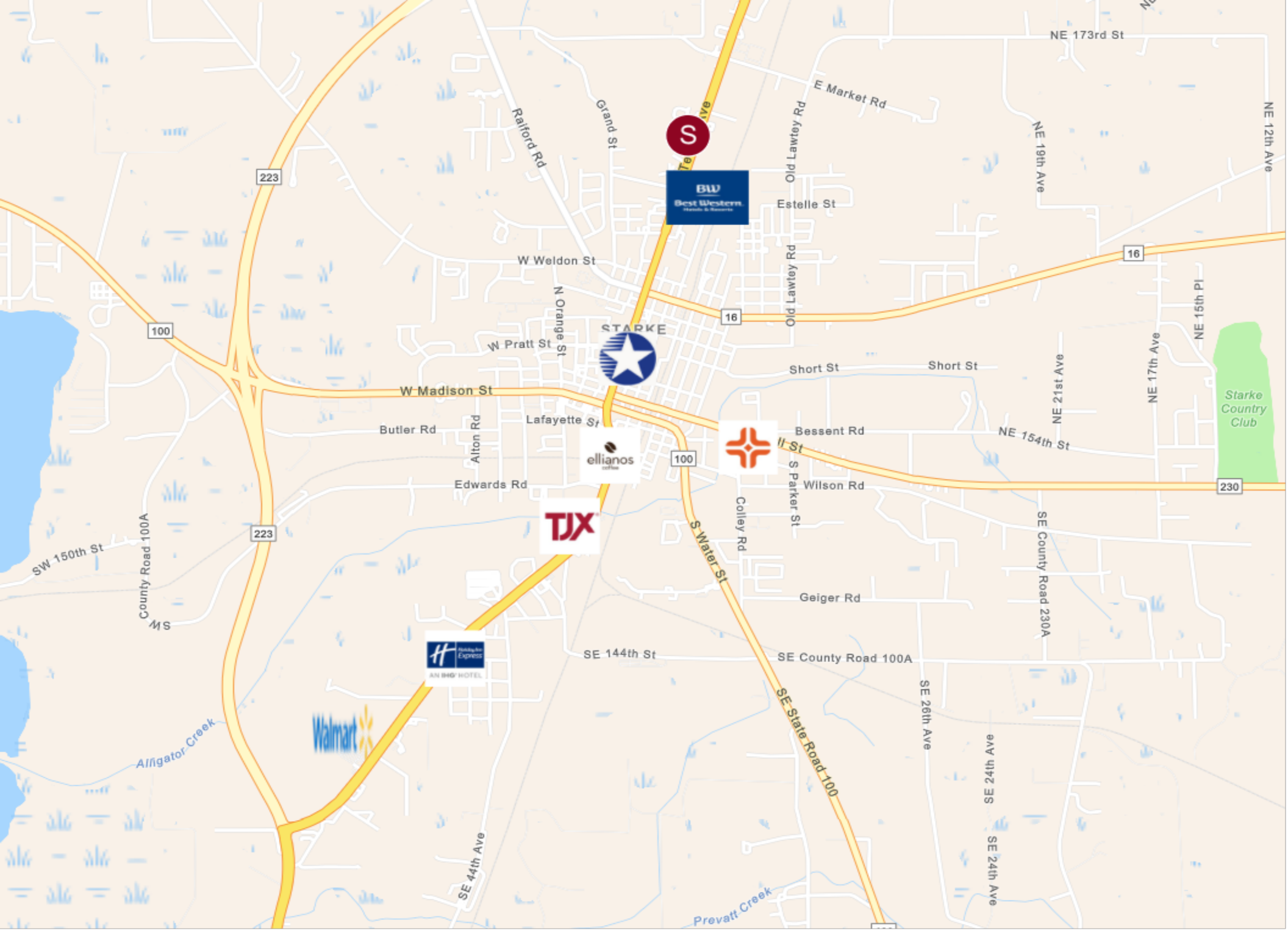


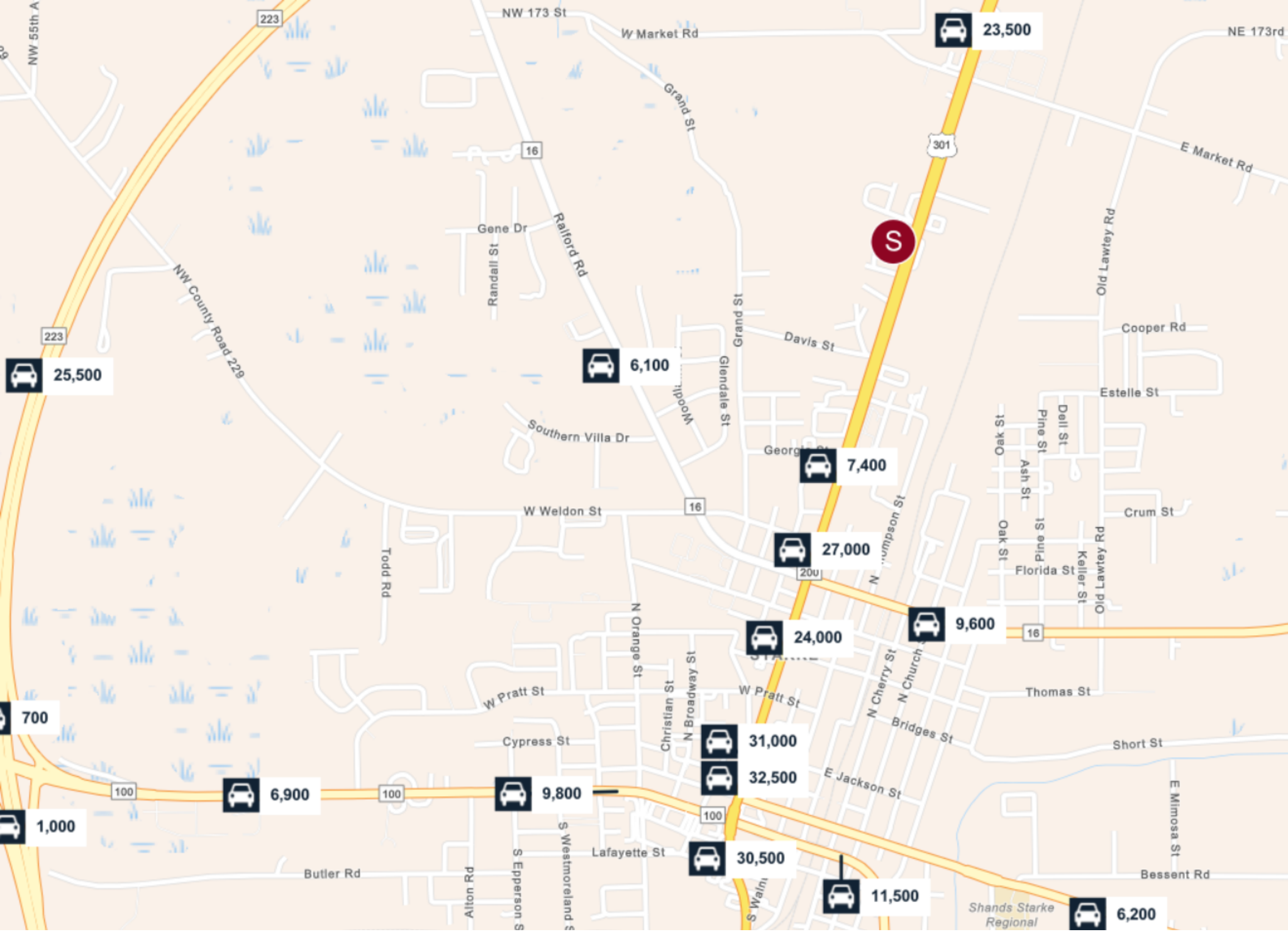
Bradford County GDP Trend

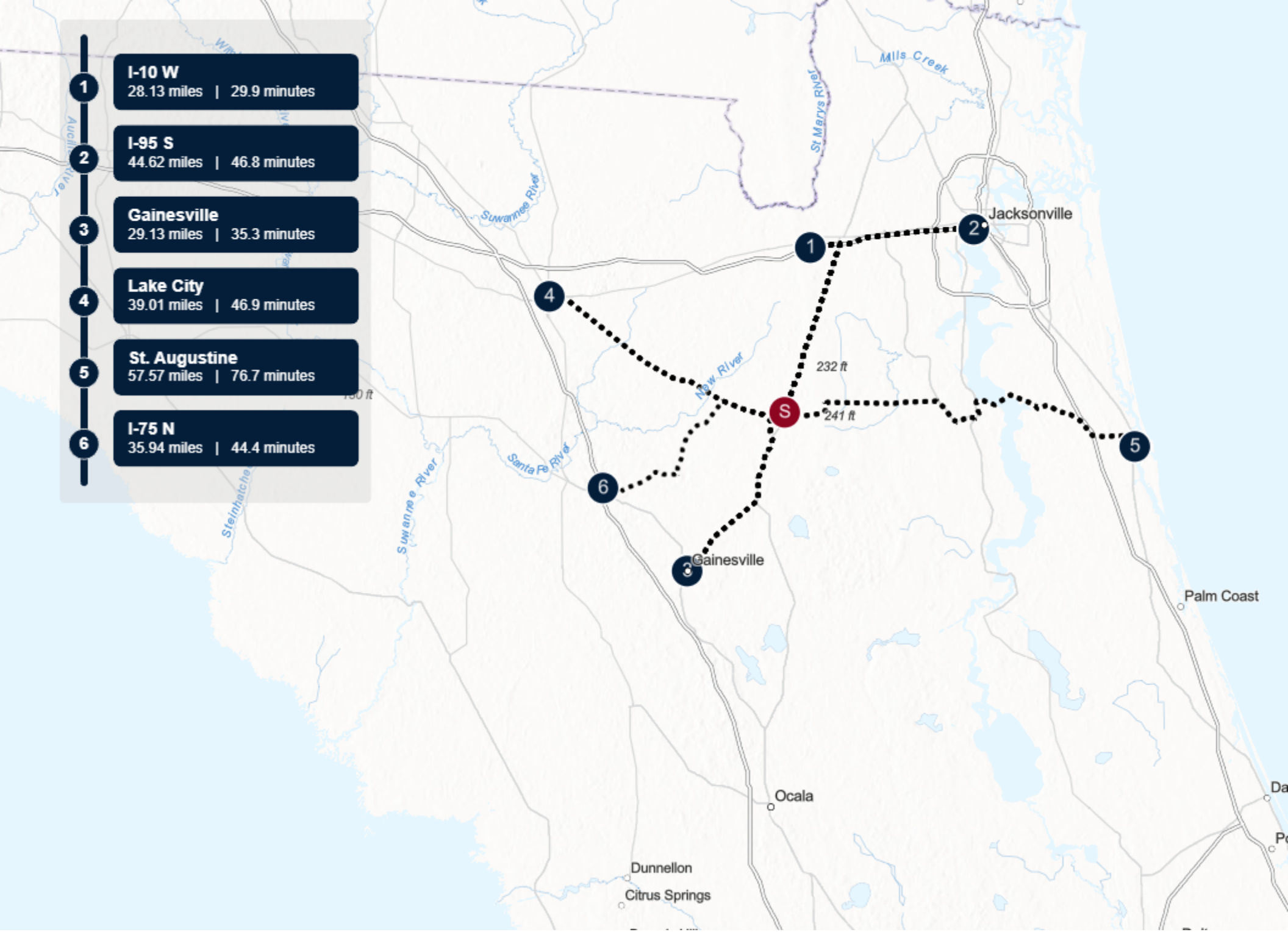


Largest Employers

New River Correctional Institution	1,000
North Florida Reception Center	800
Bradford County School District	500
Walmart	300
Bradford County Sheriff's Office	250
Bradford County Health Department	150
Hena Hospitality Inc	100
Ramirez and Reyes Starke, Inc	13


NE 173rd St
E Market Rd
Railford Rd
Grand St
Old Lawtey Rd
NE 19th Ave
NE 12th Ave
Estelle St
223
16
W Weldon St
N Orange St
STARKE
W Pratt St
100
Short St
Short St
NE 21st Ave
NE 17th Ave
NE 15th Pl
Starke Country Club
W Madison St
Lafayette St
Butler Rd
Alton Rd
Bessent Rd
NE 154th St
Edwards Rd
Wilson Rd
230
S Parker St
Colley Rd
S Water St
SW 150th St
County Road 100A
SE County Road 230A
Geiger Rd
SE 144th St
SE County Road 100A
SE State Road 100
SE 26th Ave
SE 24th Ave
Alligator Creek
SE 44th Ave
Prevatt Creek


23,500
25,500
6,100
7,400
27,000
9,600
24,000
700
31,000
32,500
6,900
9,800
1,000
30,500
11,500
6,200
S
NW 173 St
W Market Rd
NE 173rd
E Market Rd
Grand St
Gene Dr
Ralford Rd
Randall St
NW County Road 229
Davis St
Cooper Rd
Estelle St
Southern Villa Dr
Glendale St
W Weldon St
Crum St
Florida St
Thomas St
Todd Rd
N Orange St
Christian St
N Broadway St
W Pratt St
Cypress St
N Cherry St
N Church St
Bridges St
Short St
E Jackson St
E Mimosa St
Lafayette St
Butler Rd
Alton Rd
S Eppenson St
S Westmoreland St
Bessent Rd
Shands Starke Regional
Old Lawtey Rd
Oak St
Ash St
Pine St
Dell St
Keller St
NW 55th A
223
16
301
100
200


1 I-10 W
28.13 miles | 29.9 minutes
2 I-95 S
44.62 miles | 46.8 minutes
3 Gainesville
29.13 miles | 35.3 minutes
4 Lake City
39.01 miles | 46.9 minutes
5 St. Augustine
57.57 miles | 76.7 minutes
6 I-75 N
35.94 miles | 44.4 minutes
Jacksonville
Gainesville
Palm Coast
Ocala
Dunnellon
Citrus Springs
Mills Creek
St Marys River
Suwannee River
New River
Santa Fe River
232 ft
241 ft

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03 Property Description

Property Features

Property Images

PROPERTY FEATURES

GLA (SF)	10,000
LAND ACRES	.67
YEAR BUILT	2008
# OF PARCELS	1
ZONING TYPE	Commercial
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	25
PARKING RATIO	2.5
STREET FRONTAGE	180
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Santa Fe Storage
EAST	Charlie Johns Convention Center

MECHANICAL

HVAC	Entire Building
ELECTRICAL / POWER	440 Volts

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Steel
EXTERIOR	block
PARKING SURFACE	Ashpalt
ROOF	Metal
LANDSCAPING	grass, shrubs

Lease Plus
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EXIT

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04 Financial Analysis

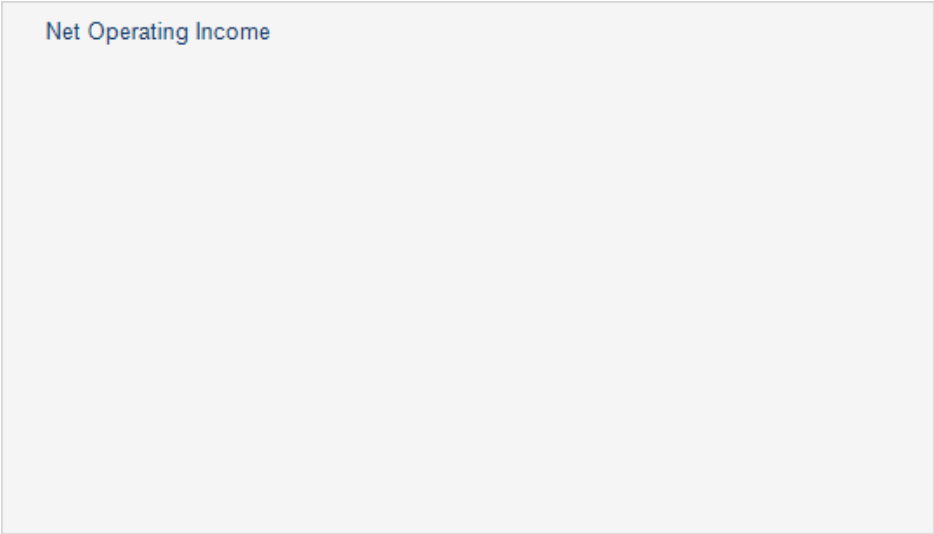
Multi-Year Cash Flow Assumptions
Cash Flow Analysis
Financial Metrics

GLOBAL

Price	$898,000

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue									
Operating Expenses									



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Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Price / SF	$89.80	$89.80	$89.80	$89.80	$89.80	$89.80	$89.80	$89.80	$89.80

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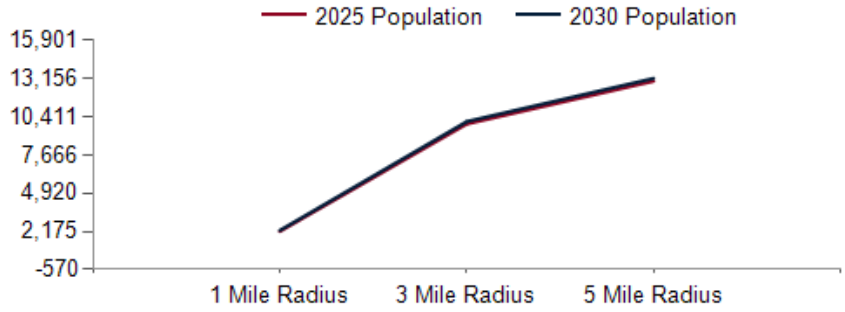
05 Demographics

General Demographics

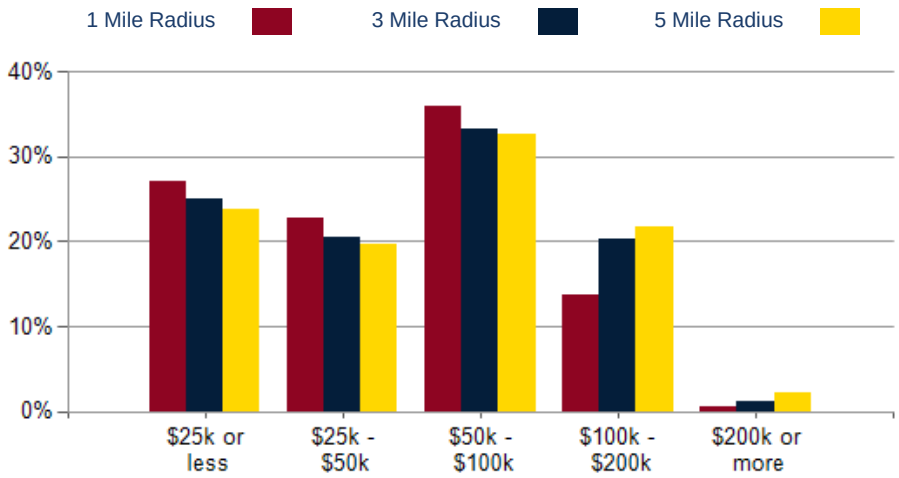
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,277	9,126	11,947
2010 Population	2,214	9,566	12,653
2025 Population	2,175	9,890	12,960
2030 Population	2,244	10,056	13,156
2025 African American	629	2,138	2,631
2025 American Indian	10	45	56
2025 Asian	20	67	83
2025 Hispanic	136	460	602
2025 Other Race	49	172	224
2025 White	1,345	6,929	9,290
2025 Multiracial	119	529	663
2025-2030: Population: Growth Rate	3.15%	1.65%	1.50%

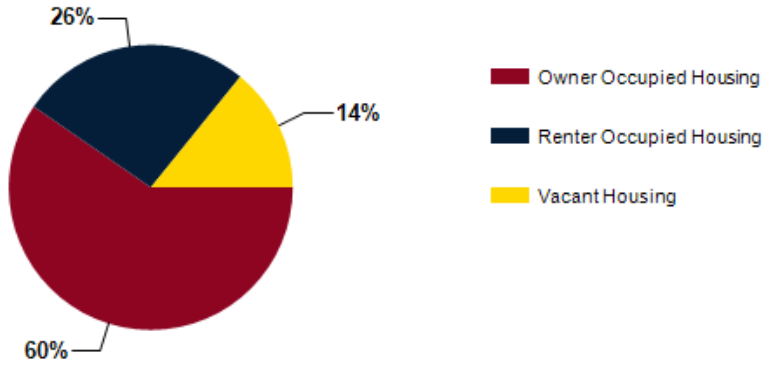
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	162	671	859
$15,000-$24,999	52	253	311
$25,000-$34,999	69	301	367
$35,000-$49,999	111	456	598
$50,000-$74,999	147	652	886
$75,000-$99,999	137	575	725
$100,000-$149,999	76	485	714
$150,000-$199,999	33	263	358
$200,000 or greater	5	43	110
Median HH Income	$50,152	$57,945	$60,654
Average HH Income	$61,524	$68,017	$72,857



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

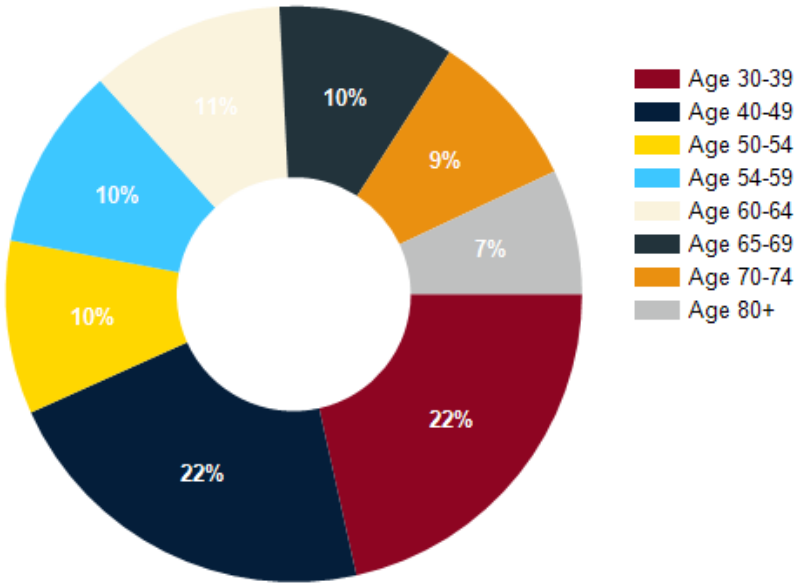


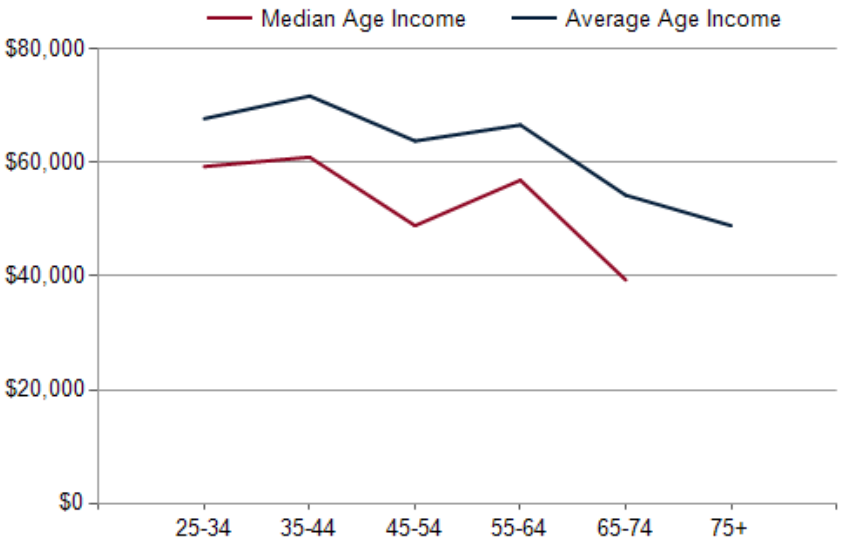
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	133	638	860
2025 Population Age 35-39	143	587	782
2025 Population Age 40-44	132	595	795
2025 Population Age 45-49	147	623	815
2025 Population Age 50-54	125	547	724
2025 Population Age 55-59	132	519	709
2025 Population Age 60-64	140	622	821
2025 Population Age 65-69	127	662	881
2025 Population Age 70-74	114	530	688
2025 Population Age 75-79	90	415	544
2025 Population Age 80-84	47	256	337
2025 Population Age 85+	51	290	358
2025 Population Age 18+	1,728	7,719	10,179
2025 Median Age	41	41	41
2030 Median Age	42	42	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$59,319	$61,458	$62,497
Average Household Income 25-34	$67,745	$70,749	$73,205
Median Household Income 35-44	$60,966	$75,384	$78,602
Average Household Income 35-44	$71,740	$83,945	$90,468
Median Household Income 45-54	$48,893	$66,886	$71,205
Average Household Income 45-54	$63,815	$77,017	$82,639
Median Household Income 55-64	$56,902	$59,234	$61,639
Average Household Income 55-64	$66,632	$69,597	$74,396
Median Household Income 65-74	$39,331	$43,505	$46,612
Average Household Income 65-74	$54,262	$61,872	$67,315
Average Household Income 75+	$48,890	$53,323	$58,119

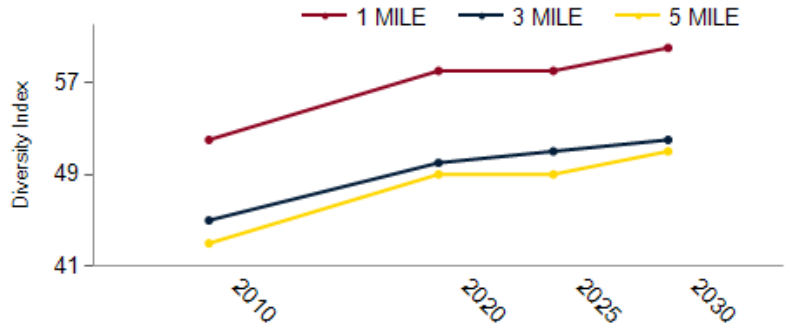
Population By Age





DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	60	53	51
Diversity Index (current year)	59	51	49
Diversity Index (2020)	58	50	49
Diversity Index (2010)	53	45	43

POPULATION DIVERSITY



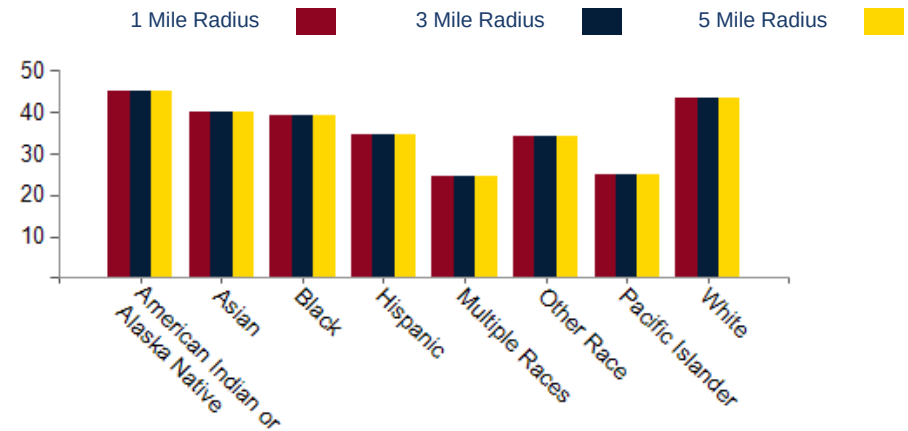
POPULATION BY RACE

1 MILE 3 MILE 5 MILE

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	27%	21%	19%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	6%	4%	4%
Multiracial	5%	5%	5%
Other Race	2%	2%	2%
White	58%	67%	69%

2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	45	50	49
Median Asian Age	40	43	43
Median Black Age	39	36	36
Median Hispanic Age	34	32	32
Median Multiple Races Age	25	26	27
Median Other Race Age	34	29	29
Median Pacific Islander Age	25	33	36
Median White Age	43	44	44

2025 MEDIAN AGE BY RACE



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