



SOUTH OAKS SHOPPING CENTER

36,464 SF 2nd Gen Anchor Space - For Lease

1546 Ohio Ave S, Live Oak, FL 32064



HIGHLIGHTS

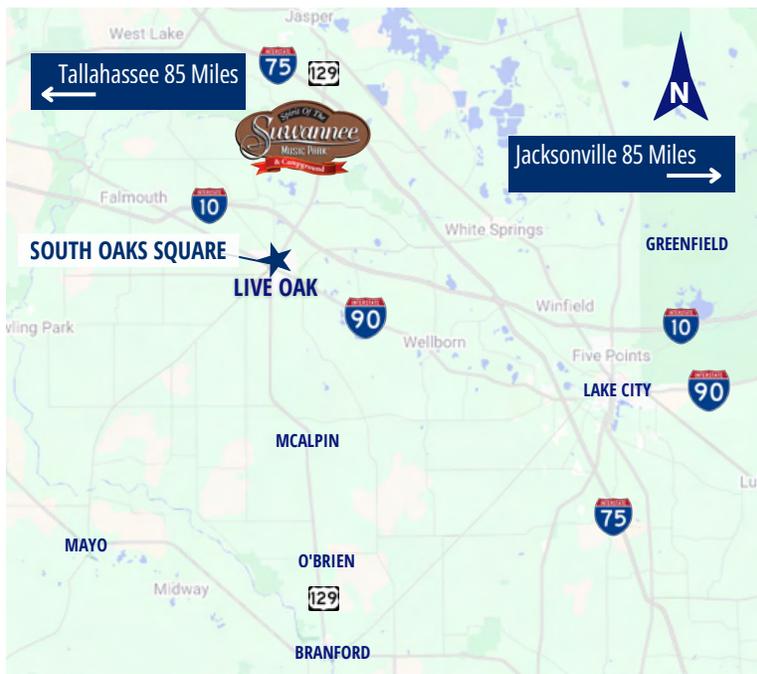
- **36,464 SF 2nd GEN ANCHOR SPACE - GREAT CONDITION**
- **+ \$1MM in Tenant Improvement Buildout Invested**
- Neighboring Bealls suite which ranked in the top 5% of all Bealls stores across the U.S. per Placer AI
- Ample Parking - 607 Parking Spots
- The center recorded 62,200 visits in December 2025 with no true anchor
- Less than 1 Mile from Downtown Live Oak and 3.5 Miles off of I-10
- 8 public schools located within a 2-mile radius, educating over 4,500 students

DEMOGRAPHICS

Population	10-Minute Drive	20-Minute Drive	30-Minute Drive
2030 Projection	11,943	29,792	71,581
2025 Estimate	11,508	28,556	68,898
% Growth	3.8%	4.3%	3.9%
Household Income			
Average	\$78,064	\$81,566	\$77,913
Median	\$59,022	\$61,805	\$60,533

*Source: ESRI

MAP



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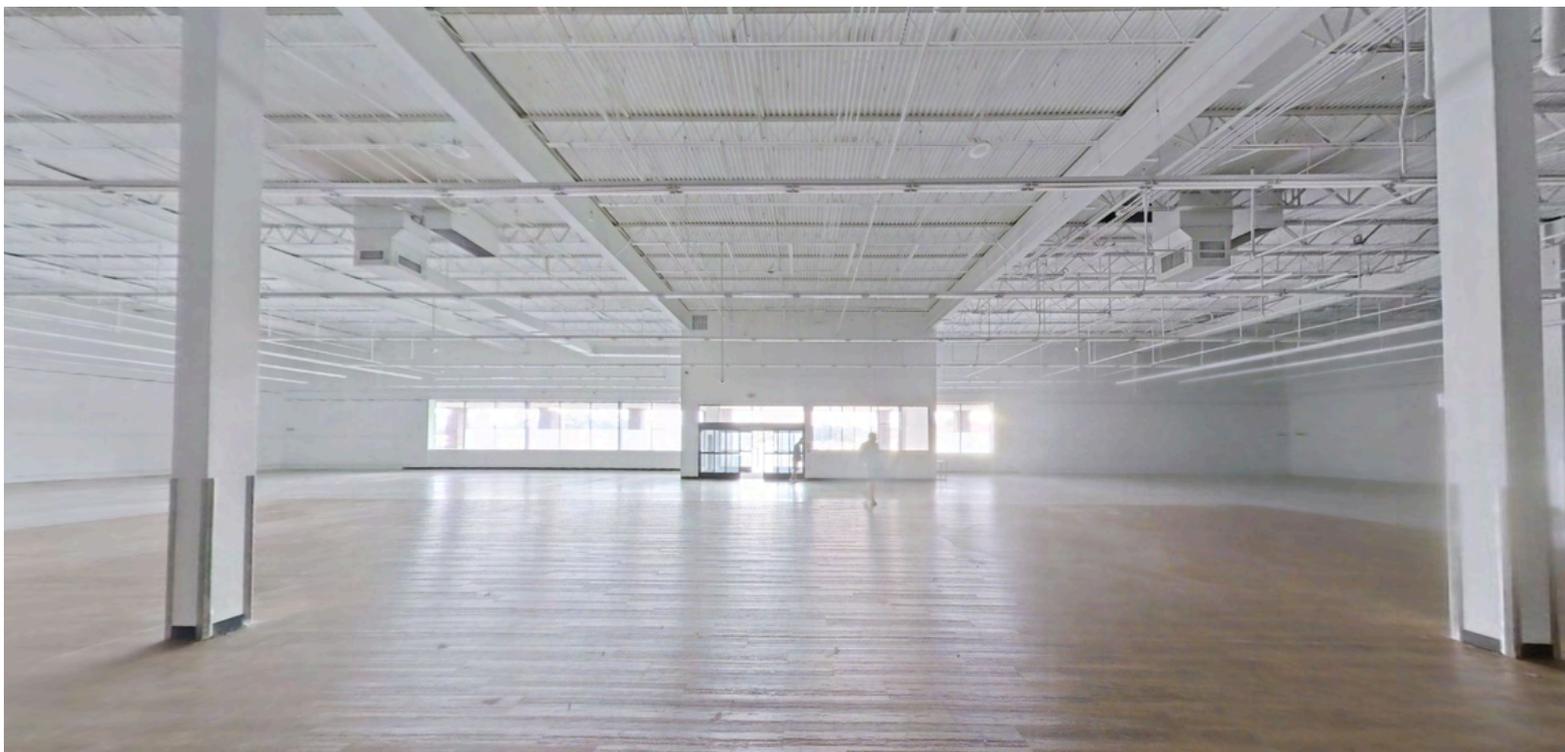
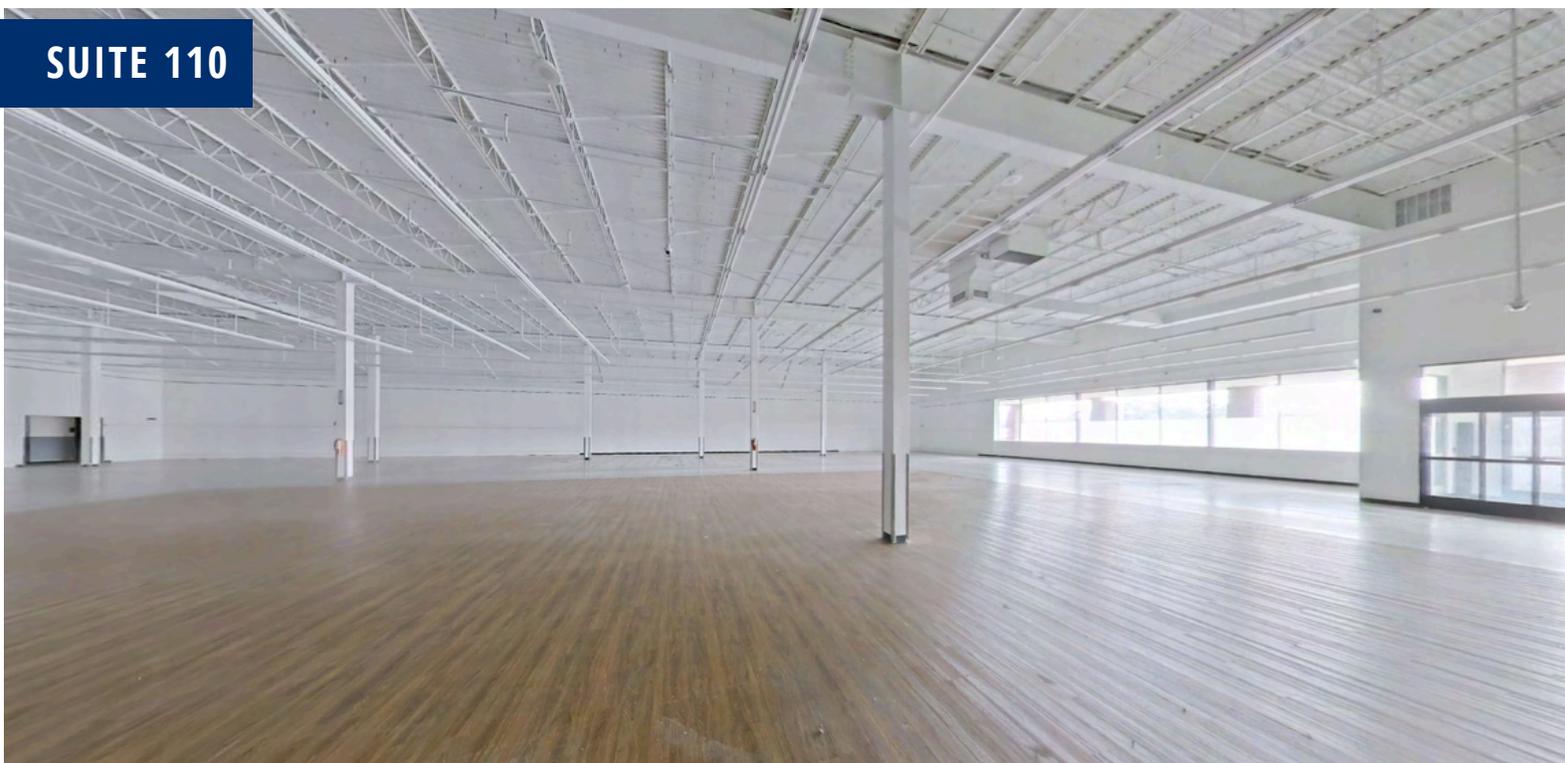


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SUITE 110



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MARKET HIGHLIGHTS



Ample Annual Events

- Ample Annual Events such as Civil War Reenactments
- Blueberry Festival
- Christmas on the Square for 40 years with over 300 vendors
- Concerts at The Spirit of Suwannee



Community Amenities

- Historic Downtown with shops & restaurants
- Live Oak Maker's Market (LOMM)
- Suwannee River Greenway cycling
- Ample parks & natural areas
- Highly rated public schools



Population Growth

- 2025 estimated population is 48,938 with almost a 3% increase in the last year
- Since 2010, Population has grown over 15%
- Ample job creation: The catalyst site project adds 1,040 jobs in high-demand field like manufacturing and distribution
- Cost of living is 11.1 % lower than the US average



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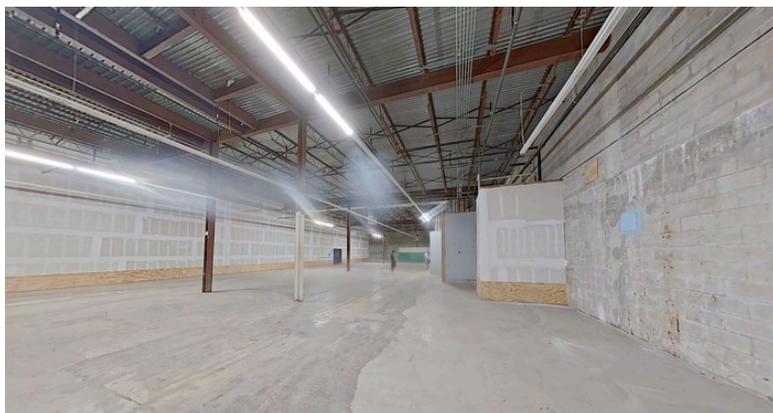
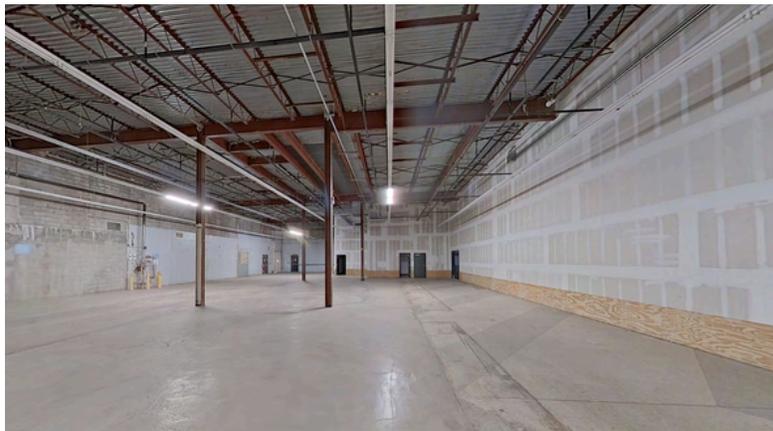
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BACK OF HOUSE



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MARKET HIGHLIGHTS



Live Oak, Florida is centrally located in Suwannee County, home to 45,137 residents with 2.5% projected growth over five years. Positioned between Jacksonville and Tallahassee and just 80 miles from each, the city offers strong regional connectivity via I-10 and quick access to the I-10/I-75 interchange. With a cost of living at 81.6% of the national average and a median home value of \$184,178, less than half the Florida median—residents enjoy strong affordability. Suwannee County’s 76% homeownership rate and available land continue to support steady population growth and a stable customer base.



Spirit of The Suwannee Music Park & Campground

- 800-acre camping, recreation and concert venue, hosting up to 25,000 people
- Hosts over dozens of events and festivals each year
- Located 9 Miles away from South Oaks Square



Suwannee River State Park

- The Suwannee River stretches over 246 miles, from southern Georgia to the Gulf of America perfect for boating / kayaking
- Offers a variety of trails and challenges for cyclists with a hub to the Great Florida Birding & Wildlife Trail
- Large rental options from campgrounds, cabins and paddling.



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SITE PLAN



SUITE	TENANT	SF
200	Farmers Home Furniture	17,500
120	Bealls	20,159
110	AVAILABLE	36,464
100	Subway	1,840
090	AVAILABLE	8,375
080	Pretty Nails & Tanning	2,942
060	Smoke Shop	1,551

SUITE	TENANT	SF
050	Little Caesars	1,660
040	Derrick's BBQ	2,625
030	China Town	1,530
010	Sakura	3,440
003	AVAILABLE	1,508
005	Cricket Wireless	3,222



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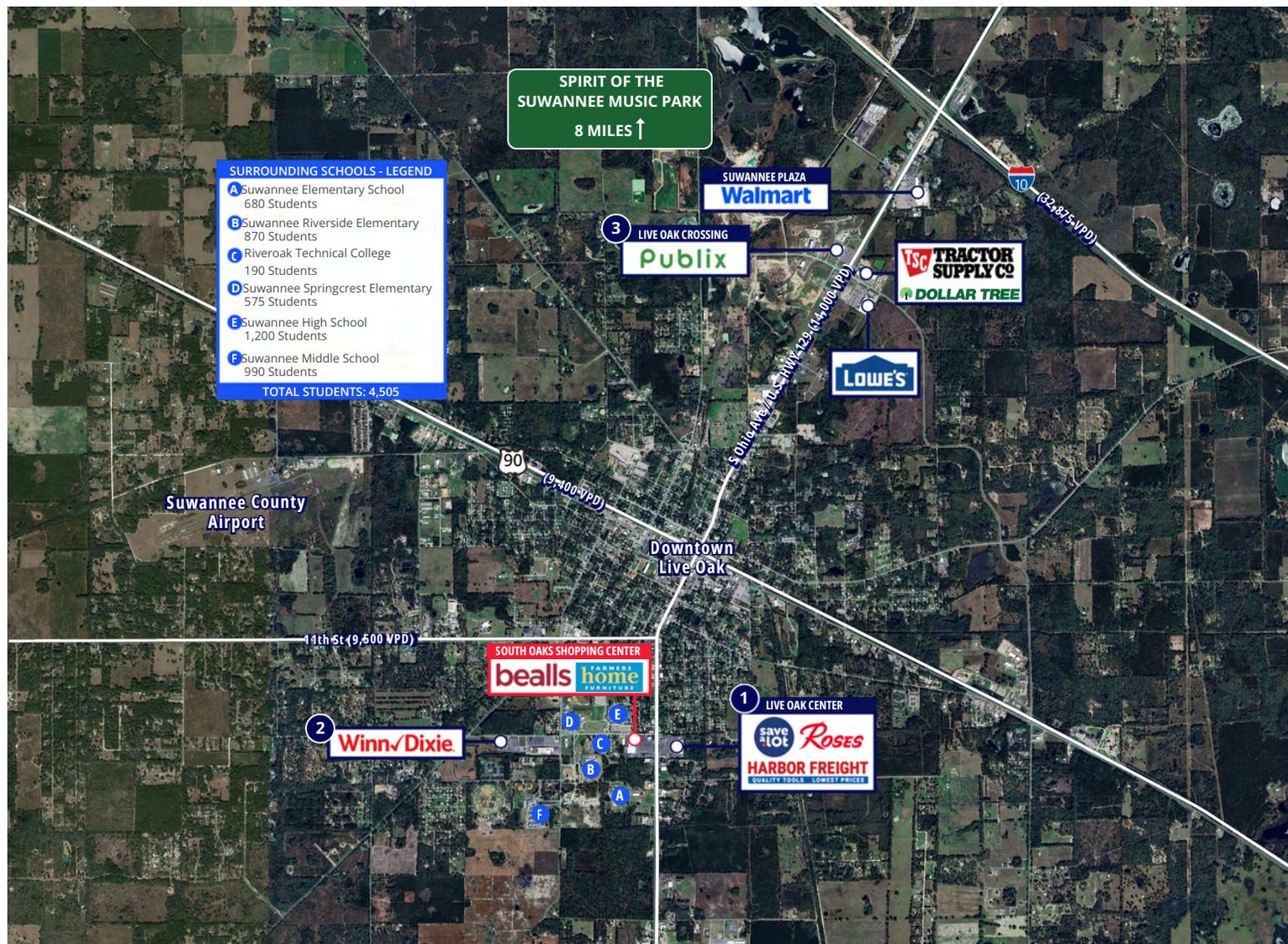
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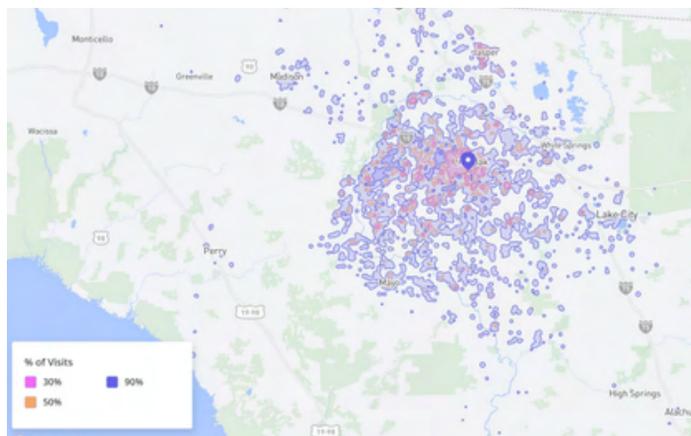
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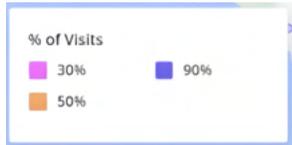
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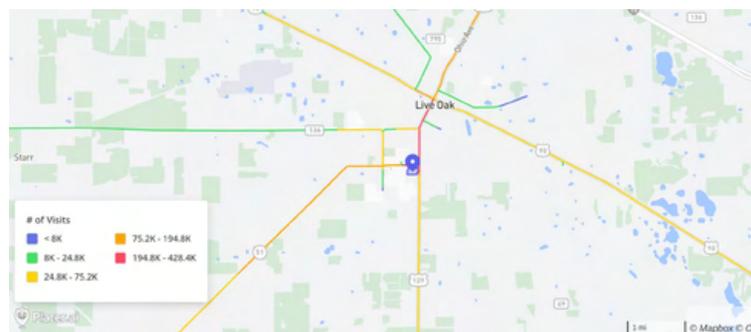
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TRADE AREA



VISITOR JOURNEY - ROUTES



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SOUTH OAKS SHOPPING CENTER

8,375 SF Anchor Space - For Lease

1546 Ohio Ave S, Live Oak, FL 32064

SUITE 090



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