

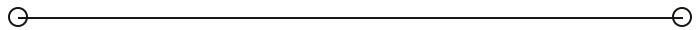


SALE

15,763 SF Retail Showroom & Warehouse Facility on US Hwy 301

14739 US HIGHWAY 301

Starke, FL 32091



DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY DETAILS

SALE PRICE	\$1,700,000
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LOCATION INFORMATION

BUILDING NAME	15,763 SF Retail Showroom & Warehouse Facility on US Hwy 301
STREET ADDRESS	14739 US Highway 301
CITY, STATE, ZIP	Starke, FL 32091
COUNTY	Alachua
MARKET	North Central Florida Commercial Market
SUB-MARKET	Starke / US Hwy 301 Commercial Corridor

BUILDING INFORMATION

BUILDING SIZE	15,763 SF
OCCUPANCY %	0.0%
TENANCY	Single
YEAR BUILT	2015
CONDITION	Excellent
ROOF	Metal roofing system

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PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
ZONING	CI (Commercial Intensive)
LOT SIZE	2.97 Acres

PARKING & TRANSPORTATION

PARKING TYPE	Surface
NUMBER OF PARKING SPACES	30

UTILITIES & AMENITIES

CENTRAL HVAC	Yes
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COMPLETE HIGHLIGHTS



ILLUSTRATIVE SITE PLAN
(NOT TO SCALE)

PROPERTY HIGHLIGHTS

- Modern ±15,763 SF freestanding retail and warehouse facility strategically positioned along the primary US Hwy 301 commercial corridor.
- Originally developed in 2015 for Badcock Home Furniture & More with professionally engineered commercial site improvements throughout.
- Approximately ±13,594 SF of climate-controlled showroom space with open-span layout supporting multiple retail and commercial uses.
- Approximately ±2,169 SF warehouse and storage area with integrated rear operational and commercial delivery functionality.
- Covered dock-high loading area includes hydraulic load leveler, roll-up door, and dedicated commercial receiving infrastructure.
- Fully sprinklered building with 600-amp 3-phase electrical service supporting retail, showroom, warehouse, and commercial operations.
- Steel frame and masonry construction with durable metal roof system and professionally designed customer-facing retail façade.
- Existing customer service counters, POS infrastructure, security camera wiring, distributed audio system, and administrative office areas included.
- Situated on approximately ±2.97 acres with monument signage, dual ingress/egress, and professionally designed circulation patterns.
- Strong regional visibility and accessibility with exposure to approximately 32,000 vehicles per day along US Hwy 301.
- Located near Walmart Supercenter and numerous national and regional retailers within Starke's primary commercial corridor.
- Existing parking, retention infrastructure, and delivery circulation already in place reducing potential redevelopment and operational costs.
- Flexible owner-user opportunity suitable for furniture, appliance, flooring, fitness, contractor supply, discount retail, and showroom applications.

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

SVN First Coast Commercial is pleased to present 14739 N US Hwy 301, a modern freestanding retail/showroom facility strategically positioned along the primary commercial corridor of Starke, Florida.

Originally developed in 2015 as a build-to-suit facility for Badcock Home Furniture & More, the property was professionally engineered and constructed to national franchise retail standards with integrated customer circulation, dedicated loading functionality, retention infrastructure, and commercial delivery access already in place.

The property consists of approximately 15,763 square feet situated on ±2.97 acres and offers a rare combination of modern construction, strong highway visibility, large open-span showroom space, rear warehouse/loading functionality, and flexible commercial usability within the Bradford County market.

The building includes approximately 13,594 SF of climate-controlled showroom and customer-facing retail space along with approximately 2,169 SF of warehouse/storage area featuring covered dock-high loading, hydraulic load leveler, secured loading access, and commercial receiving functionality. Interior improvements include large open-span showroom areas, suspended ceiling grid, modern retail lighting, customer service/POS areas, integrated office and administrative areas, existing security camera infrastructure, distributed audio wiring, and functional rear warehouse support space.

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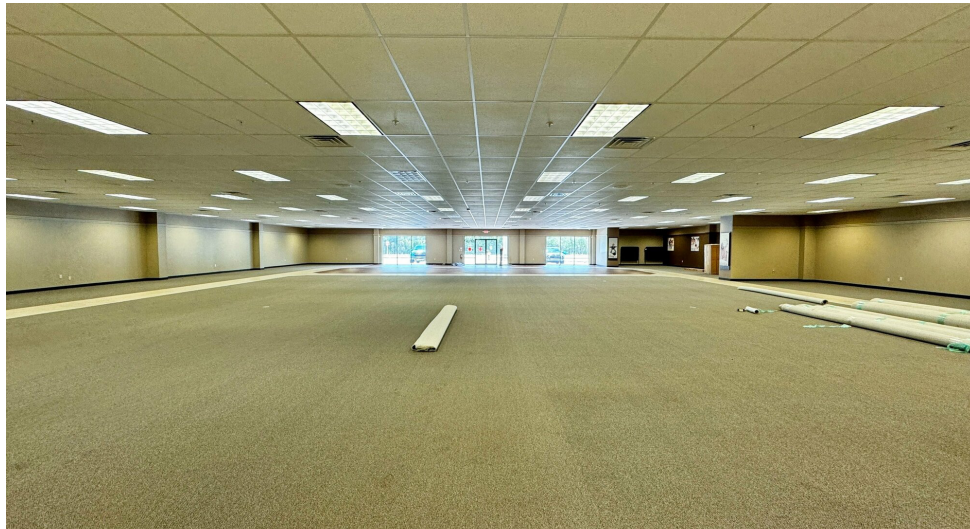
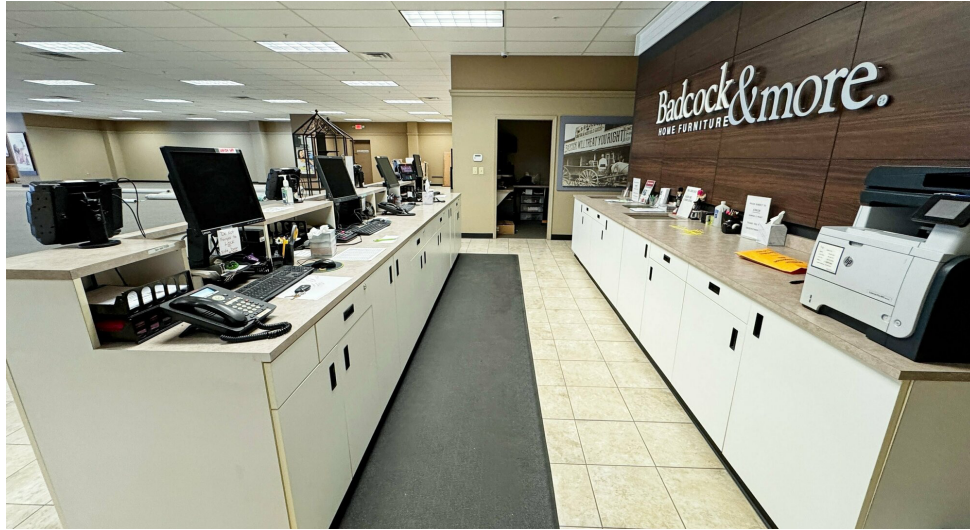
ADDITIONAL PHOTOS



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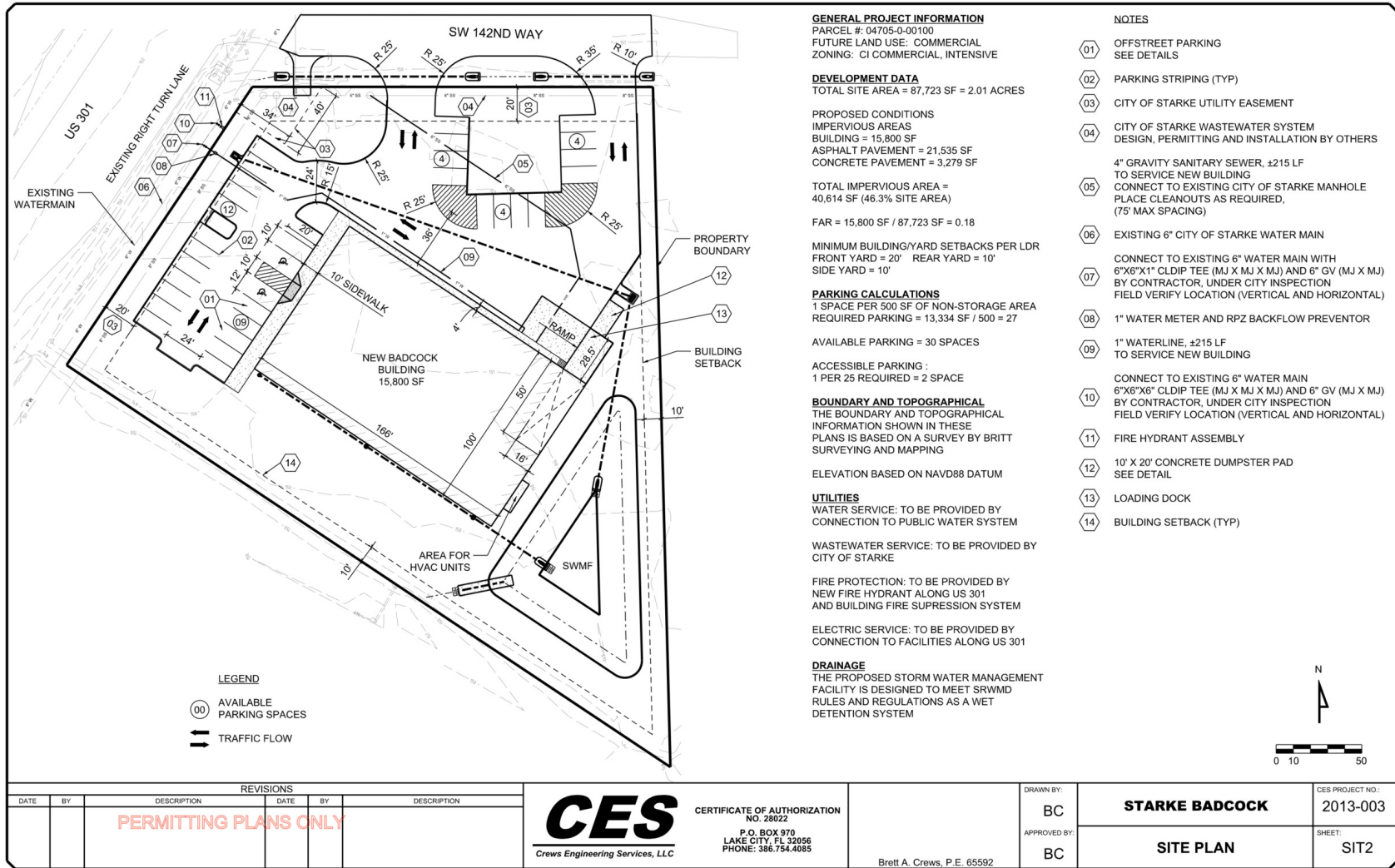
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SITE PLAN



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AERIAL



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RETAILER MAP



Google

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STARKE, FL



HIGHLIGHTS:

- Centrally positioned approximately 45 miles southwest of Jacksonville and 30 miles northeast of Gainesville •
- Growing commercial corridor benefiting from continued roadway and infrastructure improvements throughout the area
- Established regional destination for retail, automotive, service-commercial, and agricultural support businesses
- Lower operating costs and land pricing relative to larger Northeast Florida and Central Florida metropolitan markets

AREA INFORMATION

Starke is the county seat of Bradford County and serves as an important regional commercial hub within North Central Florida. Positioned along the heavily traveled US Highway 301 corridor, the area functions as a regional connector between Jacksonville, Gainesville, Ocala, and surrounding North Florida communities. The corridor supports a mixture of regional retail, service-commercial, agricultural, automotive, and distribution-oriented businesses serving both local residents and pass-through traffic.

The city's commercial growth has historically centered around the US Hwy 301 corridor, where national retailers, restaurants, lodging, automotive operators, and regional service providers have established a strong presence. Major retailers in the immediate area include Walmart Supercenter, Tractor Supply, Harbor Freight, Bealls, McDonald's, Dunkin, IHOP, and numerous additional regional and national operators.

Starke benefits from its proximity to larger population centers while maintaining lower operating costs and greater flexibility for commercial users seeking regional access without major metropolitan overhead. The area continues to benefit from roadway and infrastructure improvements along the US Hwy 301 corridor, enhancing accessibility, traffic flow, and long-term commercial viability throughout the market. The trade engine that drives Jacksonville. While its economic impact may be hard to quantify, the peripheral industries the river supports and affects are abundant.

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