

FOR SALE

771 N MOODY RD



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

Palatka, FL 32177



OFFERING SUMMARY

Sale Price:	Negotiable
Building Size:	6,453 SF
Lot Size:	4.65 Acres
Number of Units:	2
Zoning:	C-4

PROPERTY OVERVIEW

Explore the potential of this existing asphalt company that is turnkey for the right operator. This property includes 2 buildings, one is 6,453 SF of warehouse and office space and one is a home on 4.65 acres and is zoned C-4. This property is located on SR 100 with a traffic count of 25,500 vehicles per day. An equipment list could be provided with a signed NDA.

PROPERTY HIGHLIGHTS

- Operational asphalt plant with equipment
- 4.65 acres
- Zoned C-4
- Strategic location in Palatka area

PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

ROCHELLE PIERSALL

904.599.3480

rochelle@kinkadecommercial.com

EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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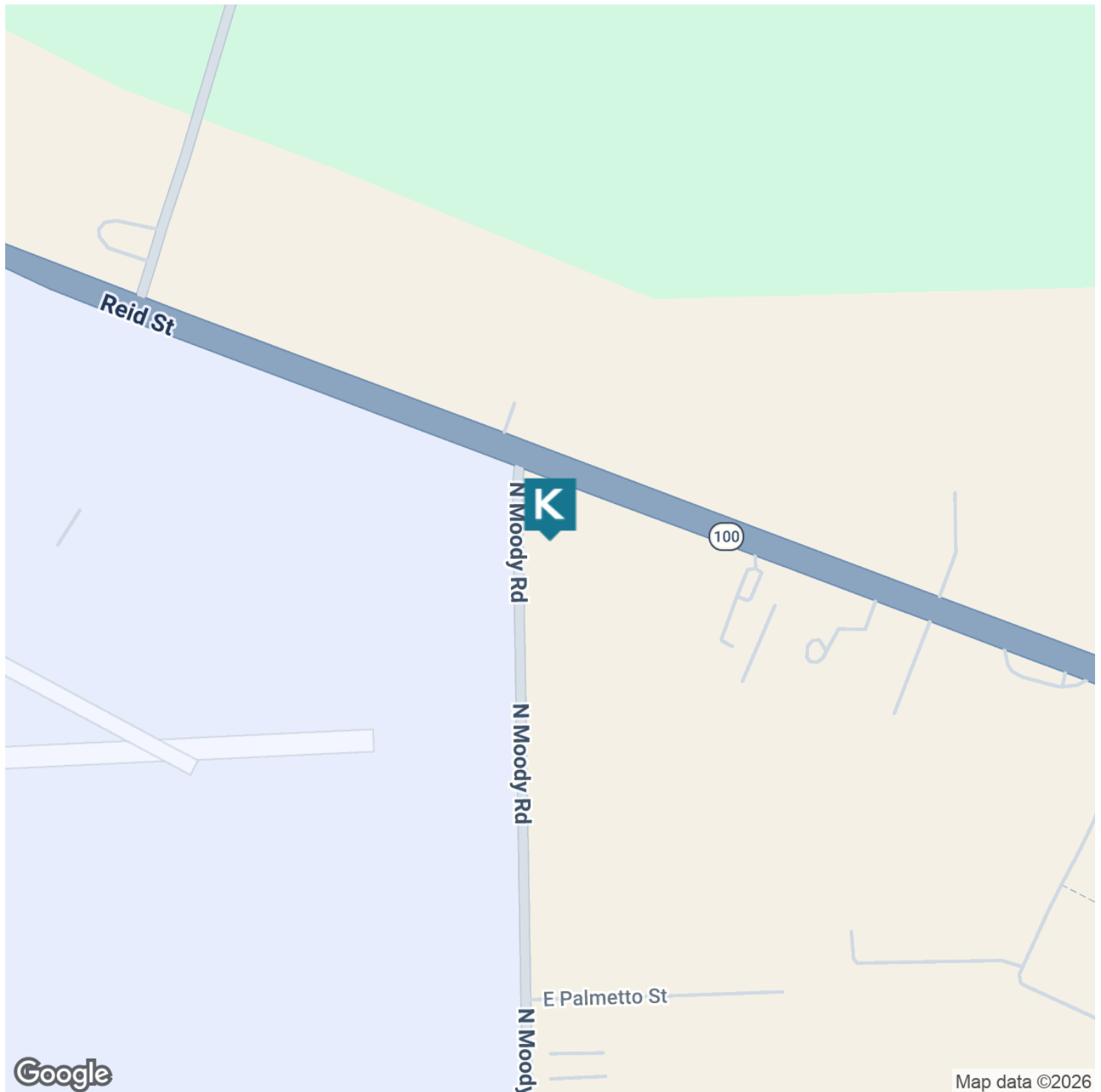
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LOCATION MAP

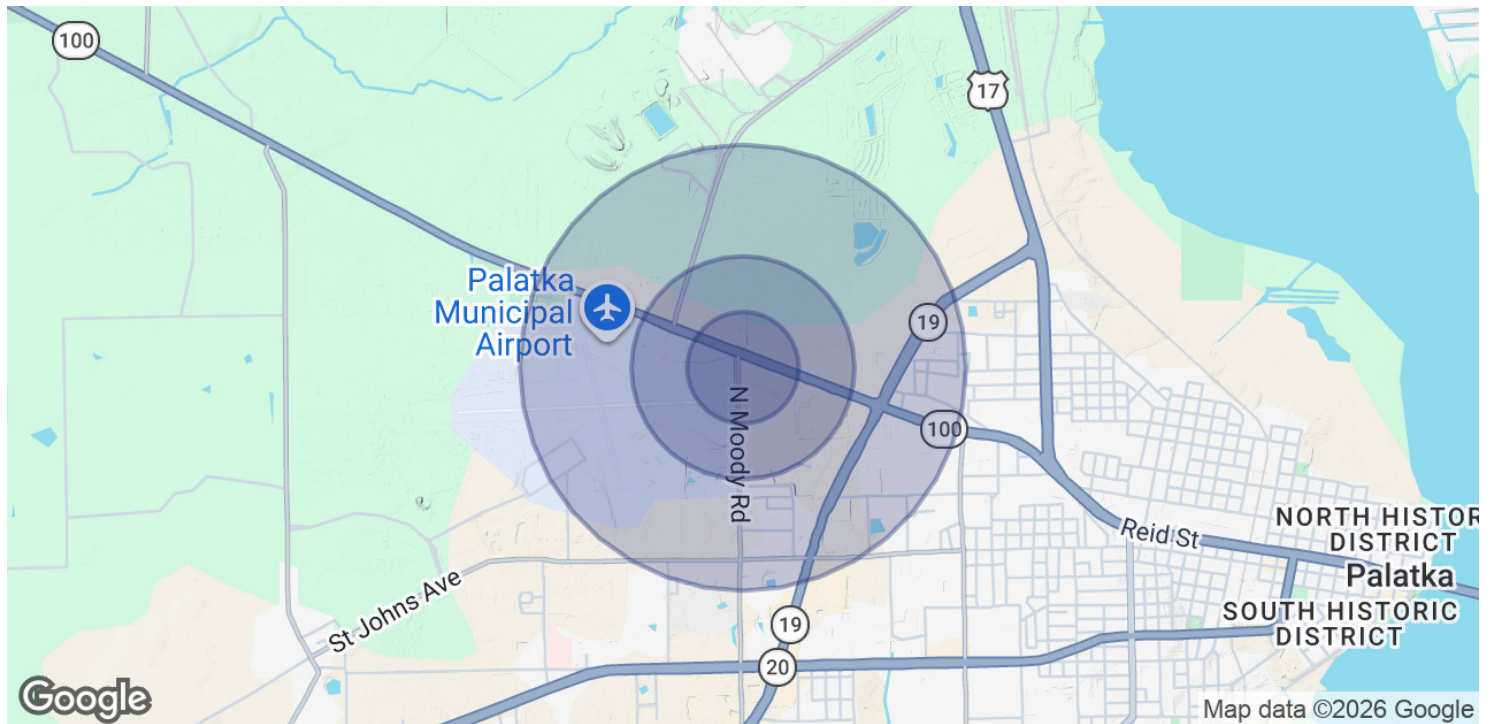
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	64	258	1,251
Average Age	31.2	31.0	33.4
Average Age (Male)	37.0	36.7	35.3
Average Age (Female)	30.9	30.7	38.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	23	93	449
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$48,378	\$47,858	\$49,411
Average House Value	\$181,058	\$174,814	\$136,254

2023 American Community Survey (ACS)

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