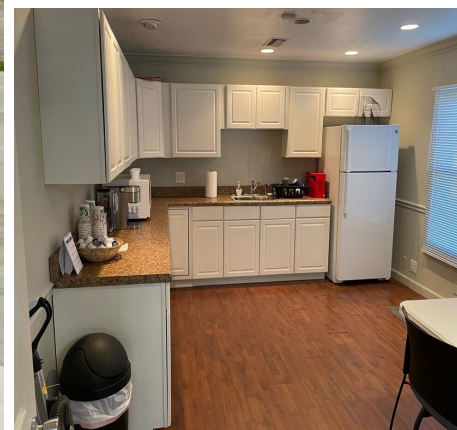
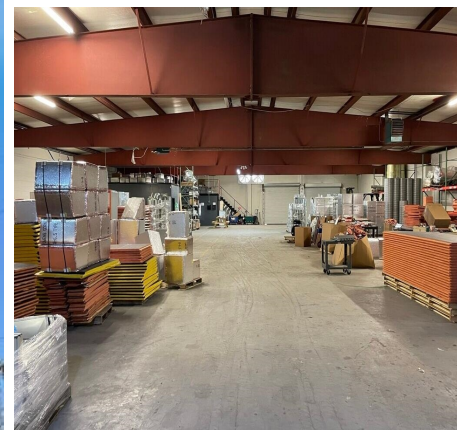




FOR LEASE

385 E WASHINGTON
Starke, FL 32091



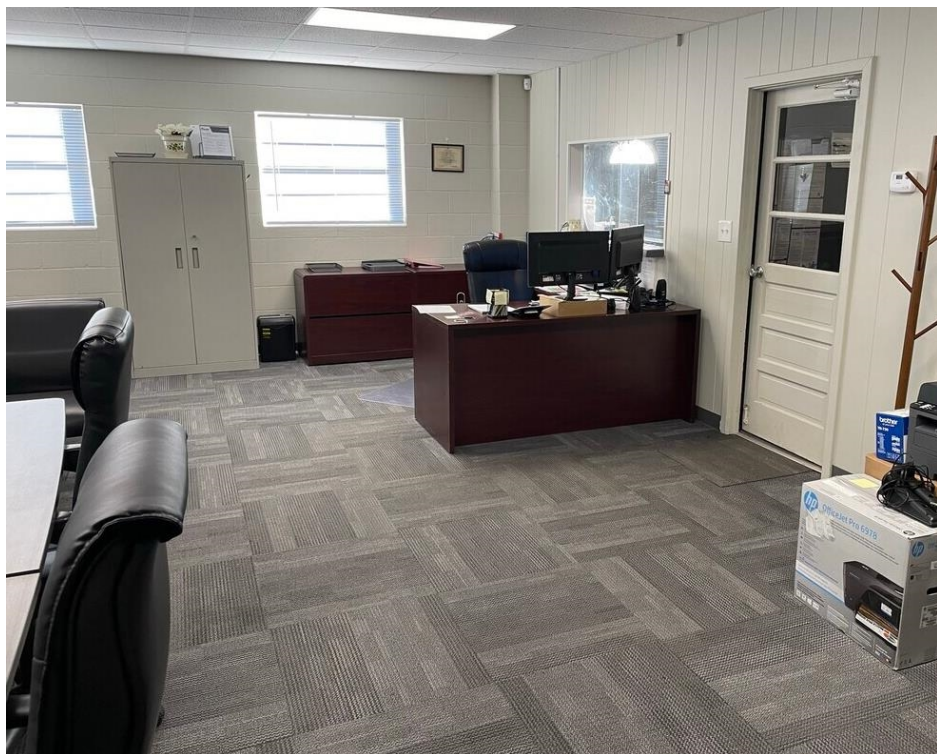
COLDWELL BANKER
SMITH & SMITH
REALTY

THE SPACE

Location	385 E WASHINGTON Starke, FL 32091
County	Bradford
APN	03416000100

HIGHLIGHTS

- OVER 20,000 SF OF INTERIOR WORK SPACE



POPULATION

3.00 MILE	5.00 MILE	10.00 MILE
9,298	12,886	26,308

AVERAGE HOUSEHOLD INCOME

3.00 MILE	5.00 MILE	10.00 MILE
\$66,755	\$71,516	\$79,603

NUMBER OF HOUSEHOLDS

3.00 MILE	5.00 MILE	10.00 MILE
3,502	4,892	8,550

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	21,128
LAND SF	140,000
LAND ACRES	.82
YEAR BUILT	1971
YEAR RENOVATED	2021
ZONING TYPE	Industrial
BUILDING CLASS	c
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	200 X 700
NUMBER OF PARKING SPACES	10
CEILING HEIGHT	17
DOCK HIGH DOORS	4
FENCED YARD	No
OFFICE SF	500

NEIGHBORING PROPERTIES

NORTH	Cabinet Manufacturer
SOUTH	Cooler and Door Repairs
EAST	Warehouse
WEST	csx yard

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	480/460/230volt 3 phase

CONSTRUCTION

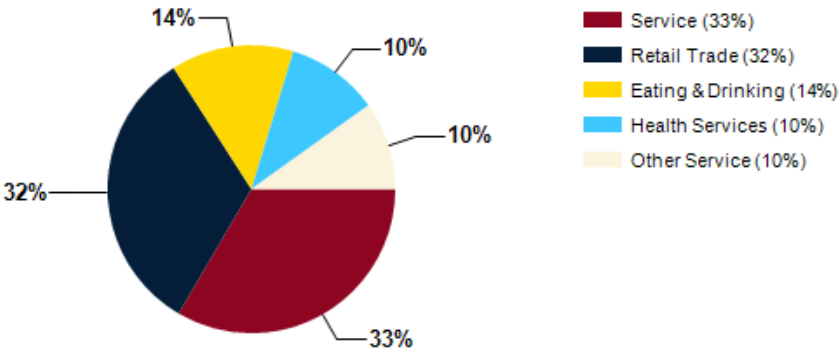
FOUNDATION	Slab
FRAMING	Metal
EXTERIOR	Metal
PARKING SURFACE	Gravel
ROOF	Metal

TENANT INFORMATION

LEASE TYPE	NNN
------------	-----

- Starke is situated within close proximity to major cities such as Jacksonville and Gainesville, providing easy access to a larger customer base and workforce.
- The area surrounding the property offers a mix of residential neighborhoods, industrial zones, and commercial establishments, creating a diverse and dynamic community.
- Nearby amenities include schools, parks, and healthcare facilities, catering to the needs of local residents and employees working in the area.

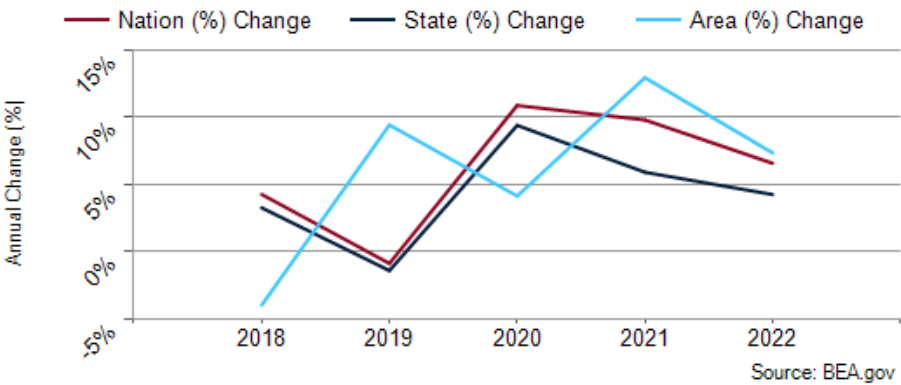
Major Industries by Employee Count

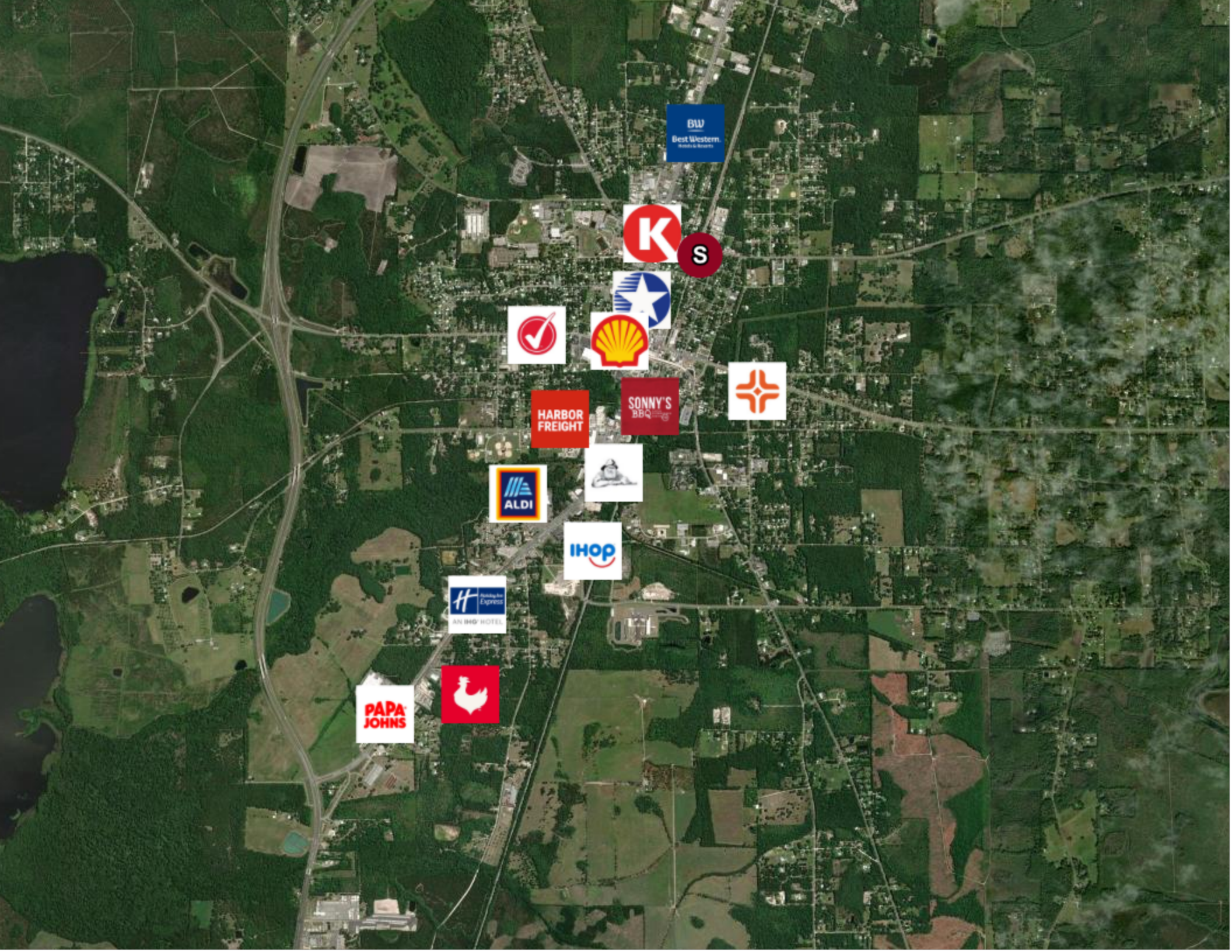


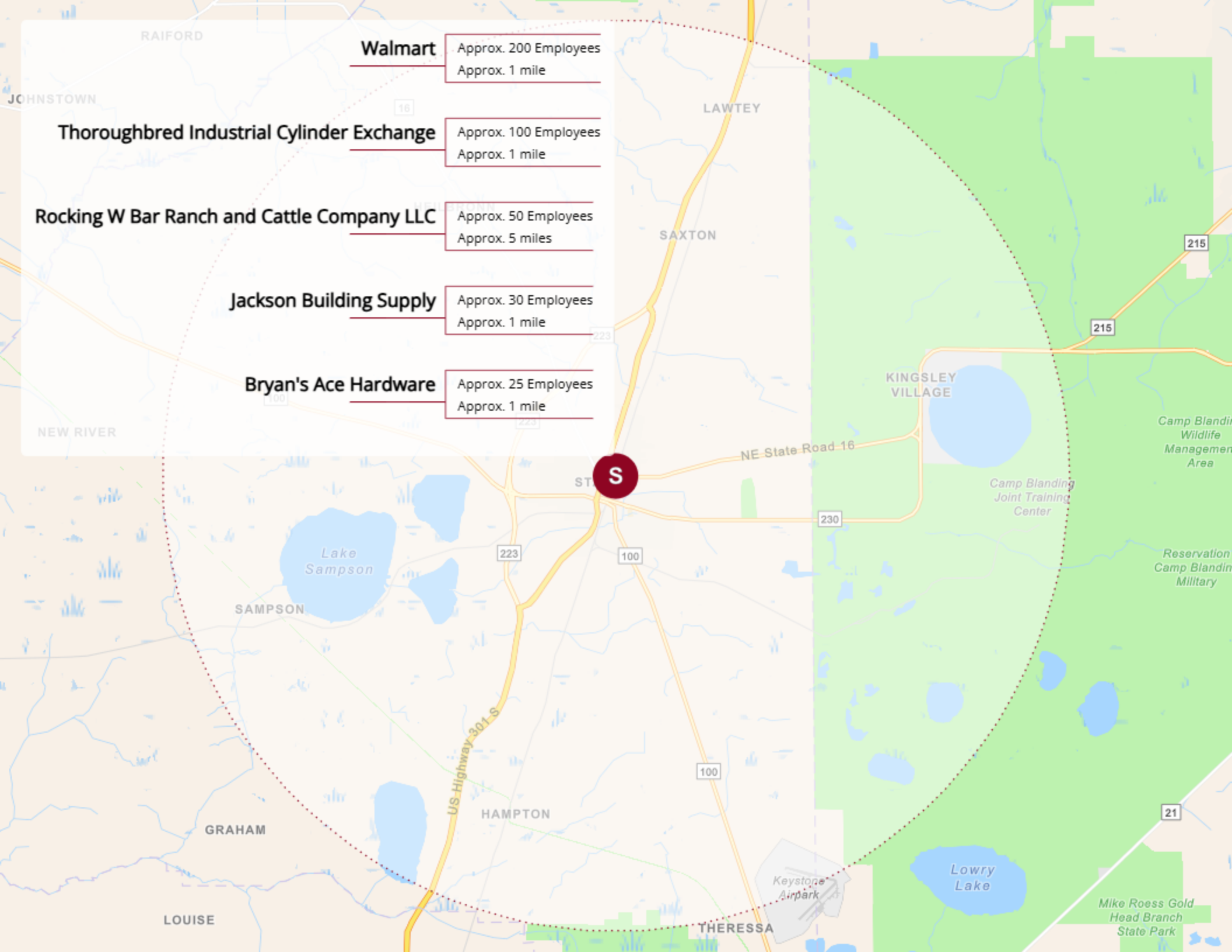
Largest Employers

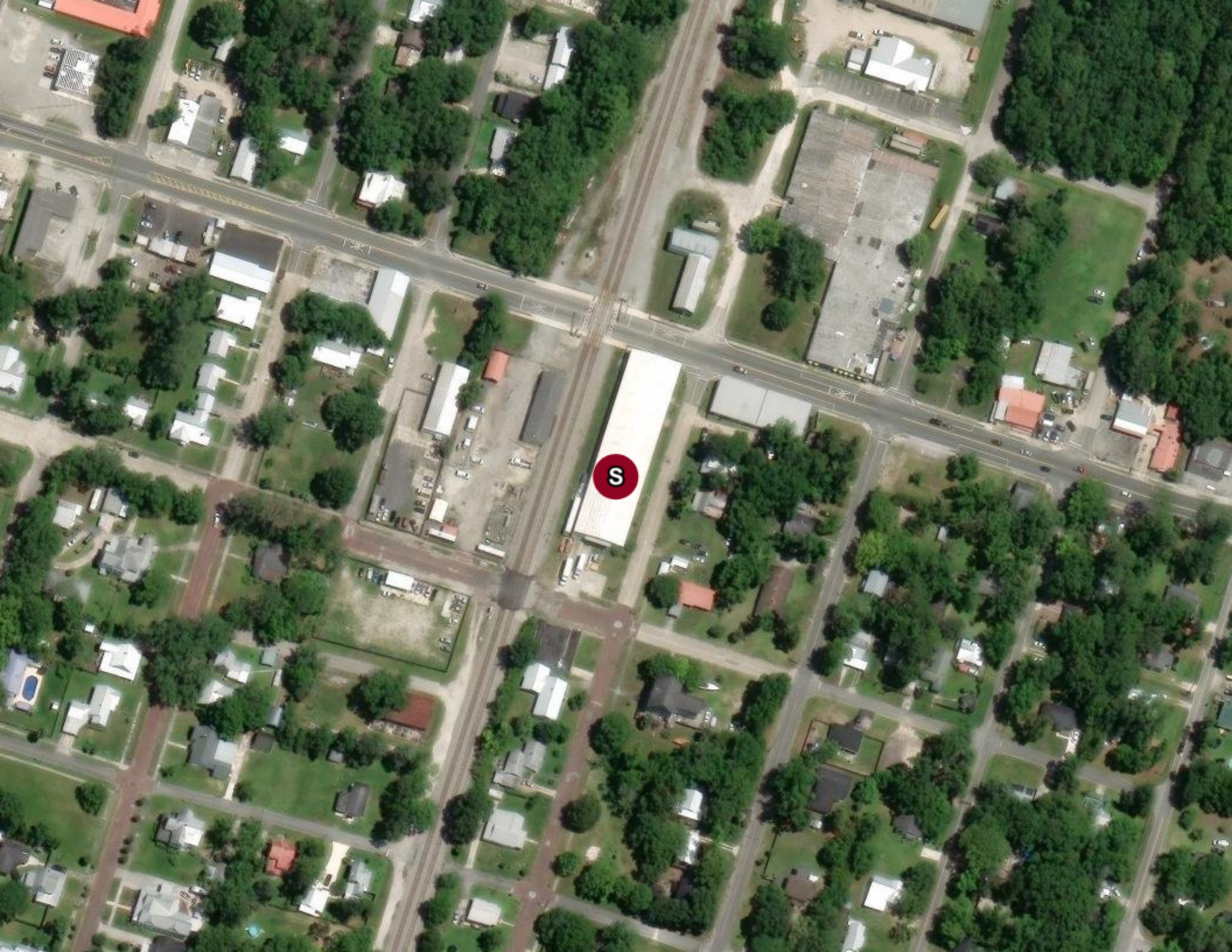
Bradford County School District	Approximately 1,500 employees
North Florida Regional Medical Center	Approximately 1,200 employees
Walmart Supercenter	Approximately 500 employees
Florida Department of Corrections	Approximately 400 employees
Starke Correctional Institution	Approximately 350 employees
City of Starke	Approximately 300 employees
Bradford County Sheriff's Office	Approximately 250 employees
Florida Power & Light Company	Approximately 200 employees

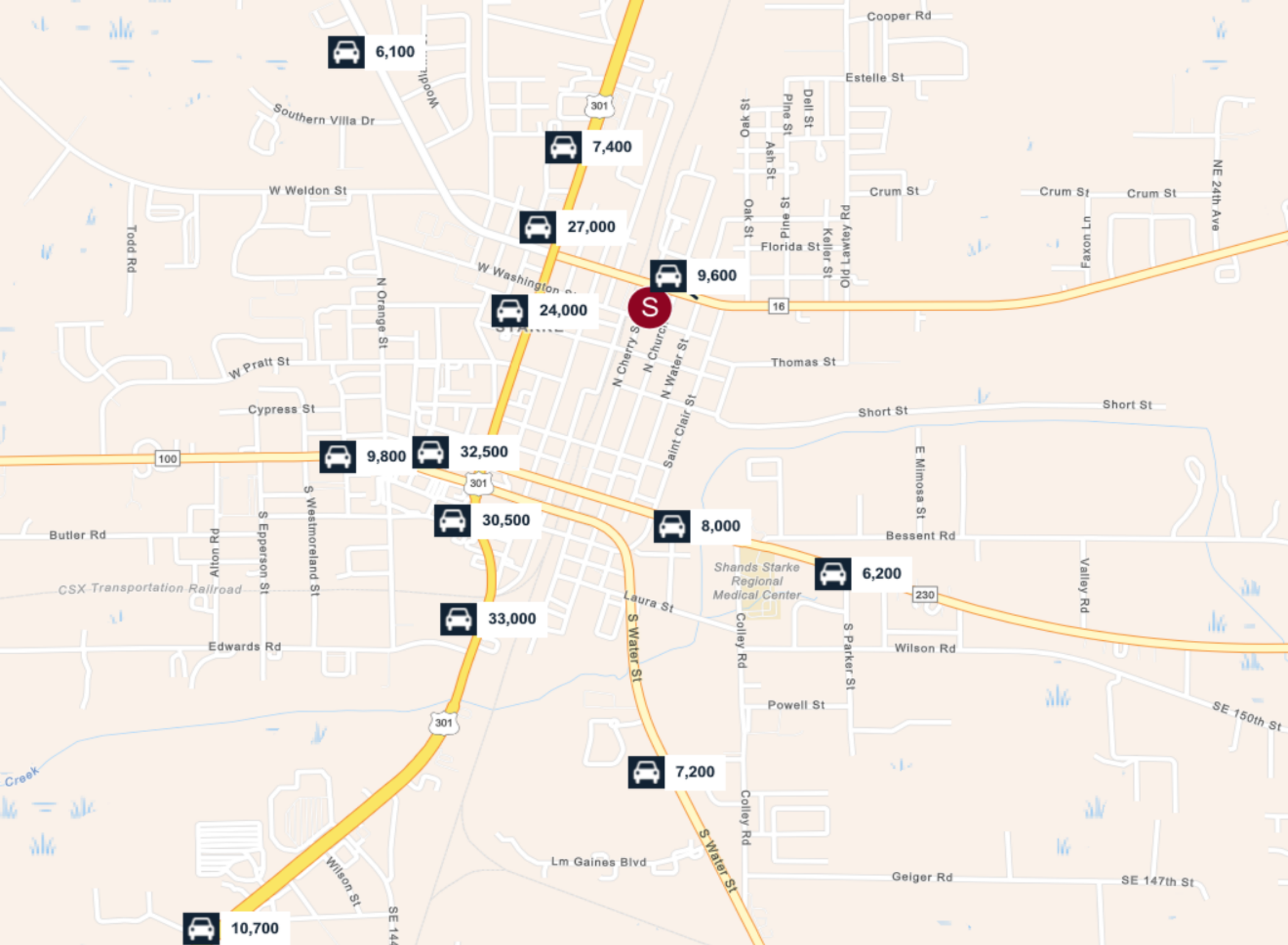
Bradford County GDP Trend





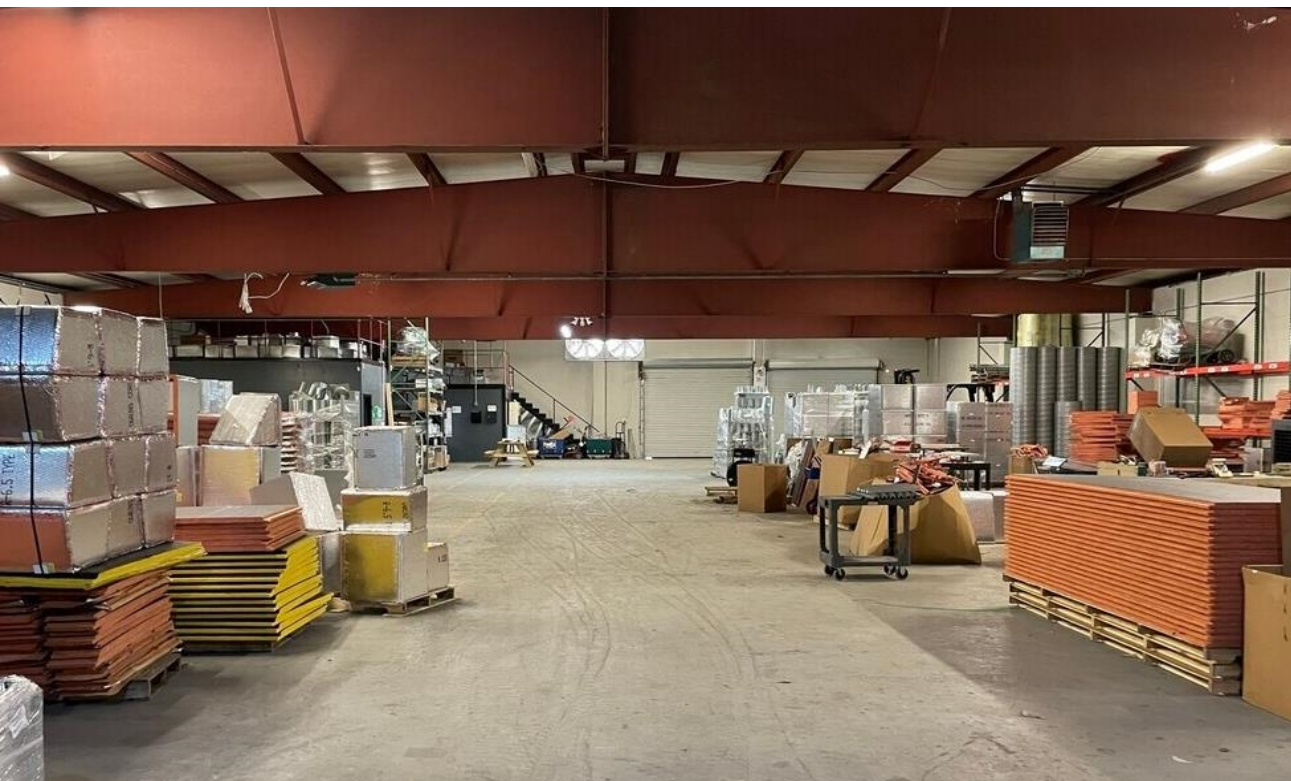






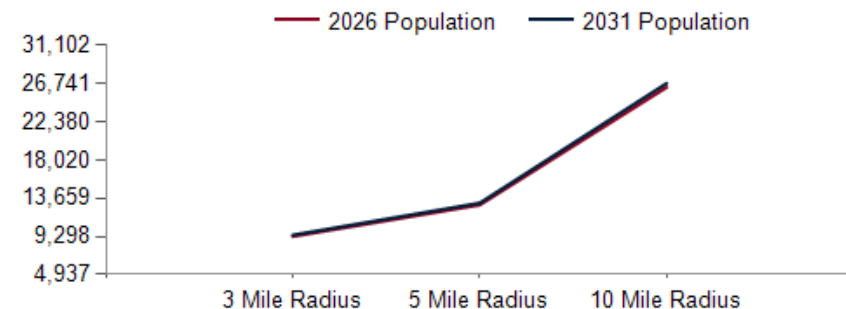




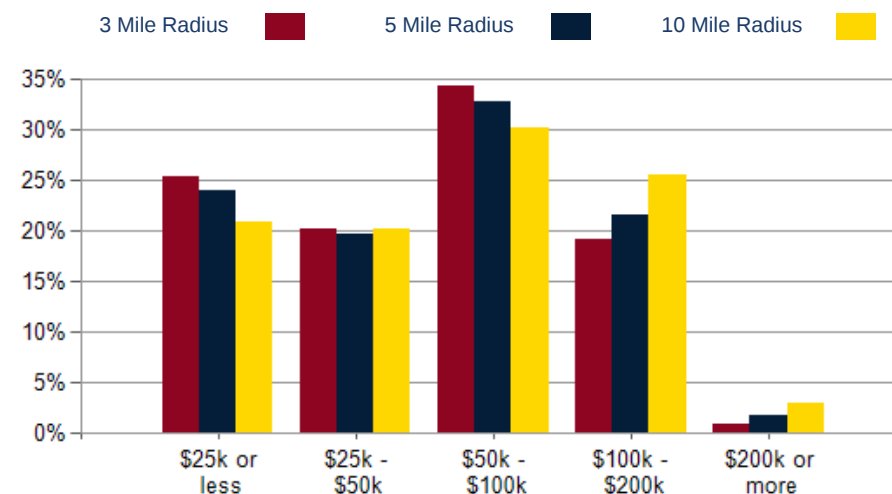


POPULATION	3 MILE	5 MILE	10 MILE
2000 Population	8,601	11,834	25,664
2010 Population	9,050	12,557	27,831
2026 Population	9,298	12,886	26,308
2031 Population	9,447	13,091	26,741
2026 African American	2,036	2,594	5,140
2026 American Indian	46	56	88
2026 Asian	64	83	132
2026 Hispanic	441	602	1,458
2026 Other Race	164	226	549
2026 White	6,481	9,245	19,228
2026 Multiracial	497	668	1,151
2026-2031: Population: Growth Rate	1.60%	1.60%	1.65%

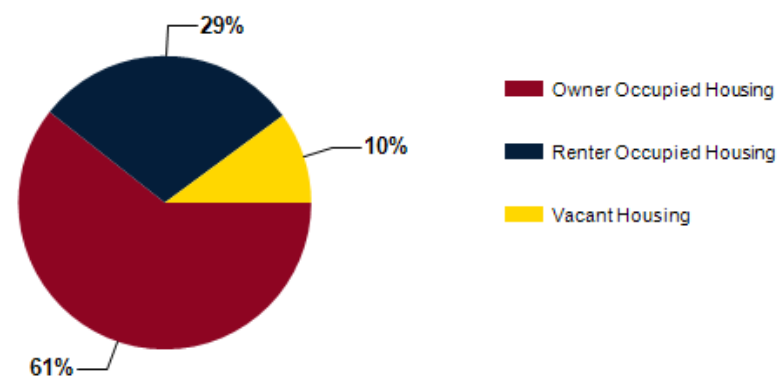
2026 HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
less than \$15,000	647	857	1,261
\$15,000-\$24,999	242	314	528
\$25,000-\$34,999	267	358	634
\$35,000-\$49,999	439	609	1,098
\$50,000-\$74,999	648	880	1,453
\$75,000-\$99,999	558	725	1,131
\$100,000-\$149,999	405	701	1,420
\$150,000-\$199,999	266	360	762
\$200,000 or greater	30	87	263
Median HH Income	\$57,598	\$60,408	\$63,154
Average HH Income	\$66,755	\$71,516	\$79,603



2026 Household Income



2026 Own vs. Rent - 3 Mile Radius

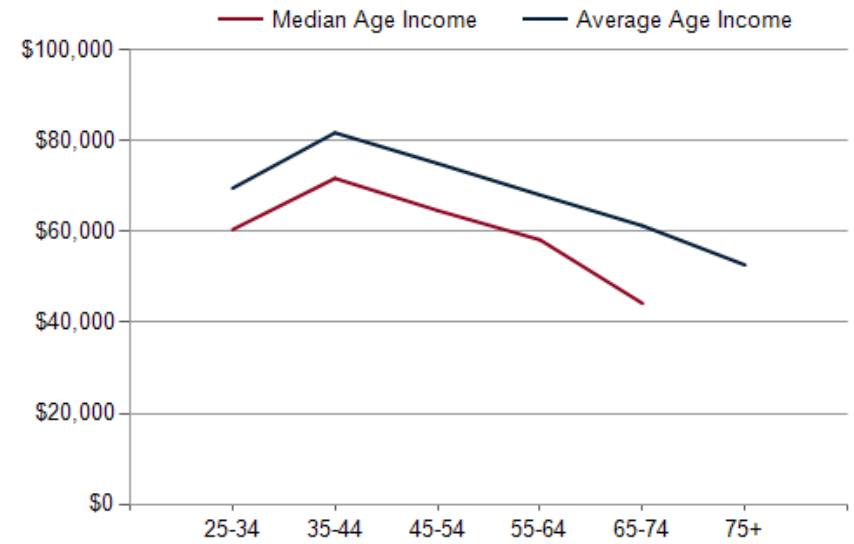
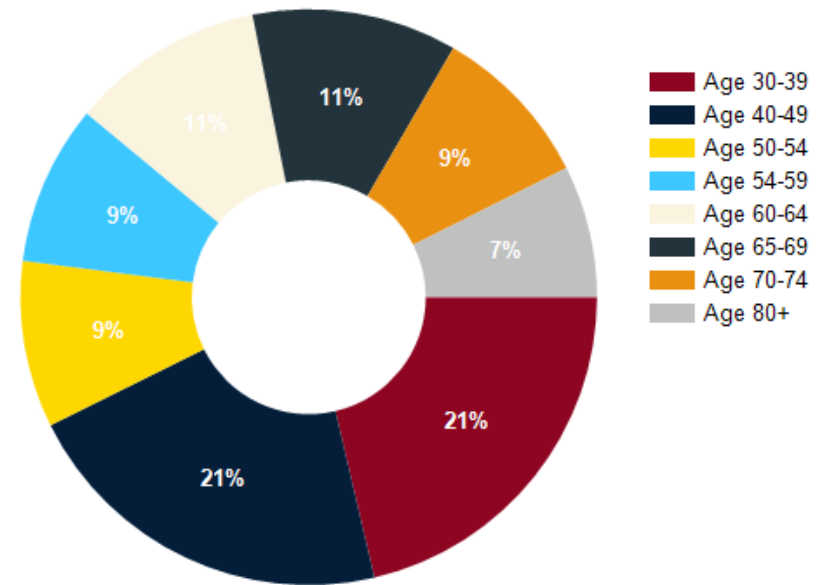


Source: esri

2026 POPULATION BY AGE	3 MILE	5 MILE	10 MILE
2026 Population Age 30-34	593	851	1,871
2026 Population Age 35-39	549	776	1,746
2026 Population Age 40-44	558	784	1,732
2026 Population Age 45-49	583	808	1,658
2026 Population Age 50-54	501	723	1,665
2026 Population Age 55-59	481	705	1,748
2026 Population Age 60-64	581	817	1,838
2026 Population Age 65-69	615	874	1,870
2026 Population Age 70-74	494	688	1,388
2026 Population Age 75-79	396	543	1,034
2026 Population Age 80-84	243	337	635
2026 Population Age 85+	295	359	559
2026 Population Age 18+	7,237	10,113	21,449
2026 Median Age	41	41	43
2031 Median Age	42	42	44

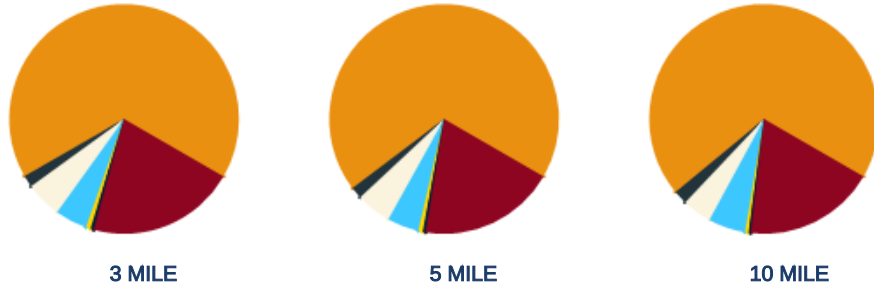
2026 INCOME BY AGE	3 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$60,484	\$62,186	\$66,614
Average Household Income 25-34	\$69,581	\$72,907	\$80,658
Median Household Income 35-44	\$71,760	\$77,739	\$83,812
Average Household Income 35-44	\$81,798	\$89,007	\$98,582
Median Household Income 45-54	\$64,682	\$70,243	\$77,385
Average Household Income 45-54	\$75,047	\$81,268	\$90,898
Median Household Income 55-64	\$58,213	\$60,838	\$65,287
Average Household Income 55-64	\$68,108	\$72,874	\$81,736
Median Household Income 65-74	\$44,209	\$46,223	\$49,854
Average Household Income 65-74	\$61,311	\$65,549	\$73,367
Average Household Income 75+	\$52,672	\$56,594	\$62,321

Population By Age



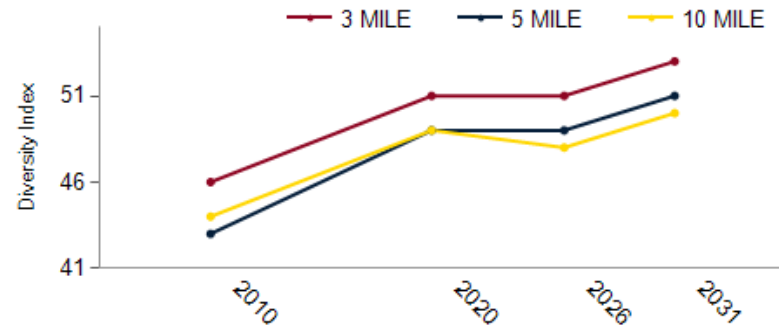
DIVERSITY INDEX	3 MILE	5 MILE	10 MILE
Diversity Index (+5 years)	53	51	50
Diversity Index (current year)	51	49	49
Diversity Index (2020)	51	49	49
Diversity Index (2010)	46	43	44

POPULATION BY RACE



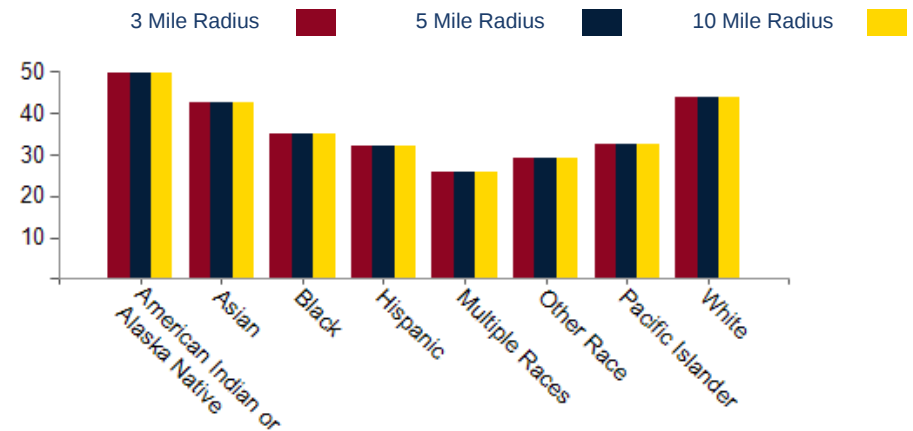
2026 POPULATION BY RACE	3 MILE	5 MILE	10 MILE
African American	21%	19%	19%
American Indian	0%	0%	0%
Asian	1%	1%	0%
Hispanic	5%	4%	5%
Multiracial	5%	5%	4%
Other Race	2%	2%	2%
White	67%	69%	69%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	3 MILE	5 MILE	10 MILE
Median American Indian/Alaska Native Age	50	49	50
Median Asian Age	43	43	46
Median Black Age	35	36	39
Median Hispanic Age	32	32	36
Median Multiple Races Age	26	27	30
Median Other Race Age	29	29	35
Median Pacific Islander Age	33	36	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.



Exclusively Marketed by:

Marty Shaw

Coldwell Banker Smith and Smith Realty
Owner and Commercial Real Estate
Specialist
(904) 545-5033
marty@smithandsmithrealty.com



COLDWELL BANKER
SMITH & SMITH
REALTY

Brokerage License No.: CQ1053359
www.smithandsmithrealty.com

powered by CREOP