

hairy Business



OFFERING MEMORANDUM

1605 N TEMPLE Avenue
Starke, FL 32091-9754



COLDWELL BANKER
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CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

Major Employers Map

Traffic Counts

Drive Times

03 Property Description

Property Features

Property Images

04 Demographics

General Demographics

Race Demographics

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COLDWELL BANKER

**SMITH & SMITH
REALTY**

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www.smithandsmithrealty.com

HAIRY BUSINESS

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1605 N TEMPLE Avenue Starke FL 32091-9754
COUNTY	Bradford
MARKET	NE Florida
SUBMARKET	Starke
PRICE	\$300,000
BUILDING SF	2,892 SF
PRICE PSF	\$103.73
LAND SF	20,300 SF
LAND ACRES	.5
YEAR BUILT	1980
YEAR RENOVATED	2020
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	CG
APN	02428-0-00101

DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
2026 Population	7,013	12,872	26,157
2026 Median HH Income	\$55,339	\$60,687	\$62,909
2026 Average HH Income	\$64,864	\$72,890	\$78,654

HAIRY BUSINESS

02

Location

Location Summary

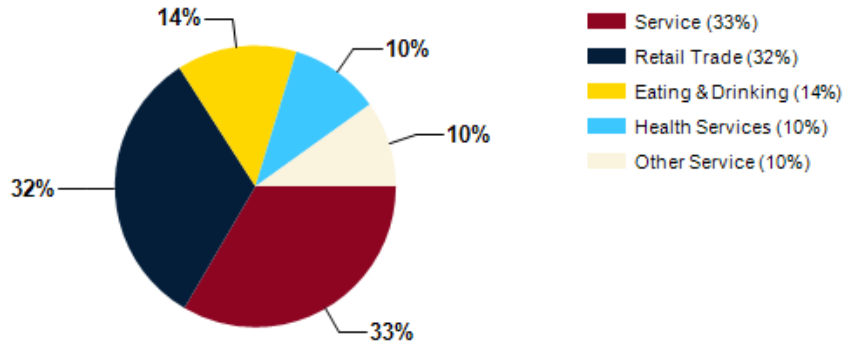
Local Business Map

Major Employers Map

Traffic Counts

Drive Times

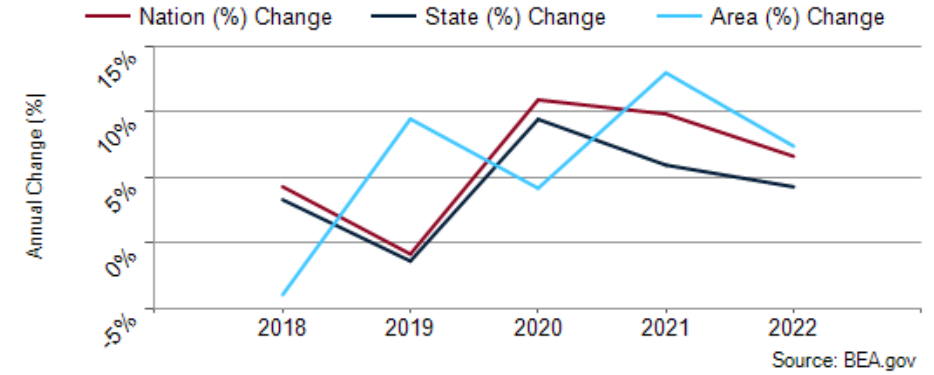
Major Industries by Employee Count



Largest Employers

Ramirez and Reyes Starke, Inc	13
City of Starke	10
Hema Hospitality, Inc.	6
Starke Shell, LLC	6
Stark One LLC	
CareerSource North Central Florida	
North Florida Regional Chamber of Commerce	
Community State Bank	

Bradford County GDP Trend



Bradford County School District

Approx. 1,000 Employees
Approx. 2 miles

North Florida Regional Chamber of Commerce

Approx. 50 Employees
Approx. 2 miles

CareerSource NCFL Starke

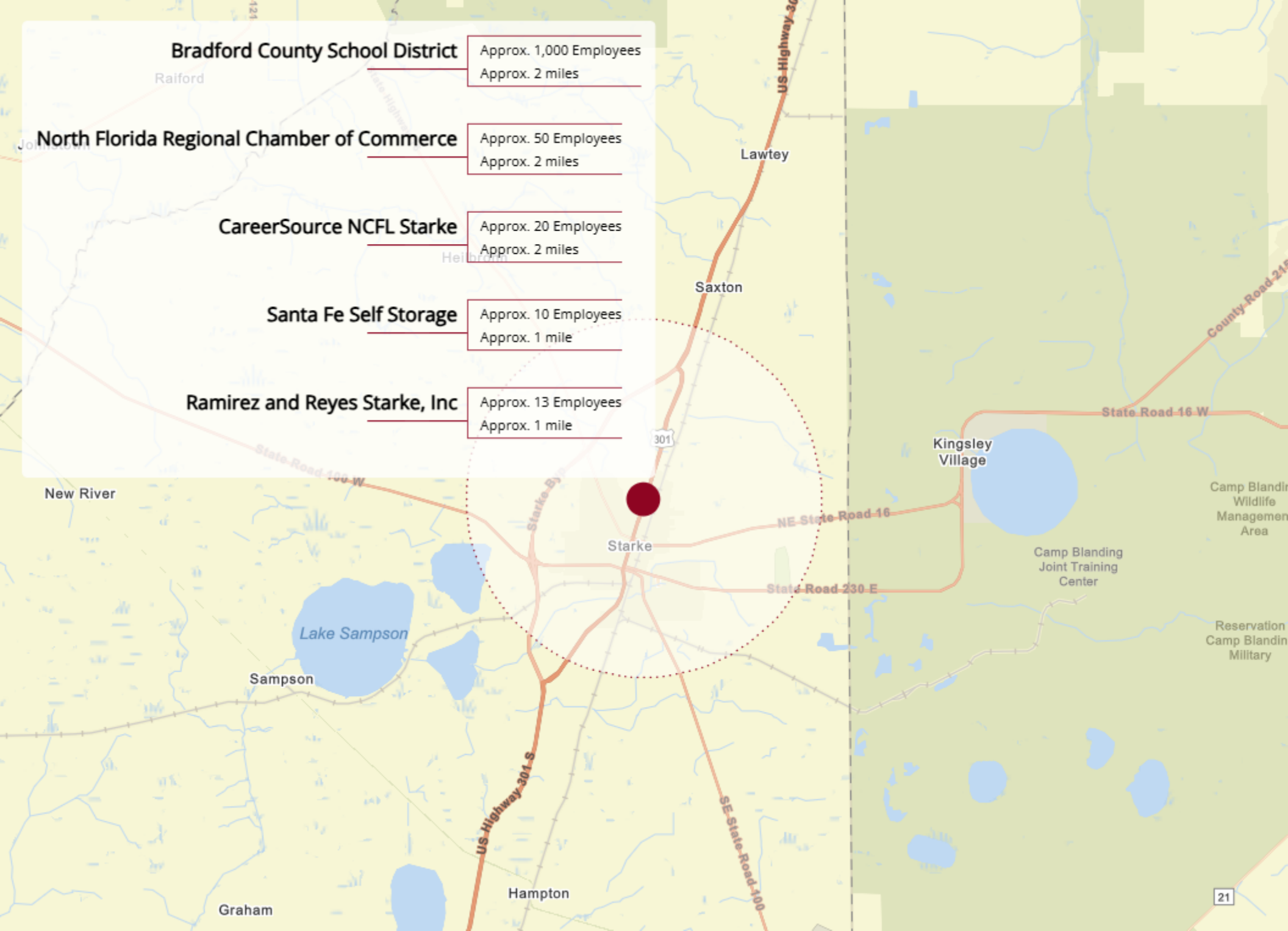
Approx. 20 Employees
Approx. 2 miles

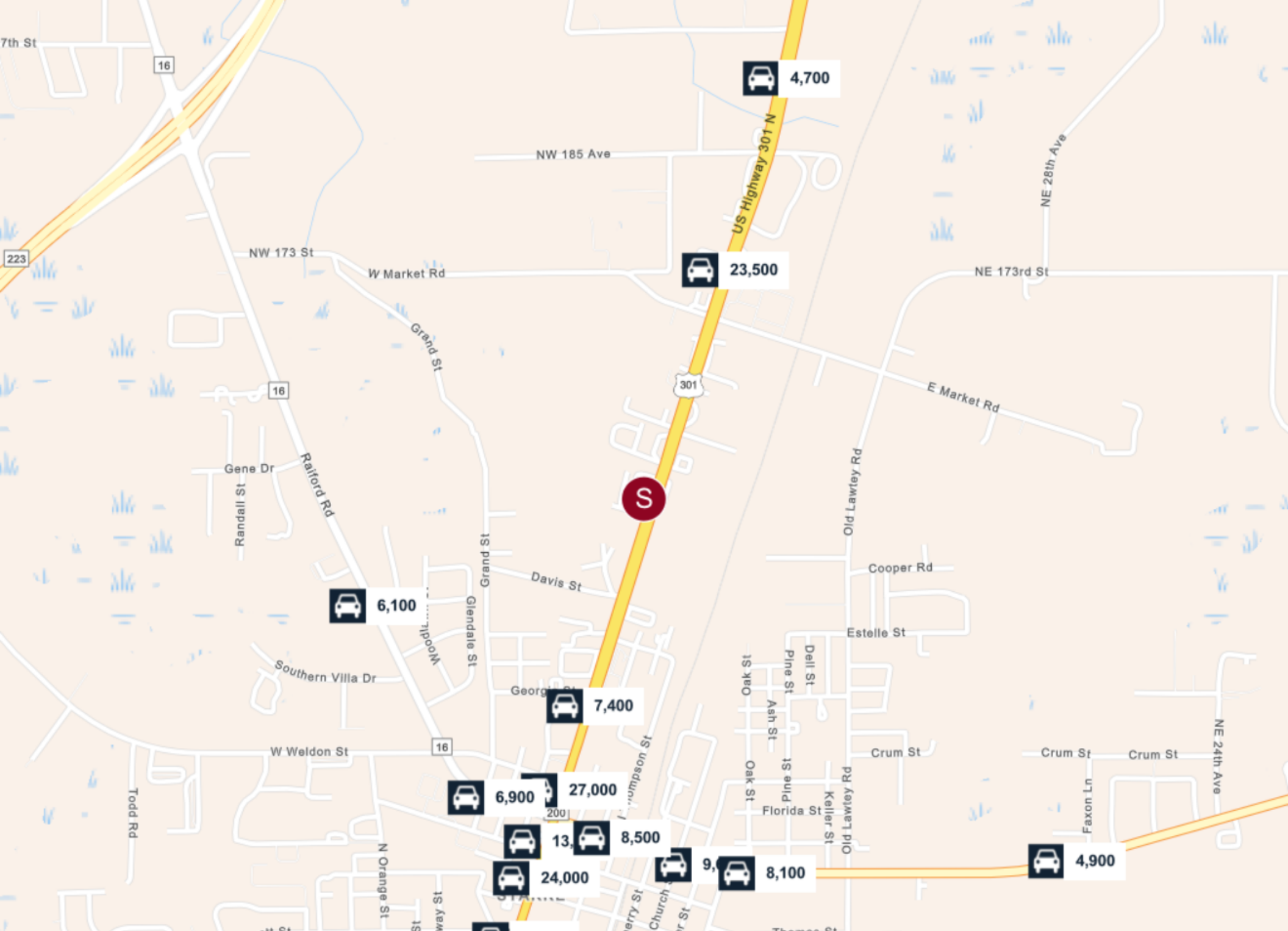
Santa Fe Self Storage

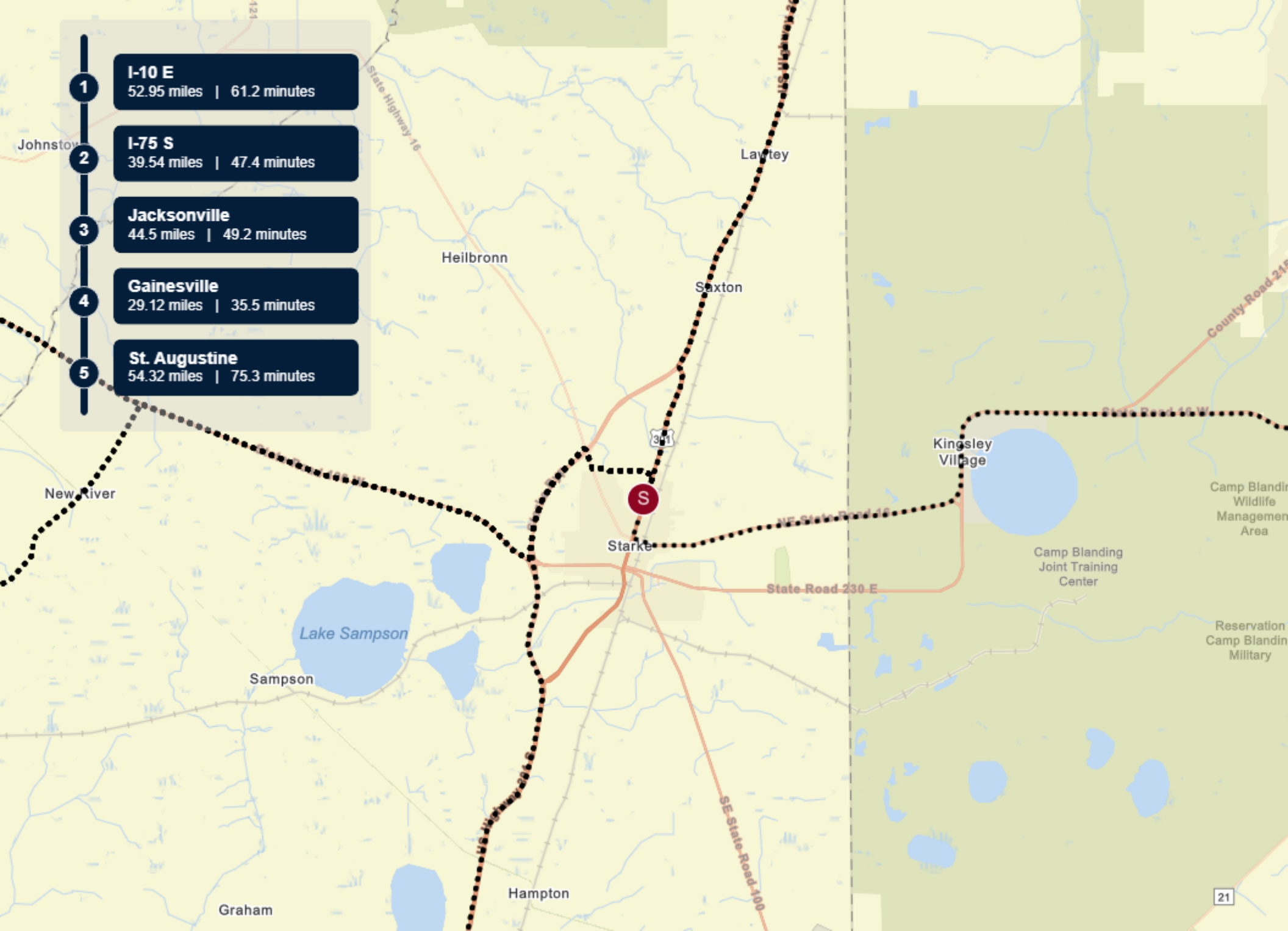
Approx. 10 Employees
Approx. 1 mile

Ramirez and Reyes Starke, Inc

Approx. 13 Employees
Approx. 1 mile







HAIRY BUSINESS

03 Property Description

Property Features

Property Images

PROPERTY FEATURES

BUILDING SF	2,892
LAND SF	20,300
LAND ACRES	.5
YEAR BUILT	1980
YEAR RENOVATED	2020
# OF PARCELS	1
ZONING TYPE	CG
BUILDING CLASS	c
TOPOGRAPHY	LEVEL
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	100 X 200
NUMBER OF PARKING SPACES	10
STREET FRONTAGE	HWY301
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Aarons Rent A Center
SOUTH	Smoke Shop
EAST	Charley Johns Convention Center

MECHANICAL

HVAC	Entire Building
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CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Concrete Block
EXTERIOR	Stucco
PARKING SURFACE	Ashpalt
ROOF	other
LANDSCAPING	None



1605 N Temple Ave

HAIRY BUSINESS

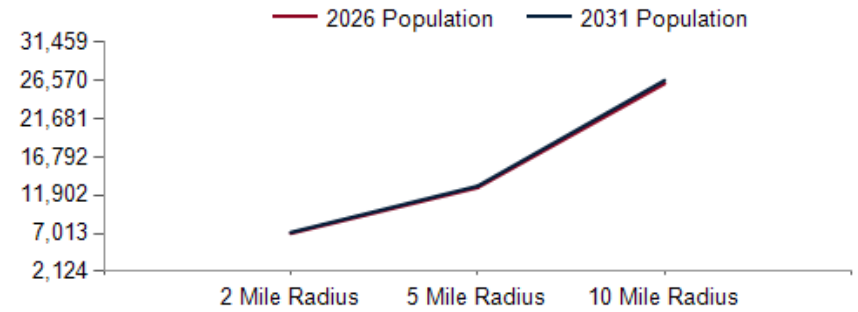
04 Demographics

General Demographics

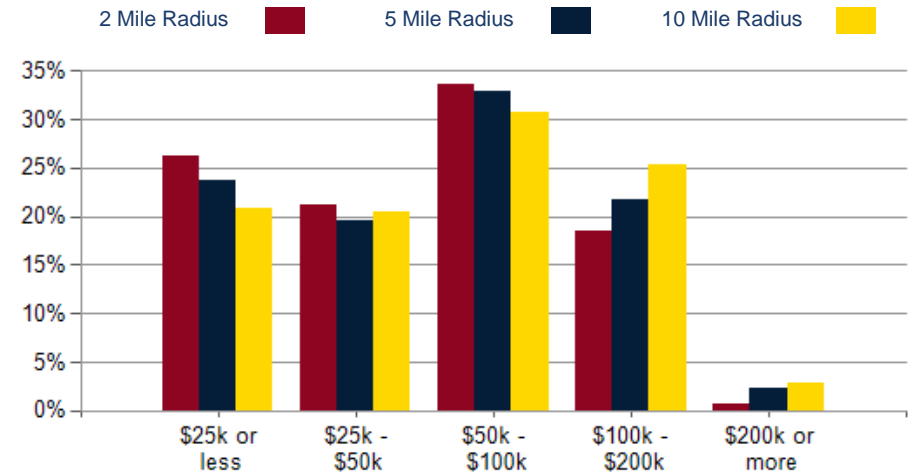
Race Demographics

POPULATION	2 MILE	5 MILE	10 MILE
2000 Population	6,565	11,880	25,577
2010 Population	6,809	12,582	27,736
2026 Population	7,013	12,872	26,157
2031 Population	7,135	13,066	26,570
2026 African American	1,656	2,601	5,254
2026 American Indian	33	56	86
2026 Asian	50	82	129
2026 Hispanic	344	601	1,454
2026 Other Race	127	223	555
2026 White	4,752	9,238	18,991
2026 Multiracial	387	659	1,121
2026-2031: Population: Growth Rate	1.75%	1.50%	1.55%

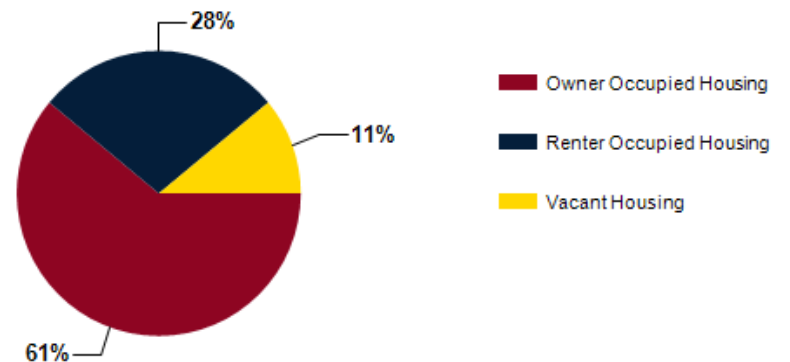
2026 HOUSEHOLD INCOME	2 MILE	5 MILE	10 MILE
less than \$15,000	507	850	1,260
\$15,000-\$24,999	188	311	503
\$25,000-\$34,999	229	361	625
\$35,000-\$49,999	333	596	1,107
\$50,000-\$74,999	449	882	1,467
\$75,000-\$99,999	440	723	1,134
\$100,000-\$149,999	329	700	1,394
\$150,000-\$199,999	160	358	743
\$200,000 or greater	19	109	235
Median HH Income	\$55,339	\$60,687	\$62,909
Average HH Income	\$64,864	\$72,890	\$78,654



2026 Household Income



2026 Own vs. Rent - 2 Mile Radius

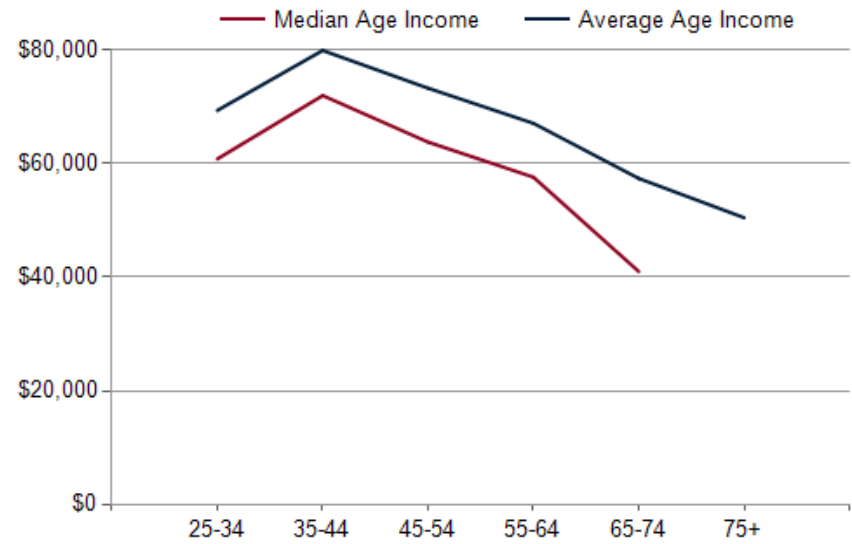
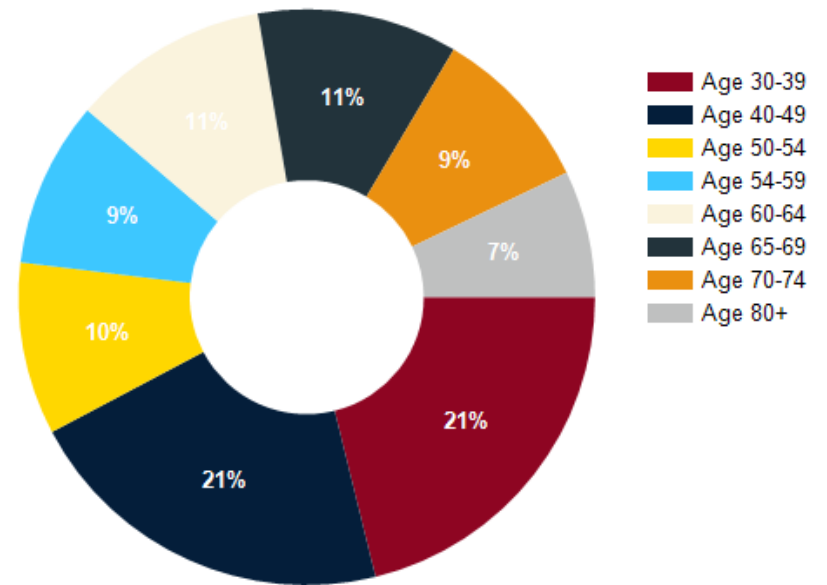


Source: esri

2026 POPULATION BY AGE	2 MILE	5 MILE	10 MILE
2026 Population Age 30-34	445	854	1,864
2026 Population Age 35-39	414	778	1,747
2026 Population Age 40-44	415	790	1,728
2026 Population Age 45-49	441	808	1,646
2026 Population Age 50-54	393	718	1,666
2026 Population Age 55-59	378	705	1,763
2026 Population Age 60-64	448	817	1,851
2026 Population Age 65-69	456	874	1,870
2026 Population Age 70-74	380	683	1,377
2026 Population Age 75-79	289	542	1,013
2026 Population Age 80-84	176	335	618
2026 Population Age 85+	209	357	538
2026 Population Age 18+	5,474	10,111	21,360
2026 Median Age	41	41	43
2031 Median Age	42	42	44

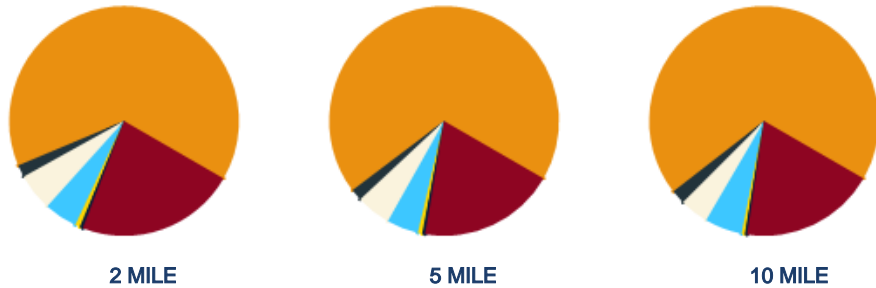
2026 INCOME BY AGE	2 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$60,834	\$62,338	\$65,943
Average Household Income 25-34	\$69,373	\$73,212	\$79,184
Median Household Income 35-44	\$71,997	\$78,338	\$82,955
Average Household Income 35-44	\$79,950	\$90,524	\$97,568
Median Household Income 45-54	\$63,800	\$70,907	\$76,610
Average Household Income 45-54	\$73,300	\$82,704	\$89,458
Median Household Income 55-64	\$57,628	\$61,631	\$64,371
Average Household Income 55-64	\$67,113	\$74,331	\$80,279
Median Household Income 65-74	\$40,990	\$46,838	\$49,486
Average Household Income 65-74	\$57,397	\$67,458	\$72,726
Average Household Income 75+	\$50,485	\$58,199	\$62,196

Population By Age



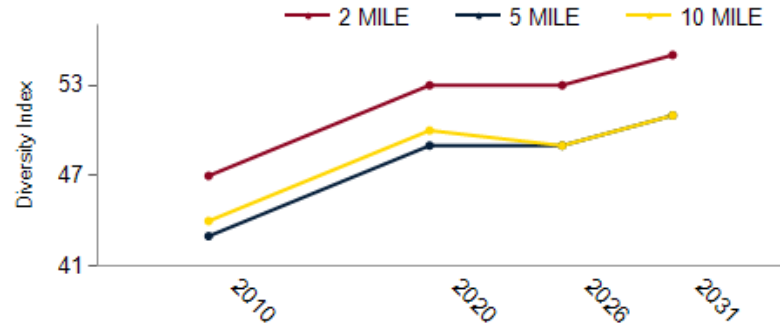
DIVERSITY INDEX	2 MILE	5 MILE	10 MILE
Diversity Index (+5 years)	55	51	51
Diversity Index (current year)	53	49	49
Diversity Index (2020)	53	49	50
Diversity Index (2010)	47	43	44

POPULATION BY RACE



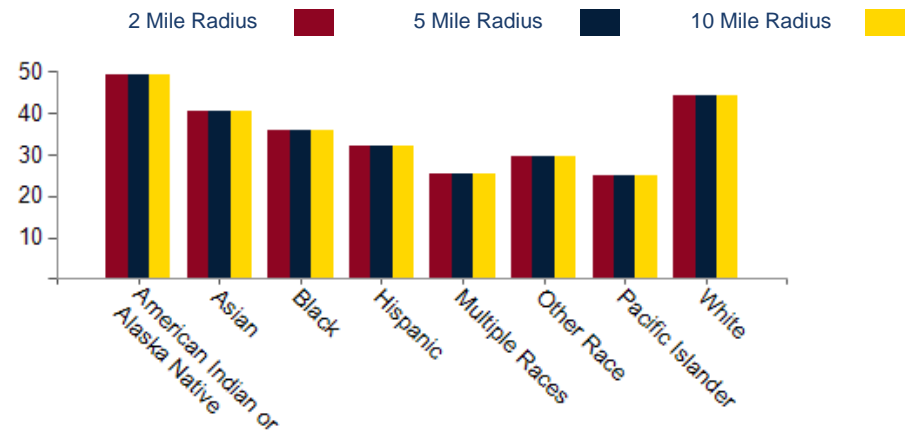
2026 POPULATION BY RACE	2 MILE	5 MILE	10 MILE
African American	23%	19%	19%
American Indian	0%	0%	0%
Asian	1%	1%	0%
Hispanic	5%	4%	5%
Multiracial	5%	5%	4%
Other Race	2%	2%	2%
White	65%	69%	69%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	2 MILE	5 MILE	10 MILE
Median American Indian/Alaska Native Age	49	49	49
Median Asian Age	41	43	45
Median Black Age	36	36	39
Median Hispanic Age	32	32	36
Median Multiple Races Age	25	27	30
Median Other Race Age	30	29	36
Median Pacific Islander Age	25	36	35
Median White Age	44	44	45

2026 MEDIAN AGE BY RACE



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