

# 301 Commerce Center



FOR LEASE

The 301 Commerce Center is being made available for public inspection in preparation for Bradford County's upcoming Request for Proposal (RFP) process  
14281 S Hwy 301 Starke, FL 32091



**COLDWELL BANKER**  
SMITH & SMITH  
REALTY

# THE SPACE

Location	14281 S Hwy 301 Starke, FL 32091
County	Bradford
APN	04712-0-00000
Size	104,030 SF
Lease Rate	\$8.00 PSF (Monthly)
Lease Type	NNN

# HIGHLIGHTS

- Over 100,000 SF of Industrial Space on 30 Acres for Lease



## POPULATION

3.00 MILE	5.00 MILE	10.00 MILE
9,269	12,849	26,543

## AVERAGE HOUSEHOLD INCOME

3.00 MILE	5.00 MILE	10.00 MILE
\$66,758	\$70,821	\$79,438

## NUMBER OF HOUSEHOLDS

3.00 MILE	5.00 MILE	10.00 MILE
3,514	4,904	8,668

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## PROPERTY FEATURES

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NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	104,030
LAND SF	1,306,000
LAND ACRES	29.7
YEAR BUILT	1965
ZONING TYPE	Industrial
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	200
CEILING HEIGHT	36 Ft
DOCK HIGH DOORS	8
CROSS DOCK	yes
COLUMN SPACING	20
SKYLIGHTS	yes
FENCED YARD	Chain Link Full Property
OFFICE SF	4000
OFFICE TO WAREHOUSE RATIO	5%

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## NEIGHBORING PROPERTIES

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NORTH	USA Vegetables
EAST	Walmart Supercenter
WEST	OMI Granite

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## MECHANICAL

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FIRE SPRINKLERS	No
ELECTRICAL / POWER	440

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## CONSTRUCTION

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FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	Metal
PARKING SURFACE	Gravel
ROOF	Aluminum; Steel Joist

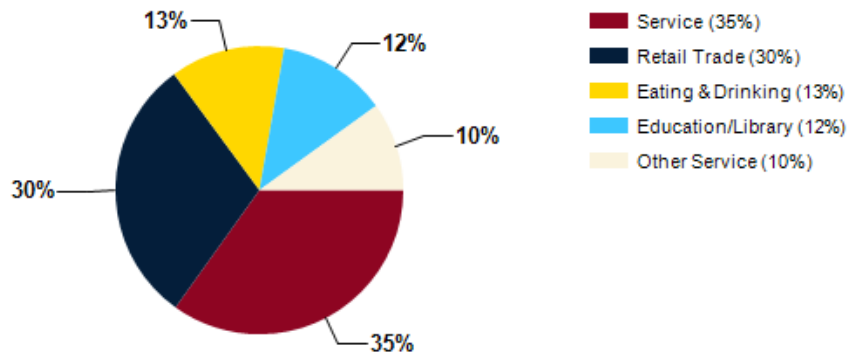
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## Local Information

- The property is located in Starke, a city in Bradford County, Florida. Starke is known for its small-town charm and historical significance, with landmarks such as the Bradford County Courthouse and the Call Street Historic District.
- Starke is situated along Highway 301, a major north-south corridor that sees significant traffic flow throughout the day. This provides excellent visibility for businesses located along this route.
- The property is surrounded by a mix of commercial, industrial, and residential areas. Nearby businesses include a Walmart Supercenter, multiple fast-food chains, and local retail stores.
- Starke is near Camp Blanding, a 72,000 acre National Guard Training Facility and Keystone Heights Airport
- The city is strategically positioned between Gainesville and Jacksonville, two major urban centers in Florida. This location allows for easy access to larger markets while still offering the benefits of a smaller community.

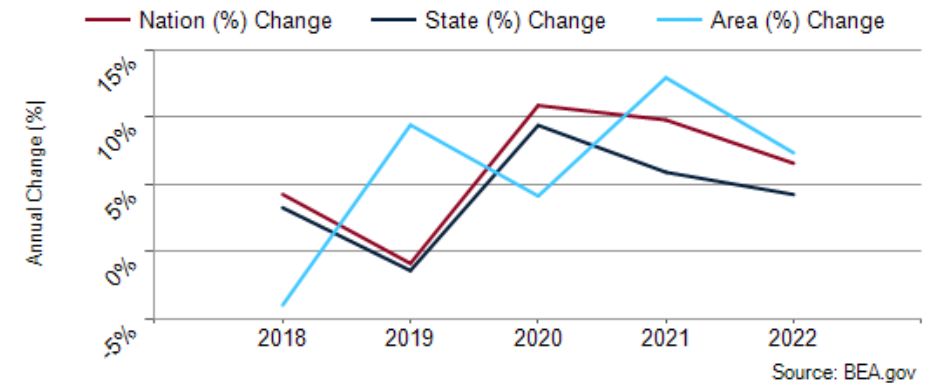
## Major Industries by Employee Count

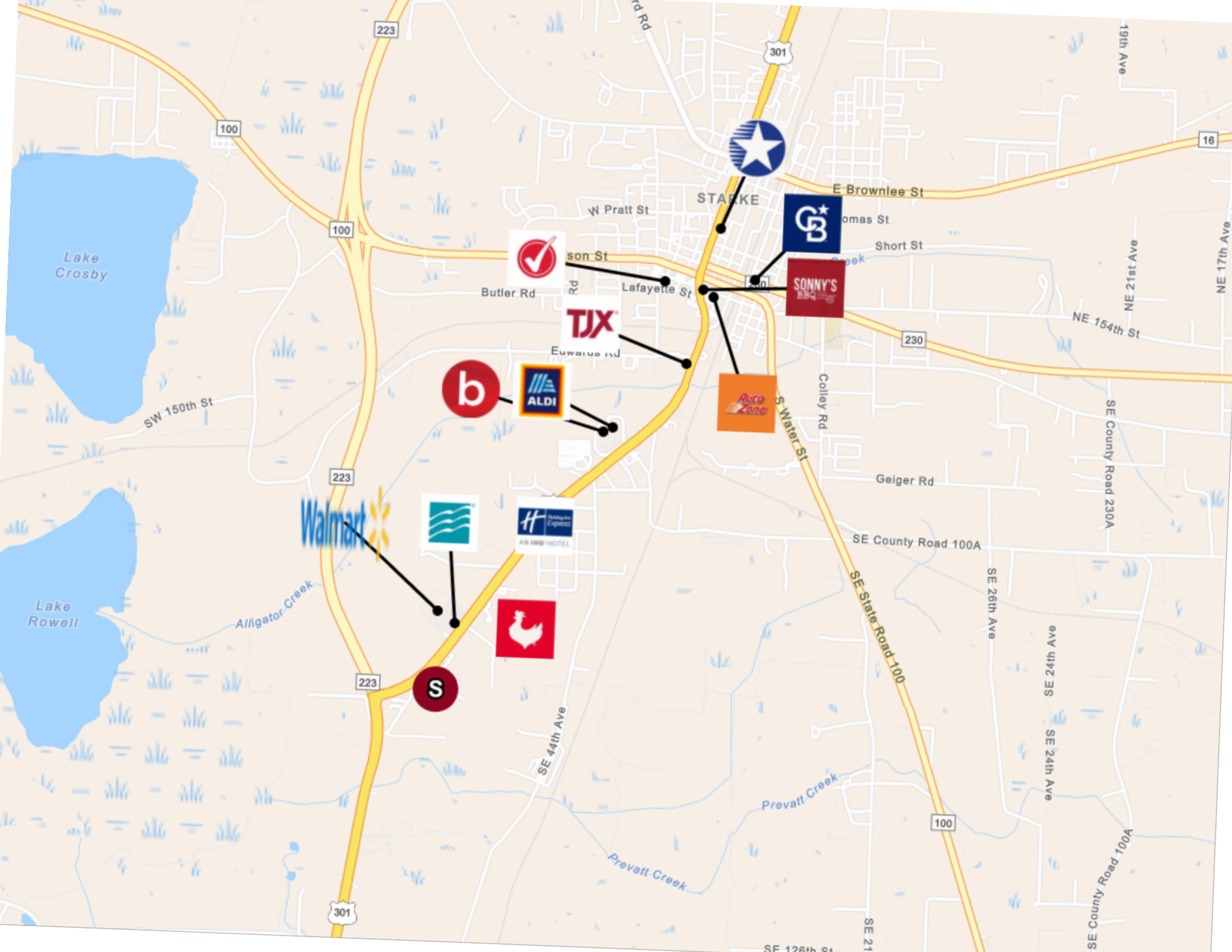


## Largest Employers

Walmart Supercenter	Approximately 200 employees
Sunoco	Approximately 50 employees
RaceTrac	Approximately 50 employees
Exxon	Approximately 20 employees
Mobil	Approximately 20 employees
Pipeline Contractors Inc	Approximately 20 employees
COLEMAN'S OF STARKE, INC.	Approximately 10 employees
Sunoco	Approximately 10 employees

## Bradford County GDP Trend





Lake Crosby

Lake Rowell

STARKE

Walmart



TJX



100

100

223

223

301

301

16

230

100

SW 150th St

N Pratt St

son St

Lafayette St

Euwaine Rd

Alligator Creek

SE 44th Ave

Prevatt Creek

Prevatt Creek

SE County Road 100A

SE State Road 100

S Water St

Colley Rd

Geiger Rd

SE 26th Ave

SE 24th Ave

SE County Road 100A

NE 154th St

NE 21st Ave

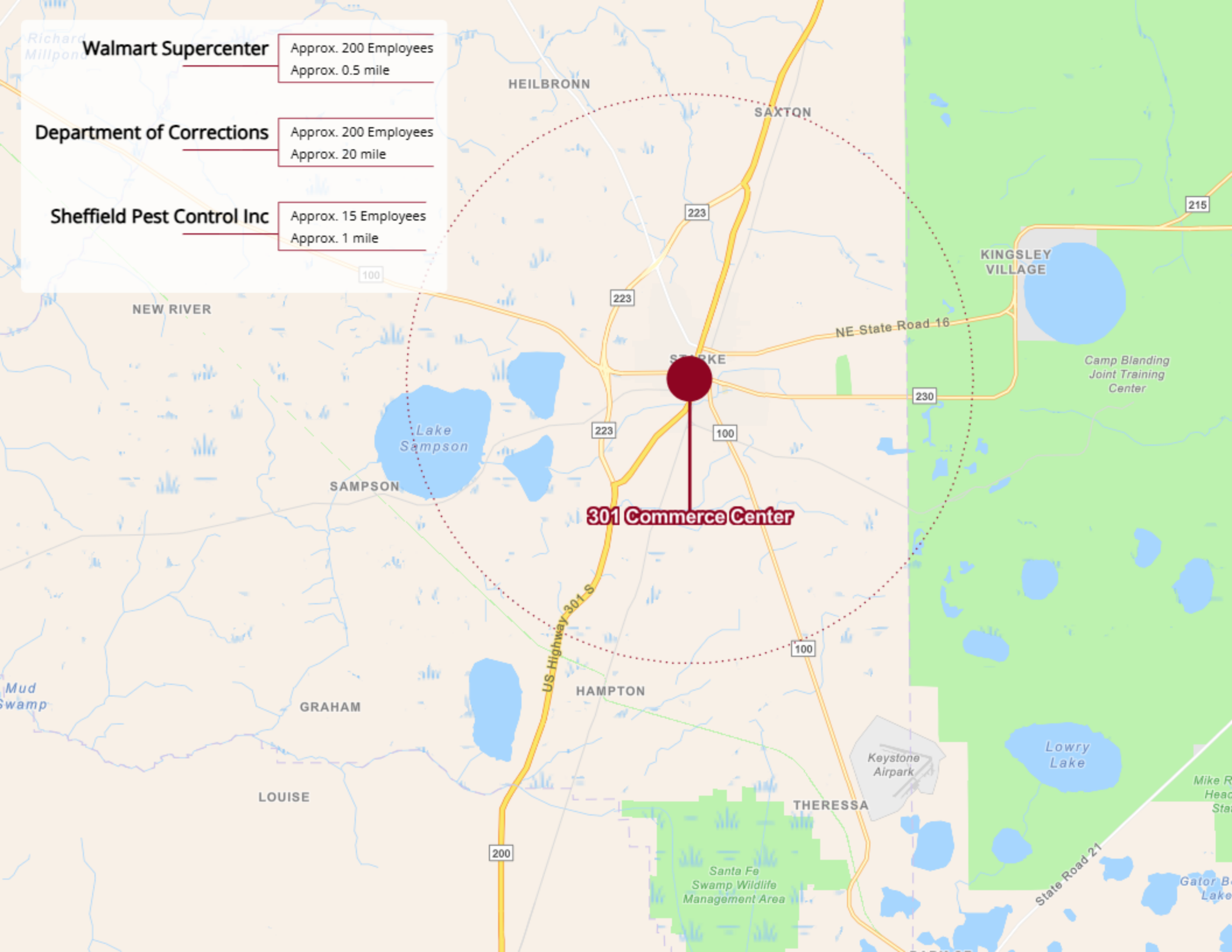
19th Ave

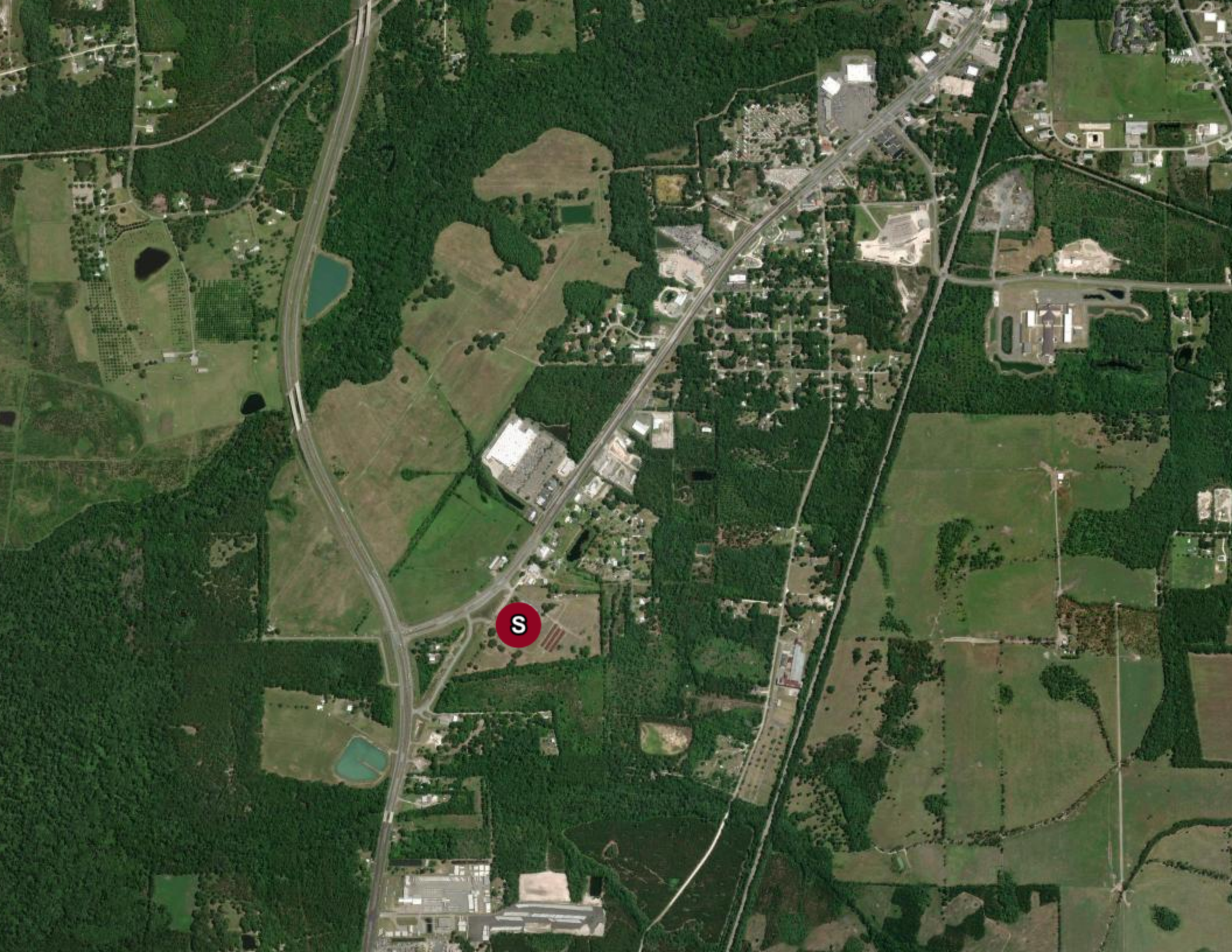
NE 17th Ave

SE 21st

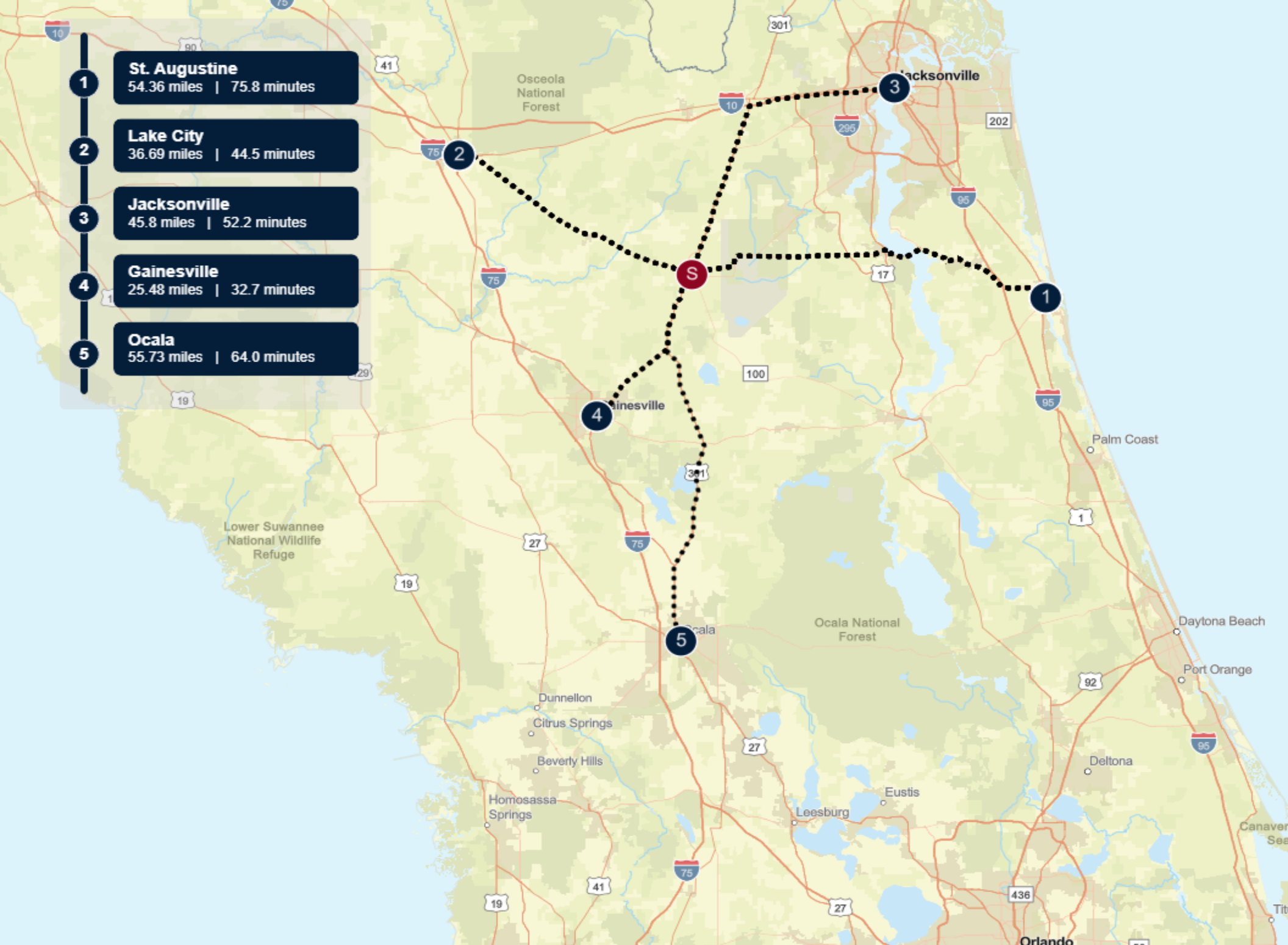
SE 126th St

<b>Walmart Supercenter</b>	Approx. 200 Employees Approx. 0.5 mile
<b>Department of Corrections</b>	Approx. 200 Employees Approx. 20 mile
<b>Sheffield Pest Control Inc</b>	Approx. 15 Employees Approx. 1 mile

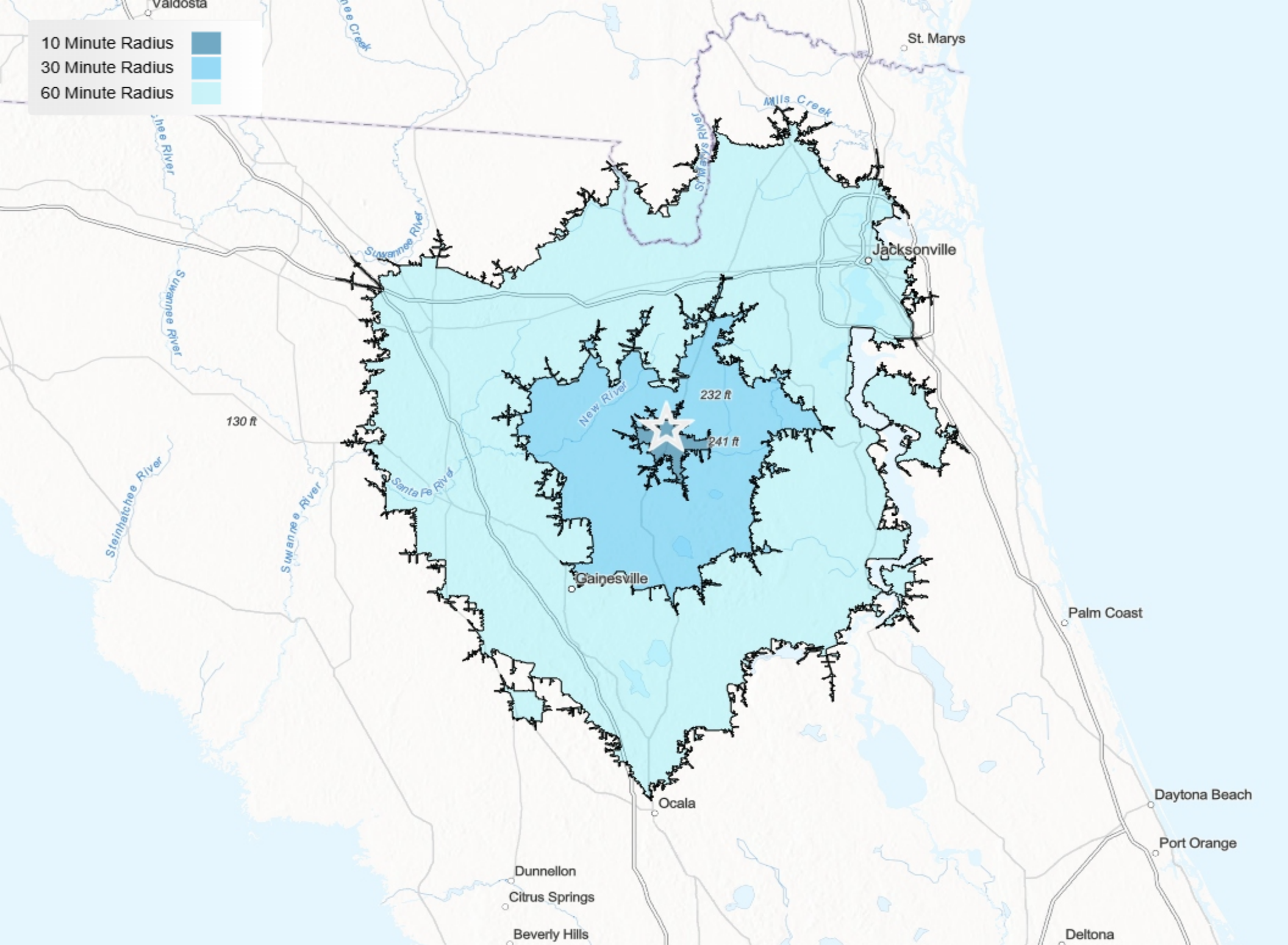


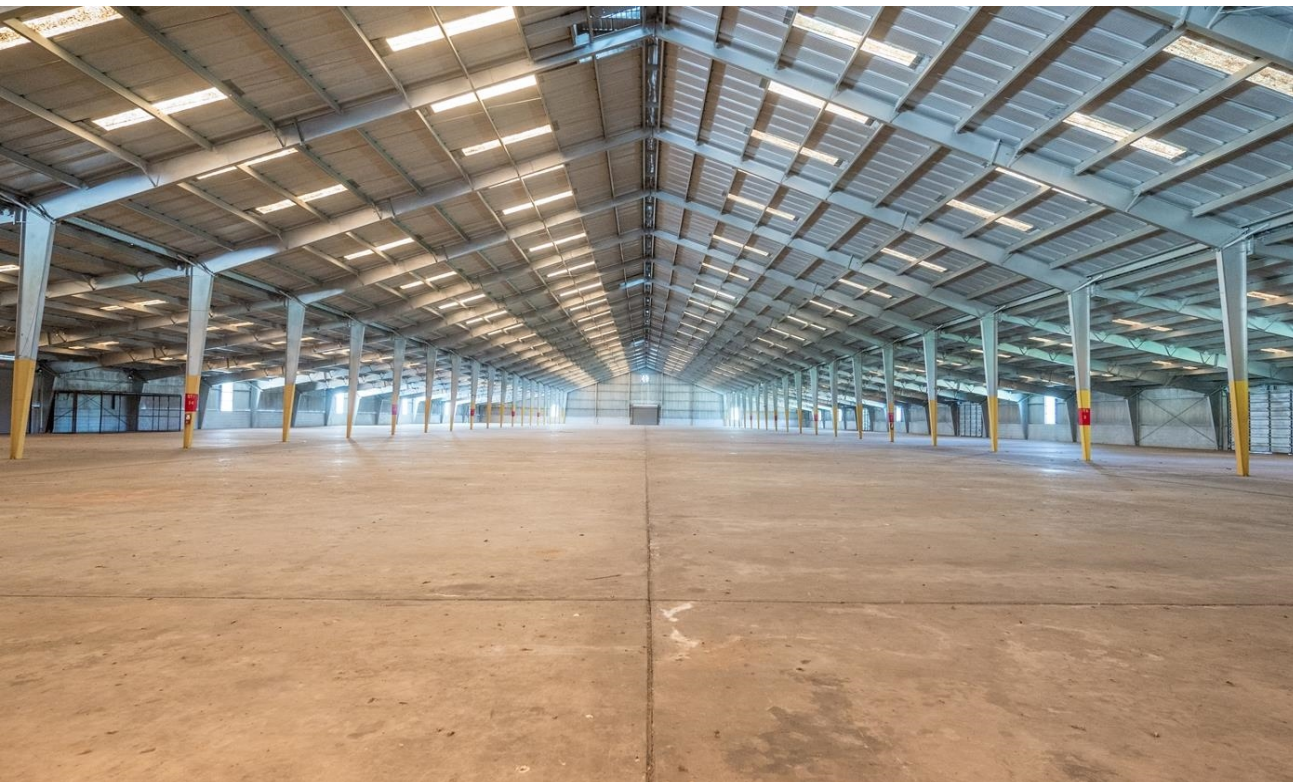


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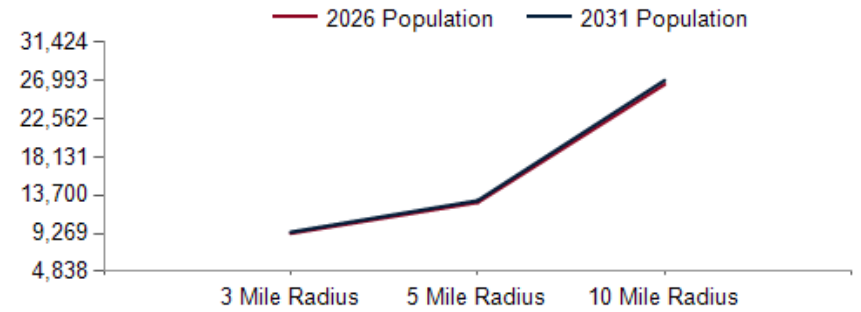
10 Minute Radius  
30 Minute Radius  
60 Minute Radius



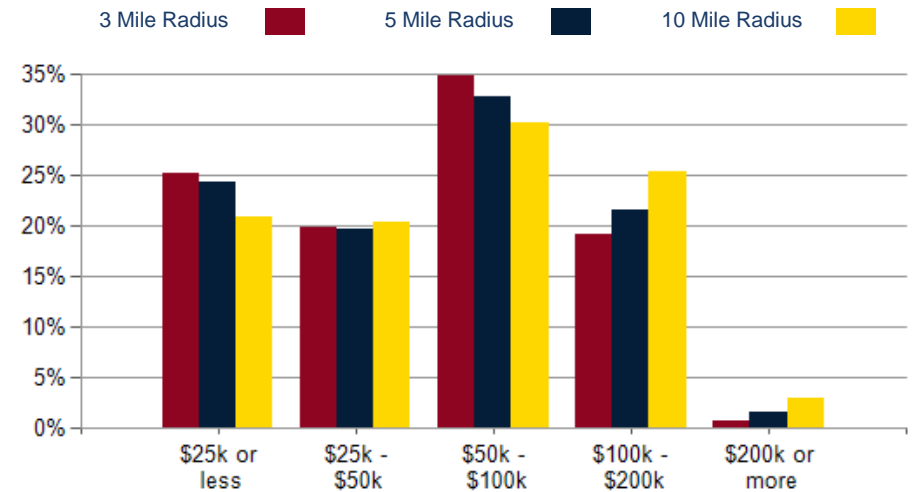


POPULATION	3 MILE	5 MILE	10 MILE
2000 Population	8,543	11,753	25,870
2010 Population	9,033	12,473	28,051
2026 Population	9,269	12,849	26,543
2031 Population	9,416	13,068	26,993
2026 African American	2,006	2,491	5,144
2026 American Indian	46	56	91
2026 Asian	63	84	136
2026 Hispanic	434	593	1,470
2026 Other Race	162	218	549
2026 White	6,486	9,311	19,423
2026 Multiracial	496	675	1,180
2026-2031: Population: Growth Rate	1.60%	1.70%	1.70%

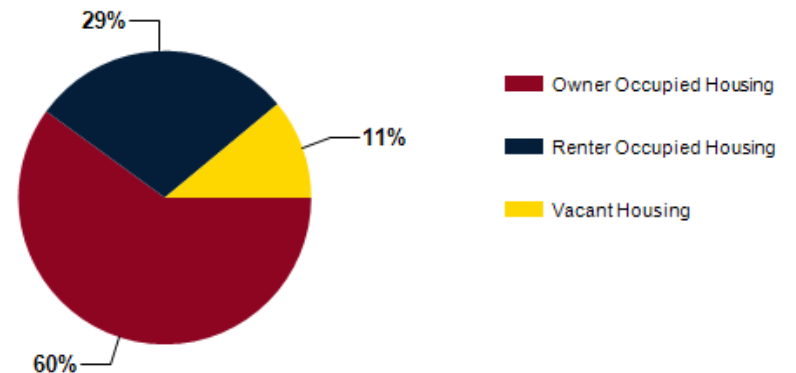
2026 HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
less than \$15,000	656	885	1,273
\$15,000-\$24,999	231	310	542
\$25,000-\$34,999	260	353	662
\$35,000-\$49,999	438	612	1,107
\$50,000-\$74,999	665	879	1,468
\$75,000-\$99,999	561	727	1,148
\$100,000-\$149,999	411	691	1,420
\$150,000-\$199,999	265	369	781
\$200,000 or greater	27	78	267
Median HH Income	\$58,340	\$60,206	\$62,962
Average HH Income	\$66,758	\$70,821	\$79,438



2026 Household Income



2026 Own vs. Rent - 3 Mile Radius

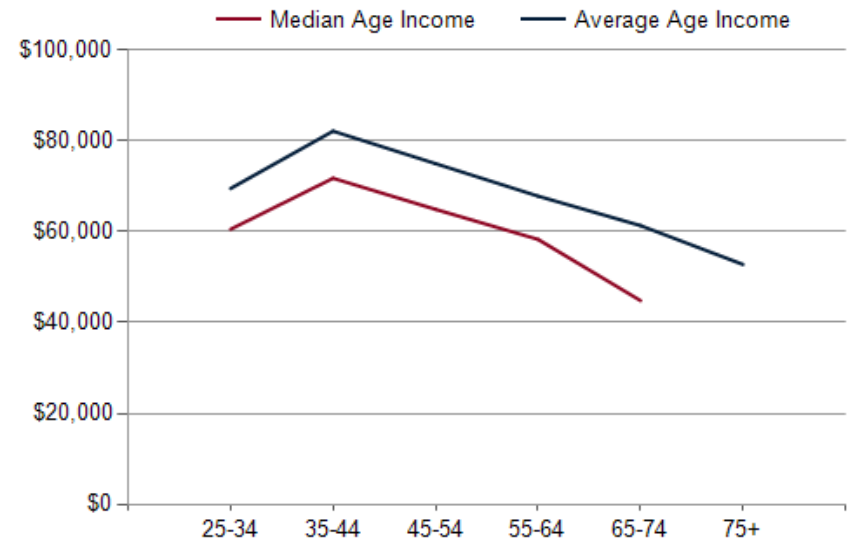
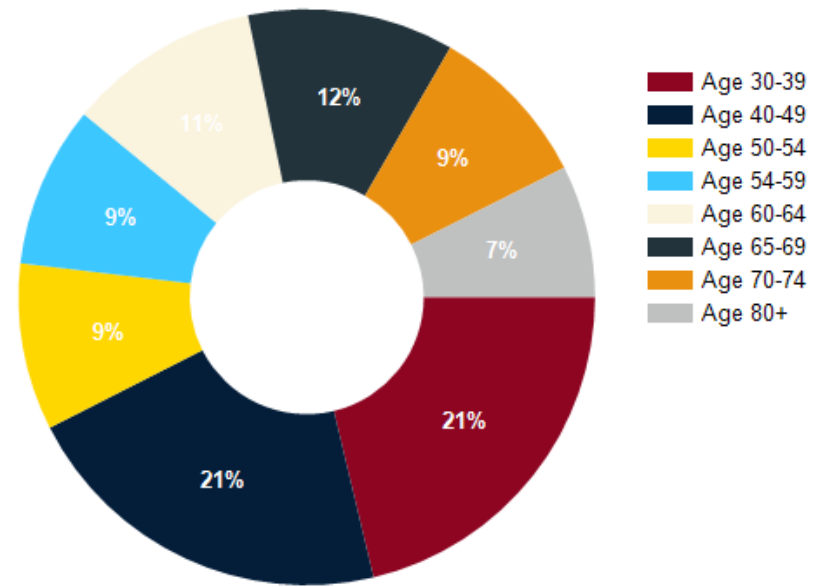


Source: esri

2026 POPULATION BY AGE	3 MILE	5 MILE	10 MILE
2026 Population Age 30-34	590	835	1,880
2026 Population Age 35-39	545	762	1,755
2026 Population Age 40-44	553	775	1,743
2026 Population Age 45-49	580	800	1,669
2026 Population Age 50-54	500	720	1,679
2026 Population Age 55-59	484	698	1,759
2026 Population Age 60-64	575	817	1,855
2026 Population Age 65-69	617	877	1,887
2026 Population Age 70-74	495	696	1,408
2026 Population Age 75-79	396	546	1,051
2026 Population Age 80-84	244	339	648
2026 Population Age 85+	295	359	576
2026 Population Age 18+	7,211	10,058	21,632
2026 Median Age	41	41	43
2031 Median Age	42	42	44

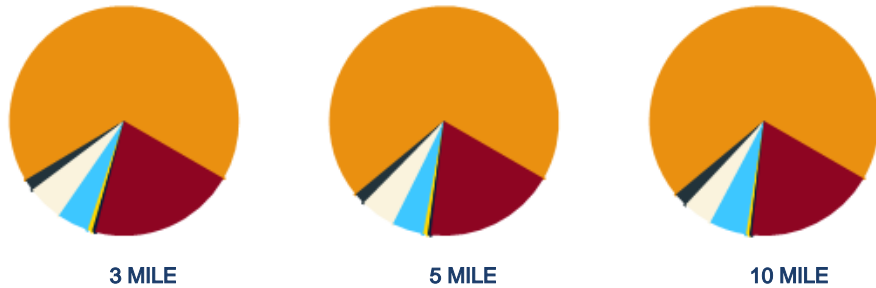
2026 INCOME BY AGE	3 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$60,550	\$62,038	\$66,460
Average Household Income 25-34	\$69,531	\$72,769	\$80,577
Median Household Income 35-44	\$71,791	\$77,773	\$83,710
Average Household Income 35-44	\$82,166	\$88,754	\$98,486
Median Household Income 45-54	\$64,933	\$69,381	\$77,258
Average Household Income 45-54	\$75,008	\$80,363	\$90,685
Median Household Income 55-64	\$58,322	\$60,177	\$65,234
Average Household Income 55-64	\$67,850	\$71,764	\$81,689
Median Household Income 65-74	\$44,833	\$45,926	\$49,927
Average Household Income 65-74	\$61,357	\$64,625	\$73,298
Average Household Income 75+	\$52,800	\$55,742	\$61,878

Population By Age



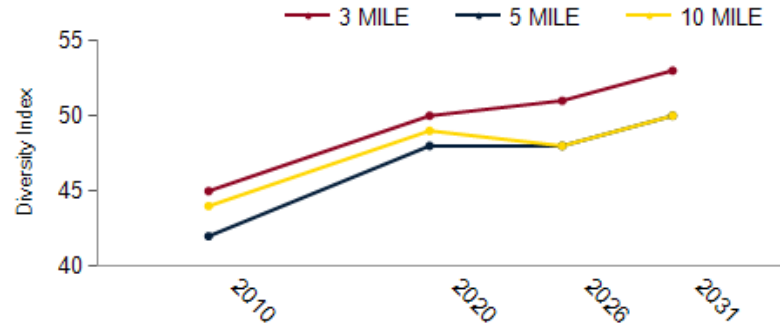
DIVERSITY INDEX	3 MILE	5 MILE	10 MILE
Diversity Index (+5 years)	53	50	50
Diversity Index (current year)	51	48	49
Diversity Index (2020)	51	48	49
Diversity Index (2010)	45	42	44

POPULATION BY RACE



2026 POPULATION BY RACE	3 MILE	5 MILE	10 MILE
African American	21%	19%	18%
American Indian	0%	0%	0%
Asian	1%	1%	0%
Hispanic	4%	4%	5%
Multiracial	5%	5%	4%
Other Race	2%	2%	2%
White	67%	69%	69%

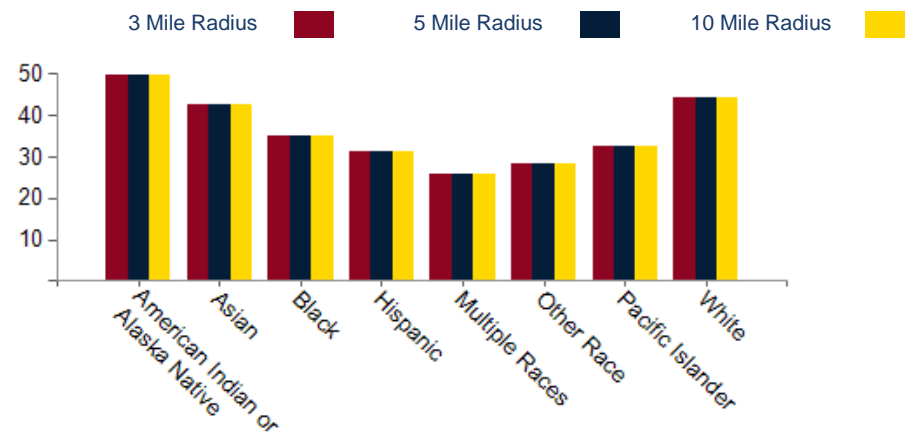
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	3 MILE	5 MILE	10 MILE
Median American Indian/Alaska Native Age	50	49	49
Median Asian Age	43	42	46
Median Black Age	35	35	39
Median Hispanic Age	31	31	35
Median Multiple Races Age	26	27	30
Median Other Race Age	28	29	35
Median Pacific Islander Age	33	35	35
Median White Age	44	44	45

2026 MEDIAN AGE BY RACE



## **About Coldwell Banker Smith & Smith Realty**

Founded in 1994 by Tom and Ingrid Smith, Coldwell Banker Smith & Smith Realty has built a reputation for providing exceptional real estate services throughout Northeast Florida. In 2017, ownership of the company transitioned to Marty and Lisa Shaw, who continue the tradition of personalized service, local expertise, and professional excellence.

### **Marty Shaw – Owner, Commercial Real Estate Specialist**

Marty Shaw brings more than 40 years of experience in banking and commercial real estate. His expertise includes commercial sales and leasing, development, financing, syndication, construction, and property management. Throughout his career, Marty has been actively involved in economic development and community leadership, serving with organizations such as the National Association of Industrial and Office Parks, the International Council of Shopping Centers, and numerous local chambers and economic development boards. His passion lies in understanding each client's unique goals and helping them successfully navigate both commercial and residential real estate transactions.

### **Lisa Shaw – Broker/Owner**

Lisa Shaw began her real estate career in 1995 with Atlantic Builders, then the largest locally owned homebuilder in the Jacksonville market. She later spent 11 years with Williams & Rowe Custom Homes, gaining extensive experience in new construction, custom homes, and residential sales. Today, Lisa oversees a boutique brokerage known for its personalized approach and commitment to client success. Leading a team of experienced agents, each with specialized expertise in areas such as waterfront properties, acreage, residential homes, and new construction, Lisa continues to provide knowledgeable guidance and exceptional service to buyers, sellers, investors, and developers throughout Northeast Florida.

At Coldwell Banker Smith & Smith Realty, we combine decades of industry experience with the resources of one of the most recognized names in real estate. Whether you are buying, selling, leasing, investing, or developing property, our team is committed to delivering professional representation and results-driven service every step of the way.

# 301 Commerce Center



*Exclusively Marketed by:*

**Marty Shaw**

Coldwell Banker Smith and Smith Realty

Broker Owner

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**COLDWELL BANKER**

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