

PALATKA PROMENADE OUTPARCEL

New Two-Tenant Building | 400 FL-19, Palatka, FL 32177

FOR LEASE



PROPERTY OVERVIEW

- » Now leasing: 3,600 SF (can subdivide)
- » New two-tenant outparcel building
- » Co-tenancy with a national coffee user
- » Excellent visibility and access from FL-19, Palatka's main commercial corridor with a daily traffic count of 21,500 vehicles
- » Shared cross-access with Palatka Promenade and Lowe's, generating a combined 1.2M annual visits (Placer.ai)
- » Surrounding retailers include Lowe's, The Home Depot, Staples, Tractor Supply Co., Publix, Marshall's, and Planet Fitness
- » Located just 2 miles from HCA Florida Putnam Hospital

DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Population	17,562	21,818	38,672
Households	6,930	8,651	15,490
Daytime Pop.	18,179	21,524	31,152
Ave. HH Income	\$57,753	\$67,921	\$72,390



