

LOCATION

1100 S WALNUT STREET STARKE, FLORIDA 32091

TURN KEY RESTAURANT OR REDEVELOPMENT OPPORTUNITY



PROPERTY USES:

RETAIL
RESTAURANT
COMMERCIAL
PROFESSIONAL

LOT SIZE

2.21 AC

BUILDING SF

6,820 SF

FRONTAGE

200 FEET ON
U.S. 301

LISTING PRICE

\$825,000



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SITE HIGHLIGHTS



High visibility on main thoroughfare from Jacksonville to Central Florida (U.S. 301) **01**

Turn-key restaurant (move-in ready) **02**

Excellent redevelopment property **03**

Long standing High volume restaurant **04**

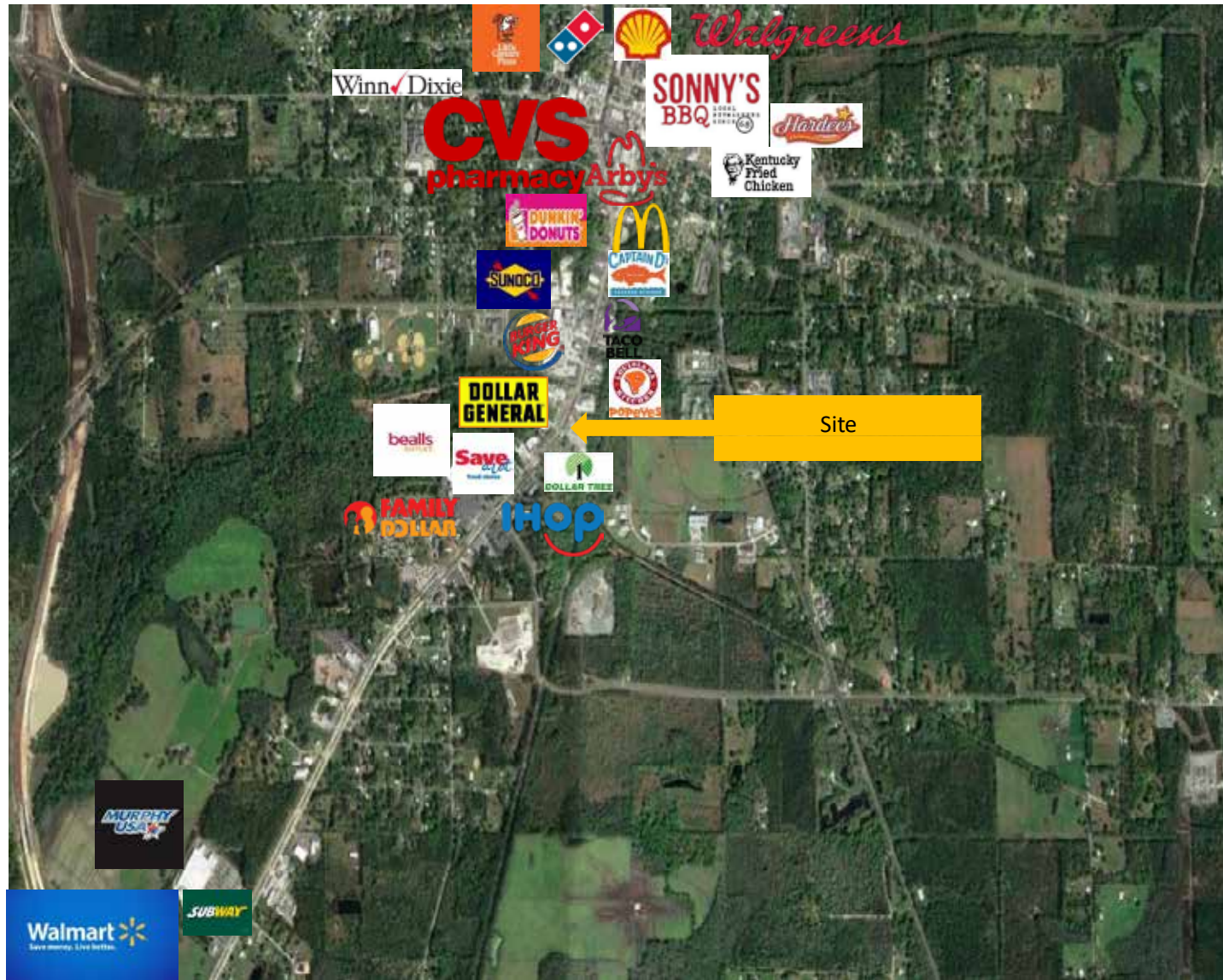

TRAFFIC 33,000 AADT

FRONTAGE ON U.S. 301 PROVIDES TREMENDOUS VISIBILITY

FULL ACCESS FROM 301

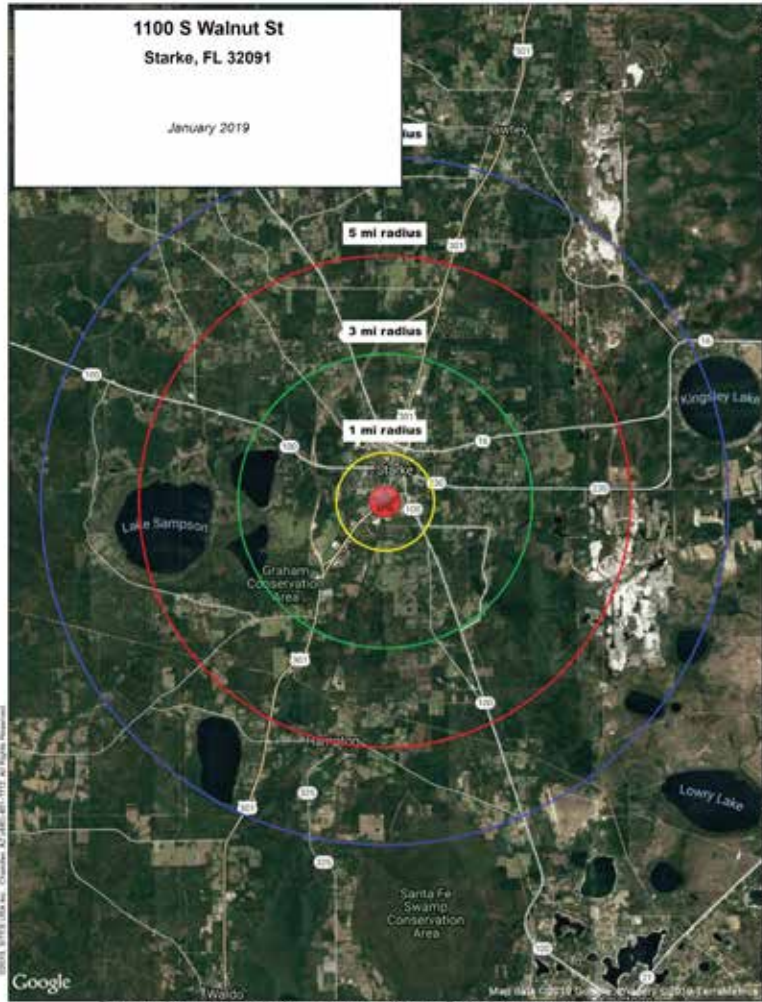


AREA MAP





UNDERSTANDING THE TRADE AREA



2018 ESTIMATED	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS
POPULATION	8,400	11,770	16,124
MEDIAN AGE	38.4	38.5	39.2
HOUSEHOLDS	3,341	4,695	6,383
MEDIAN HOUSEHOLD INCOME	38,494	39,822	42,765



PROPERTY PICTURES





MEET SWIFT CREEK



Founded in 2006, Swift Creek serves the North Florida Region through business philosophy rooted in the values of specialization, connection, grit, and integrity. Swift Creek has a heritage of excellence, building on generations of family-based dedication to service the real estate sector. When a family's understanding of an industry runs generations deep, there's a preconceived notion of trust and experience in the customer's mind. We never forget that. While Swift Creek is a creation of the current generation, we honor the knowledge, experience and values we have inherited by using them as a springboard to success. Not only have we picked up the gauntlet of innovation, we're chugging ahead with it at full steam. You can see it in our hiring practices of bringing the best talent with the uncanny knowledge for acreage, residential and commercial real estate on board. It's keeping our three divisions anything but divided through continued collaboration, which puts creative thoughts on the table and delivers outstanding results to our clients. Mix that with the humble, hard working attitude that's been handed down through the decades, and you're set up for success. Every day we're tackling and overcoming challenges, building relationships and making our clients happy. At Swift Creek we believe in doing something you love. And we're fortunate to be doing just that.



ENTREPRENEURIAL SPIRIT. INNOVATIVE SOLUTIONS.

We are project and account oriented. We have built our business through relationships, one at a time. We service our valued clients in every aspect of their real estate needs. From their local office needs to their long term investments. Every relationship receives a uniquely crafted formula for long-term success.

GET IT DONE.

We deliver! Our mindset of "not accepting no as an answer" has allowed us to persevere through many projects which others found too challenging or impossible. This is achieved through our skill, perseverance and understanding of our clients needs and unwavering intent to be excellent and knowledgeable.

BREAKING THE NORM.

While many firms strive to get as many listings as possible. We have chosen a different path. Our model is not to park listings, but rather strategically take on deals that allows us to put our skill set to work and to align partners. By being able to bring the right partners and properties to the table, we can ensure the success of any given deal.

SUCCESS.

We do not measure success by the number of deals we close. We measure success by the value we bring and the positive lasting effect on our clients, our region, and our team.