

PRIME 2.02-ACRE CORNER LOT IN EAST PALATKA
138,140,142 SR 207 & 106 E McCormick | \$1,375,000

Palatka 



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LOCATION DESCRIPTION

138,140,142 SR 207 & 106 E McCormick

- Acres: 2.02
- AADT: 19,600
- Zoned: C-3 (General Commercial)



The purpose of the C-3 zoning district is to provide a general commercial zoning district for a mixture of light and medium intensity commercial uses that require immediate access to major and minor arterial roadways in the rural center, urban reserve, urban service and commercial future land use categories shown on the Putnam County Future Land Use Map.

PROPERTY OVERVIEW

138,140,142 SR 207 & 106 E McCormick



Prime 2.01-acre commercial development opportunity located across 138, 140, 142 State Road 207 and 106 E McCormick Rd in East Palatka, offering strong frontage and visibility along the State Road 207 corridor with approximately 19,600 AADT. Strategically positioned with direct access to US-17 and convenient connectivity to St. Augustine and I-95, this site captures both commuter and recreational traffic flowing between inland Putnam County and the coast. Zoned C-3 (General Commercial), the property allows for a wide range of light to medium intensity commercial uses requiring immediate access to major roadways, including gas stations, convenience stores, retail, banks, service-based businesses, and equipment rental. Located just minutes from the St. Johns River and nearby marinas, the site supports boat sales, marine services, rentals, and boat/RV storage, driven by the area's active boating community. With limited commercial land available near river access and increasing growth along the SR 207 corridor, this offering presents a compelling opportunity for developers and investors targeting marine, retail, and service-oriented commercial uses in Northeast Florida.

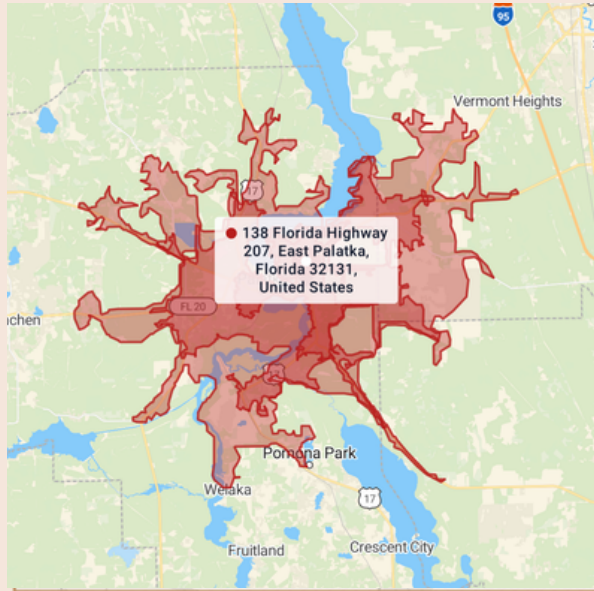
SURROUNDING AREAS
138,140,142 SR 207 & 106 E McCormick



BENCHMARK DEMOGRAPHICS

138 State Road 207, East Palatka, Florida, 32131

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



| | DRIVE TIME | | | GEOGRAPHY | | | | |
|-------------------------|------------|-----------|-----------|---------------------------|--|-------------------|-------------|--|
| | 5 mins | 10 mins | 15 mins | Counties Putnam County | CBSAs Palatka, FL Micropolitan Statistical Area | States Florida | USA | |
| AGE SEGMENTS | | | | | | | | |
| 0 - 4 | 5.22% | 5.49% | 5.49% | 5.16% | 5.16% | 4.69% | 5.39% | |
| 5 - 9 | 5.11% | 5.27% | 5.40% | 5.28% | 5.28% | 5.03% | 5.75% | |
| 10 - 14 | 5.27% | 6.27% | 6.30% | 5.71% | 5.71% | 5.34% | 5.98% | |
| 15 - 19 | 4.40% | 6.15% | 6.11% | 5.62% | 5.62% | 5.84% | 6.47% | |
| 20 - 34 | 15.63% | 16.74% | 17.15% | 15.74% | 15.74% | 18.43% | 20.33% | |
| 35 - 54 | 22.53% | 22.15% | 22.23% | 21.83% | 21.83% | 24.41% | 25.20% | |
| 55 - 74 | 29.77% | 27.93% | 27.12% | 29.50% | 29.50% | 25.55% | 22.82% | |
| 75+ | 11.98% | 10.01% | 10.22% | 11.18% | 11.18% | 10.74% | 8.05% | |
| HOUSEHOLD INCOME | | | | | | | | |
| <\$15,000 | 11.8% | 15.6% | 14.2% | 12.1% | 12.1% | 8.0% | 8.3% | |
| \$15,000-\$24,999 | 6.1% | 7.5% | 9.1% | 7.9% | 7.9% | 5.8% | 5.9% | |
| \$25,000-\$34,999 | 8.5% | 8.2% | 8.8% | 9.5% | 9.5% | 6.7% | 6.3% | |
| \$35,000-\$49,999 | 9.7% | 14.6% | 14.0% | 15.0% | 15.0% | 10.5% | 9.8% | |
| \$50,000-\$74,999 | 15.2% | 19.1% | 19.5% | 21.1% | 21.1% | 16.9% | 15.6% | |
| \$75,000-\$99,999 | 10.4% | 13.5% | 13.9% | 12.5% | 12.5% | 12.9% | 12.5% | |
| \$100,000-\$149,999 | 9.2% | 9.5% | 9.8% | 12.1% | 12.1% | 18.4% | 17.8% | |
| \$150,000-\$199,999 | 6.4% | 3.2% | 3.9% | 3.8% | 3.8% | 8.7% | 9.8% | |
| \$200,000+ | 22.5% | 8.8% | 6.7% | 6.0% | 6.0% | 12.1% | 14.0% | |
| KEY FACTS | | | | | | | | |
| Population | 1,954 | 13,996 | 28,096 | 75,554 | 75,554 | 23,027,836 | 339,887,819 | |
| Daytime Population | 3,149 | 15,151 | 30,299 | 69,323 | 69,323 | 22,846,618 | 338,218,372 | |
| Employees | 871 | 5,067 | 10,323 | 26,877 | 26,877 | 10,832,721 | 167,630,539 | |
| Households | 781 | 5,460 | 11,299 | 31,145 | 31,145 | 9,263,074 | 132,422,916 | |
| Average HH Size | 2.42 | 2.48 | 2.40 | 2.39 | 2.39 | 2.43 | 2.50 | |
| Median Age | 47.3 | 44.4 | 43.7 | 46.6 | 46.6 | 43.6 | 39.6 | |
| HOUSING FACTS | | | | | | | | |
| Median Home Value | 269,149 | 192,308 | 196,154 | 201,542 | 201,542 | 416,969 | 370,578 | |
| Owner Occupied % | 80.0% | 68.0% | 67.9% | 76.8% | 76.8% | 67.2% | 64.2% | |
| Renter Occupied % | 20.0% | 32.0% | 32.1% | 23.3% | 23.3% | 32.8% | 35.8% | |
| Total Housing Units | 909 | 6,369 | 12,974 | 37,561 | 37,561 | 10,635,372 | 146,800,552 | |
| INCOME FACTS | | | | | | | | |
| Median HH Income | \$72,141 | \$53,621 | \$53,181 | \$54,510 | \$54,510 | \$78,205 | \$81,624 | |
| Per Capita Income | \$50,033 | \$32,354 | \$30,695 | \$31,243 | \$31,243 | \$44,891 | \$45,360 | |
| Median Net Worth | \$351,038 | \$161,929 | \$152,601 | \$195,429 | \$195,429 | \$253,219 | \$228,144 | |

LOCATION OVERVIEW

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