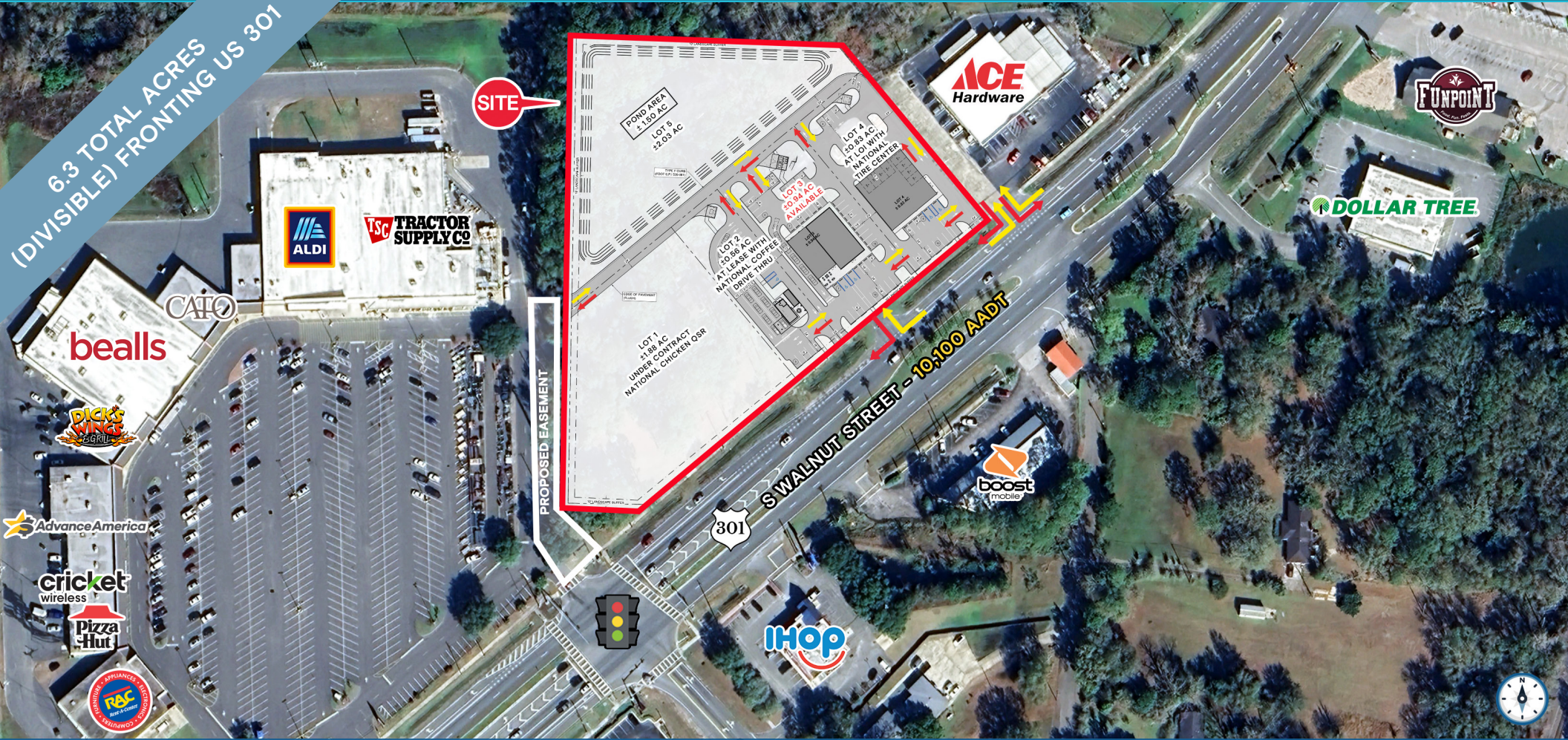


FOR SALE | GROUND LEASE

STARKE OUTPARCELS

1339 S Walnut Street, Starke, FL 32091

6.3 TOTAL ACRES
(DIVISIBLE) FRONTING US 301



NATIONAL QSRs COMING TO STARKE - ONLY 2 OUTPARCELS REMAIN!

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

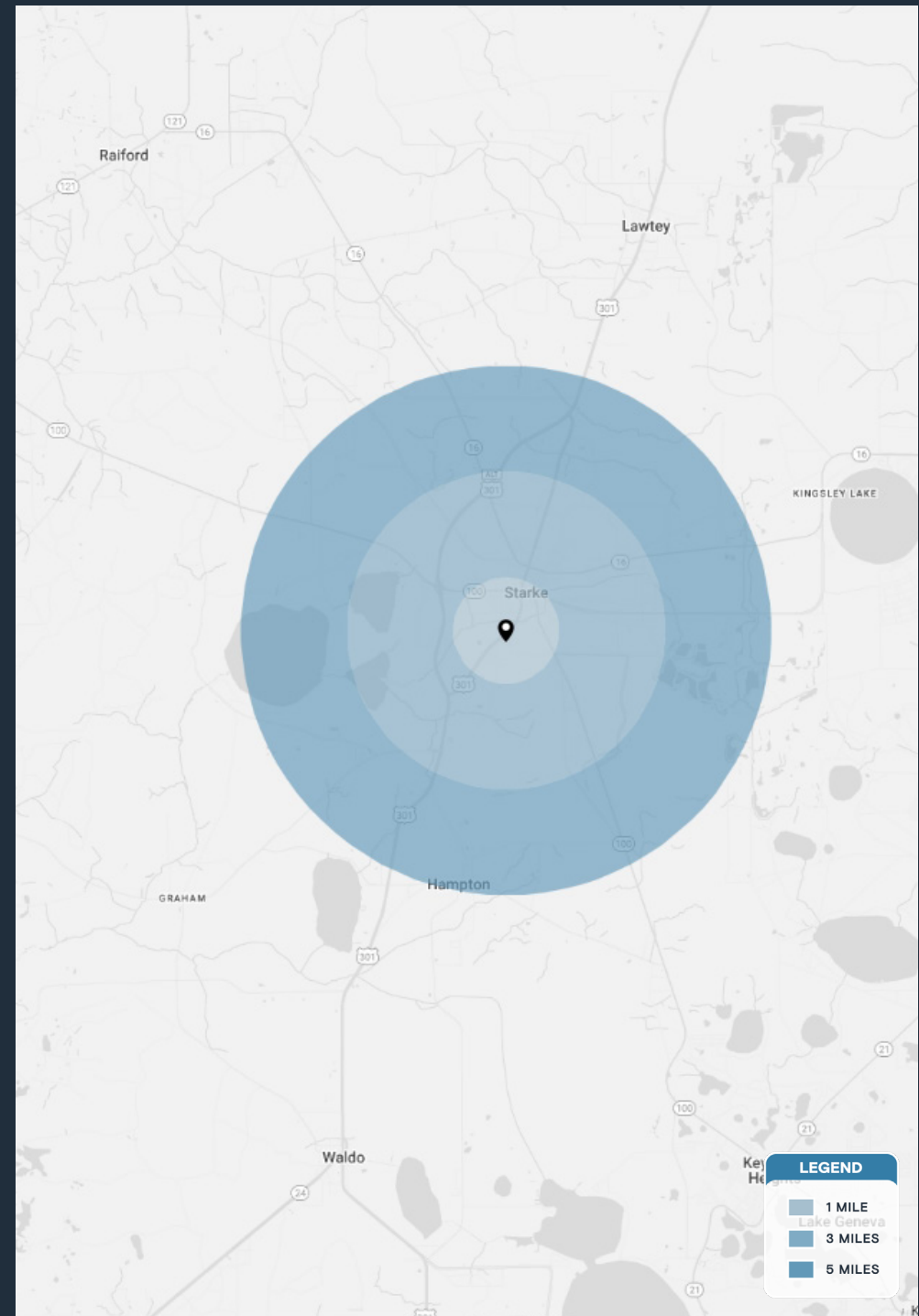
HIGHLIGHTS

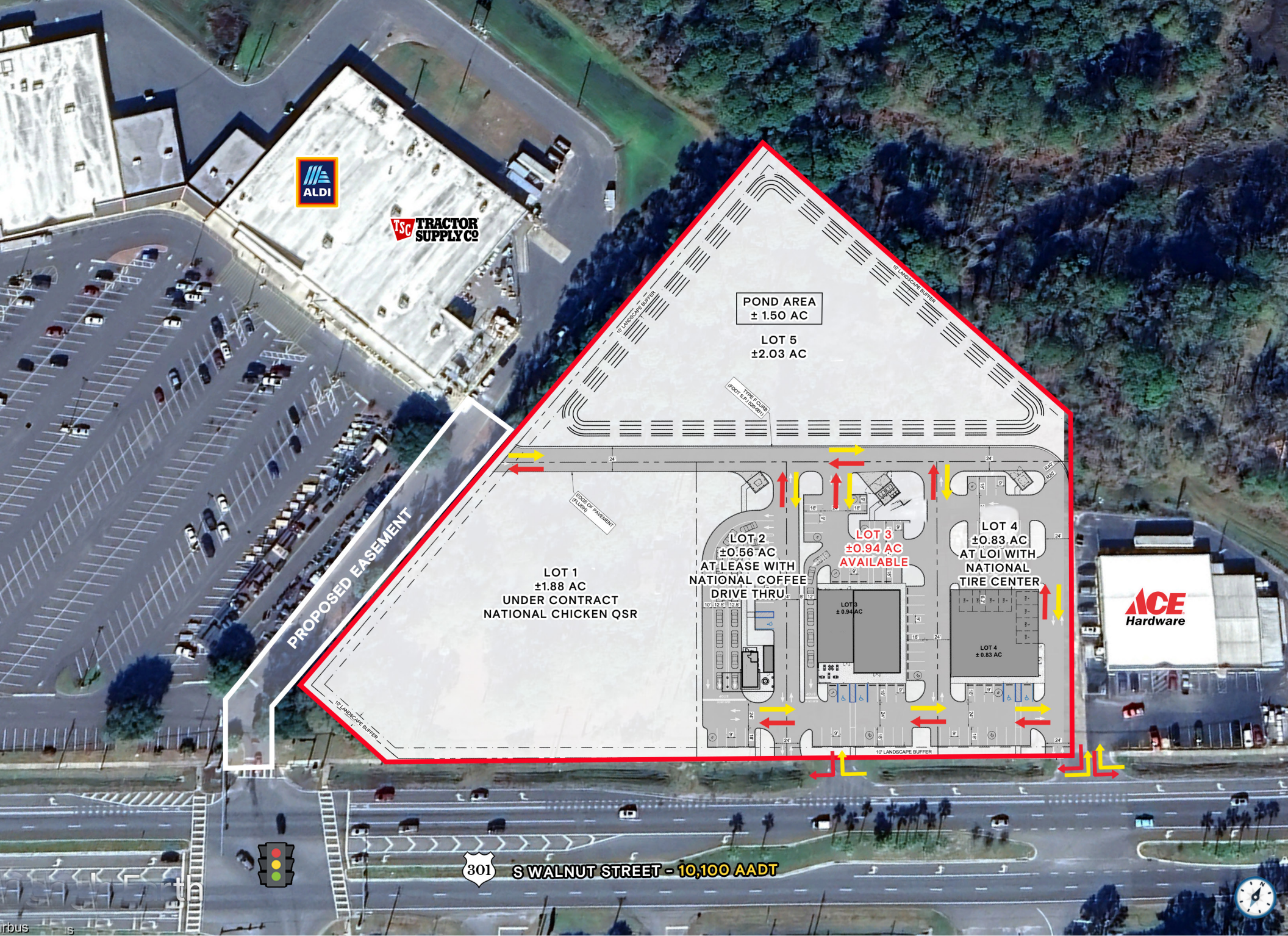
- ±6.3 total acres (divisible) fronting US 301 in Starke, FL for sale or ground lease
- Adjacent to Tractor Supply, Aldi and Bealls anchored center
- Multiple access points including a lighted intersection and monument signage available for each parcel
- Parcels will be delivered pad-ready with utilities 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 214 students
- Approximately 1.7 miles from North Florida Regional Medical Center and Emergency Room iwth 176 employees

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	2,443	8,731	12,650
HOUSEHOLDS	921	3,258	4,754
EMPLOYEES	1,329	3,135	4,010
AVERAGE HH INCOME	\$51,825	\$59,660	\$61,765

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	5,646	9,745	14,602
HOUSEHOLDS	2,110	3,626	5,302
EMPLOYEES	2,560	3,305	4,169
AVERAGE HH INCOME	\$56,508	\$60,838	\$65,114





POND AREA
± 1.50 AC

LOT 5
± 2.03 AC

PROPOSED EASEMENT

LOT 1
± 1.88 AC
UNDER CONTRACT
NATIONAL CHICKEN QSR

LOT 2
± 0.56 AC
AT LEASE WITH
NATIONAL COFFEE
DRIVE THRU

LOT 3
± 0.94 AC
AVAILABLE

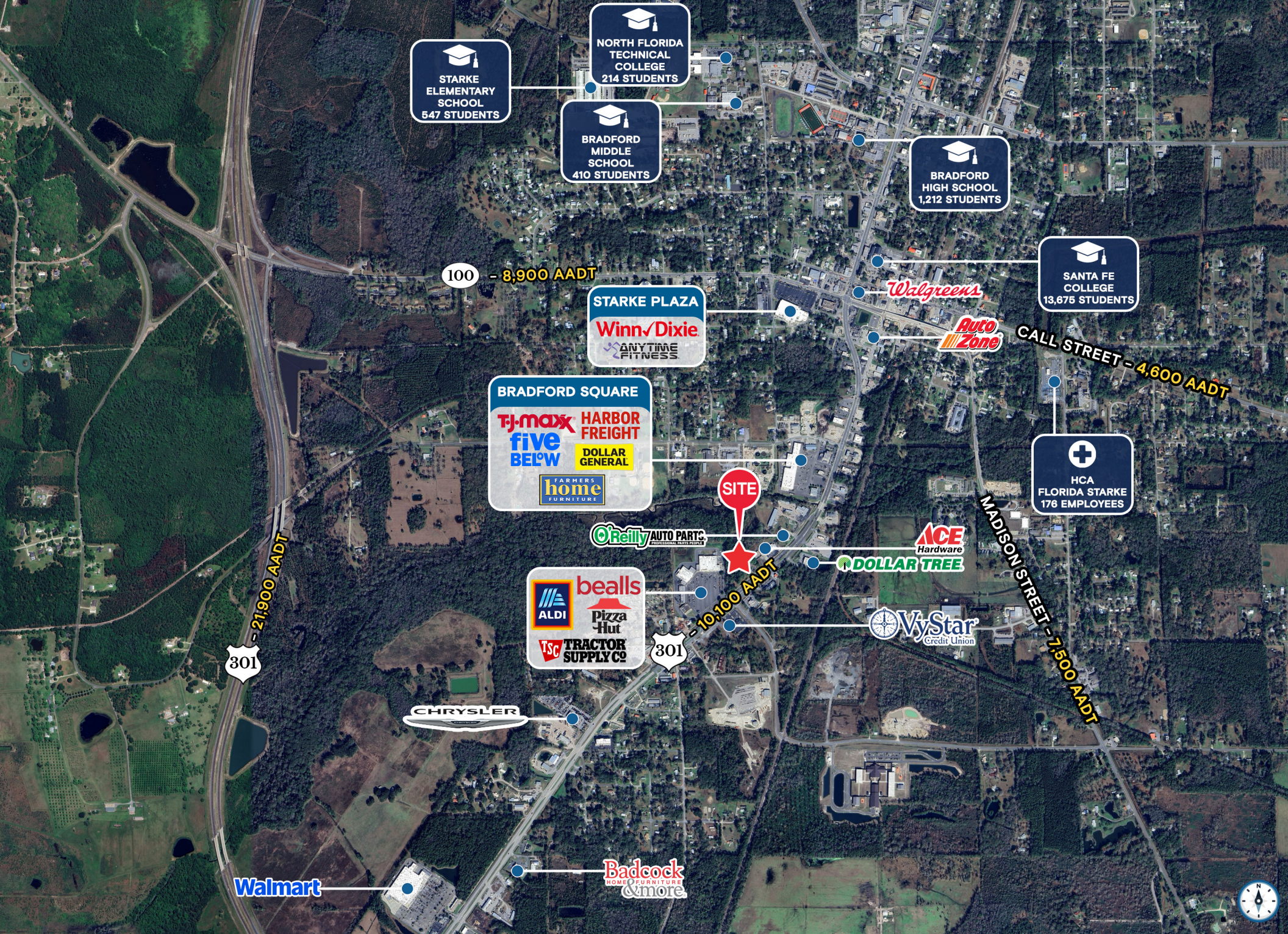
LOT 4
± 0.83 AC
AT LOI WITH
NATIONAL
TIRE CENTER

LOT 3
± 0.94 AC

LOT 4
± 0.83 AC

301 S WALNUT STREET - 10,100 AADT





STARKE
ELEMENTARY
SCHOOL
547 STUDENTS

BRADFORD
MIDDLE
SCHOOL
410 STUDENTS

NORTH FLORIDA
TECHNICAL
COLLEGE
214 STUDENTS

BRADFORD
HIGH SCHOOL
1,212 STUDENTS

SANTA FE
COLLEGE
13,675 STUDENTS

100 - 8,900 AADT

STARKE PLAZA
Winn-Dixie
ANYTIME FITNESS

Walgreens

Auto Zone

CALL STREET - 4,600 AADT

BRADFORD SQUARE
TJ-MAXX HARBOR FREIGHT
five BELOW DOLLAR GENERAL
FARMERS home FURNITURE

SITE

HCA
FLORIDA STARKE
176 EMPLOYEES

301 - 21,900 AADT

O'Reilly AUTO PARTS

ACE Hardware

MADISON STREET - 7,500 AADT

bealls
ALDI Pizza Hut
TRACTOR SUPPLY CO

301 - 10,100 AADT

DOLLAR TREE

VyStar Credit Union

CHRYSLER

Walmart

Badcock HOME FURNITURE & more



Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 06.04.26