

PALATKA OFFICE WAREHOUSE

For Sale or Lease: 4,700 +/- SF Commercial Building

1501 St. Johns Ave
Palatka, Florida 32177



Donald G. "Beau" Maurer
60 Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233
Phone: (904) 370-0600
Email: beau@thecordellgroup.com

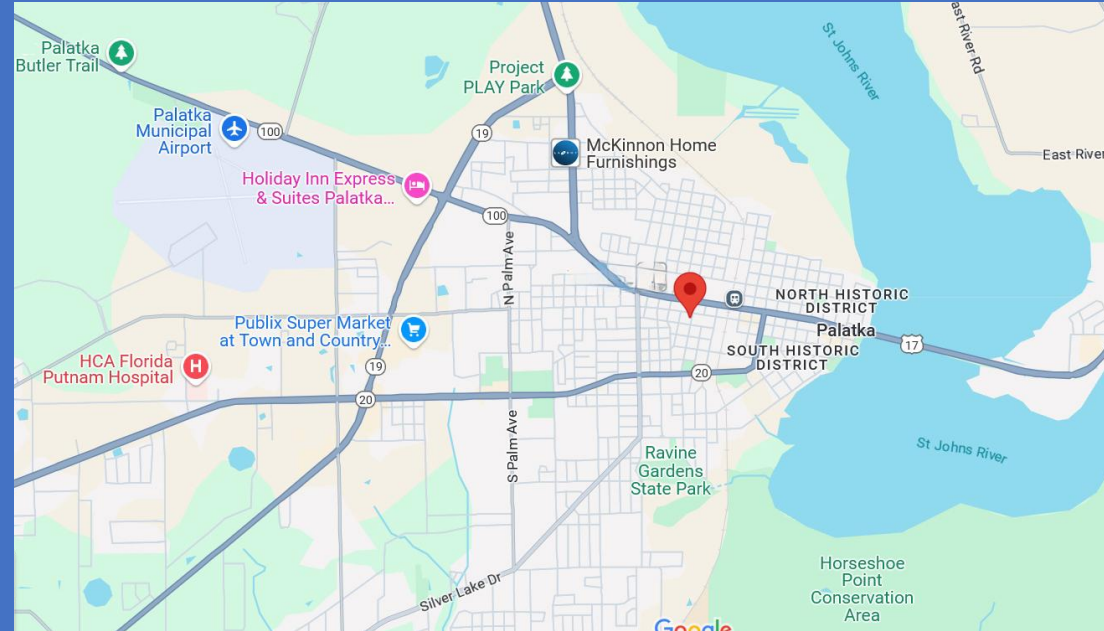


Visit Our Website For Complete Listings

The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

PROPERTY DETAILS

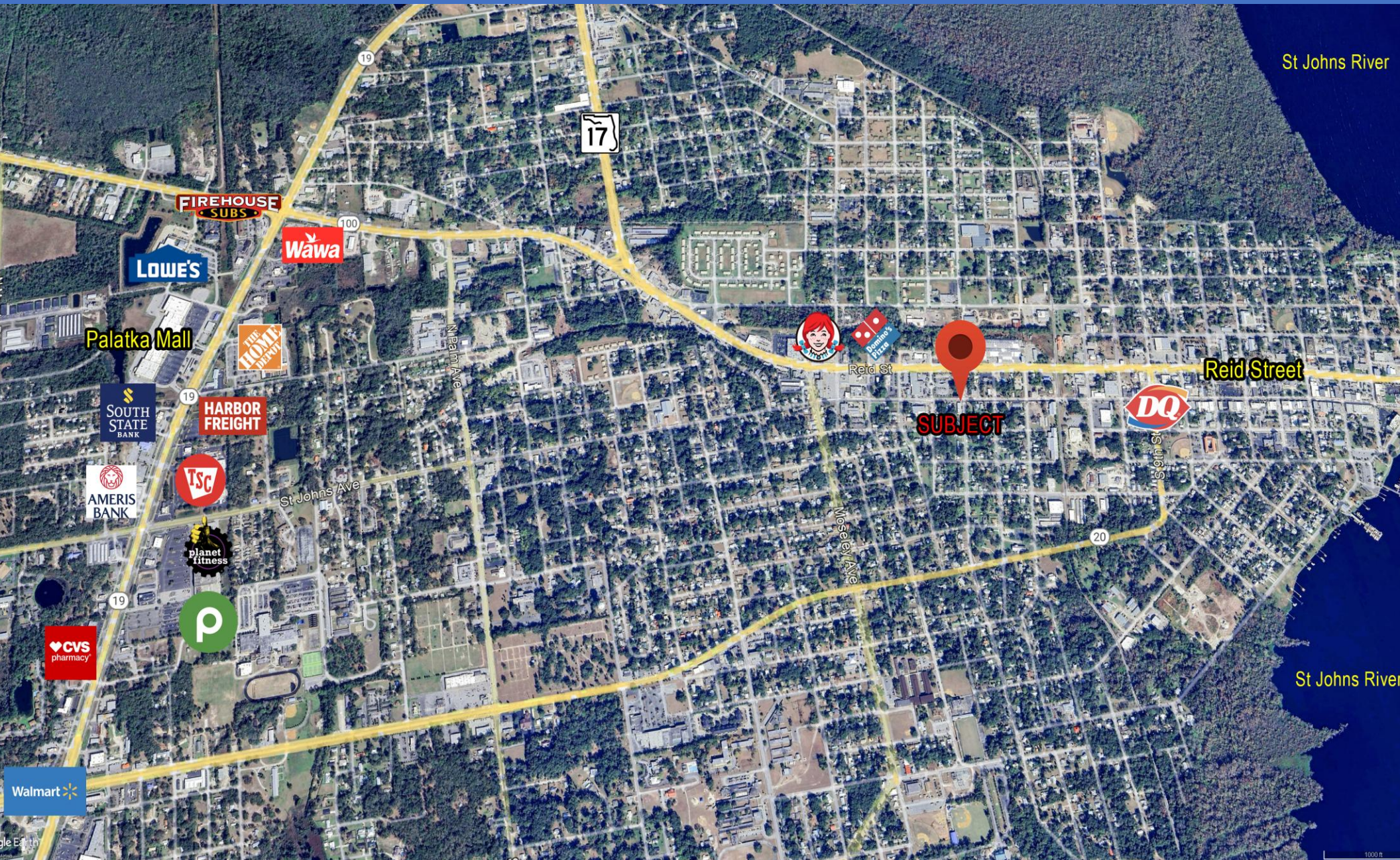
- ➔ **Location:** St Johns Ave & S. 13th Street
- ➔ **Estimated Building Size:** 4,700 +/- SF
- ➔ **Estimated Land Size:** 22,500 +/- SF
- ➔ **Parking:** Both on site and off site
- ➔ **Grade Level Overhead Doors:** 1
- ➔ **Utilities:** Electric: FPL | Water-Sewer: City of Palatka
- ➔ **Zoning:** Commercial General Light (C-2)
- ➔ **Year built:** 1956/1992
- ➔ **Sale Price:** \$524,900
- ➔ **Lease Rate:** \$10.50 NNN
- ➔ **CAM / Opex:** \$1.96 SF - Estimated



1501 St. Johns Avenue



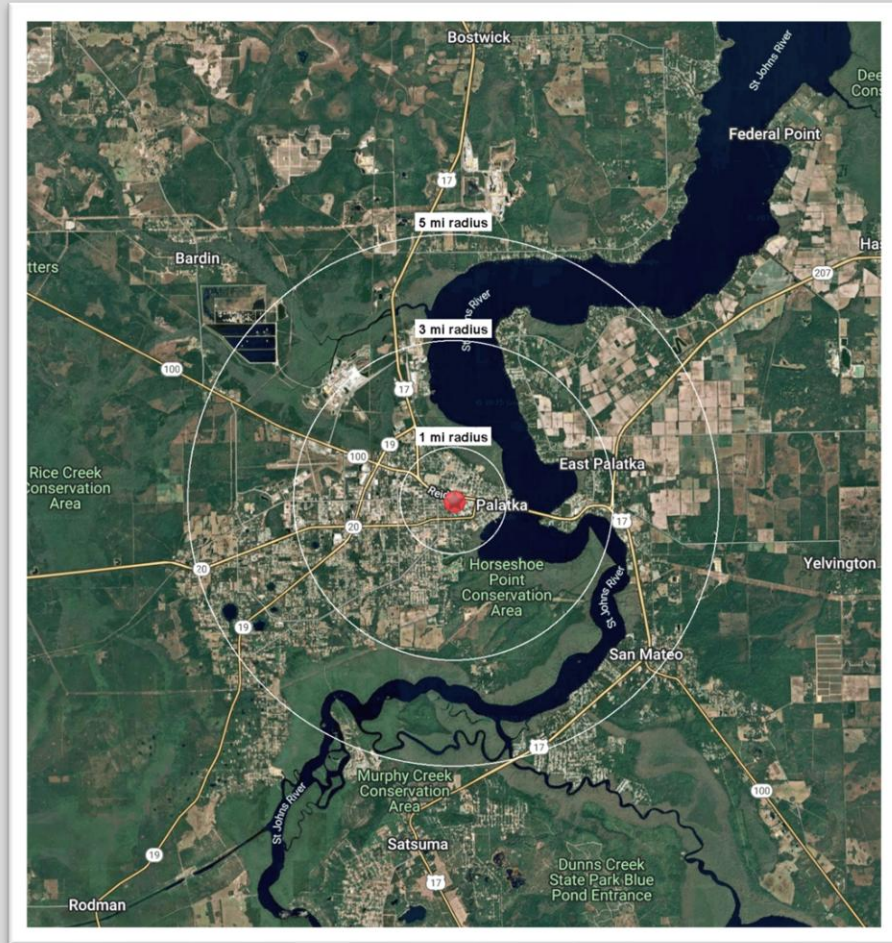
AERIAL



AREA DEMOGRAPHICS



1501 St. Johns Ave, Palatka, Florida 32177



	1 MILE	3 MILES	5 MILES
2025 Population	6,117	16,580	25,222
2030 Projected Population	6,196	16,852	25,830
2025 Total Households	2,405	6,564	10,004
2030 Projected Households	2,401	6,570	10,091
Average Household Income	\$47,454	\$62,083	\$68,981
2025 Median Age	35.9	38.3	40.3
2025 Total Housing Units	3,061	8,075	12,775
2025 Total Businesses	475	1,247	1 613

