

FOR LEASE | FOR SALE

±39.60 AC AVAILABLE IN LIVE OAK

US Highway 129 and 70th Street, Live Oak, FL 32060



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- Total size: ±39.60 acres available
- Internal parcel of approximately ±26 acres available
- Outparcels of approximately ±7 acres available
- Strategic location at I-10 Exit 283 and U.S. Highway 129
- Adjacent to the Live Oak Walmart Supercenter
- Outparcels available for retail, restaurant, financial, medical and service uses
- Suwannee County population approaching 50,000, with nearly 11% county population growth since 2020
- Regional retail hub serving Suwannee County and surrounding rural communities
- Strong mix of local, regional, and interstate-generated demand
- Limited national retail and restaurant competition creates expansion opportunities
- FDOT is investing in improvements at the U.S. 129/I-10 interchange, strengthening access to the area's principal commercial corridor

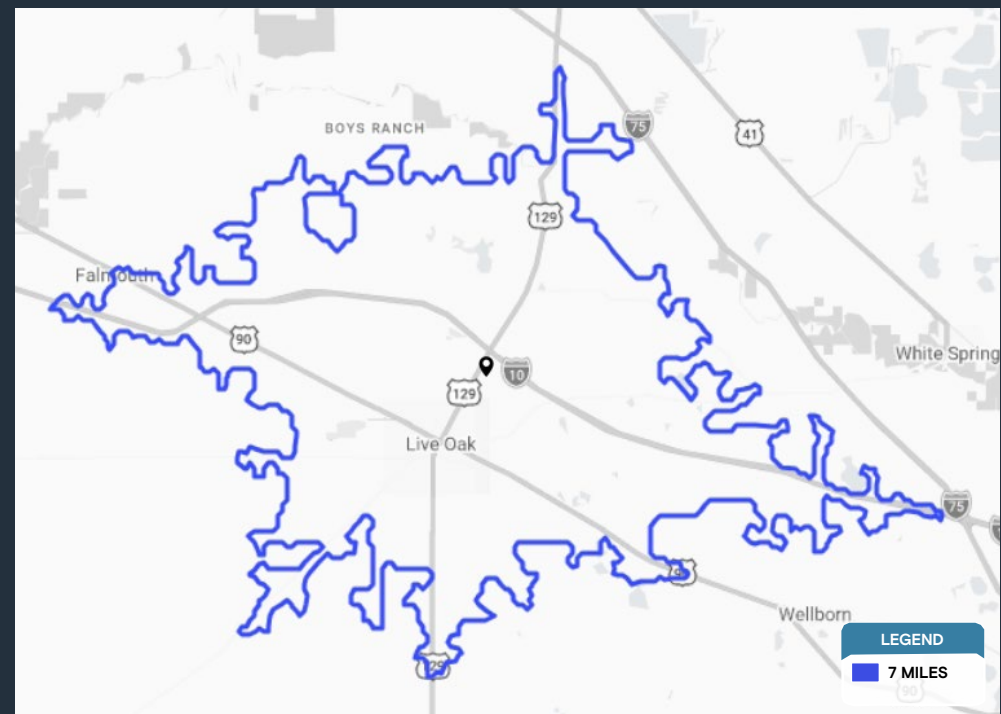
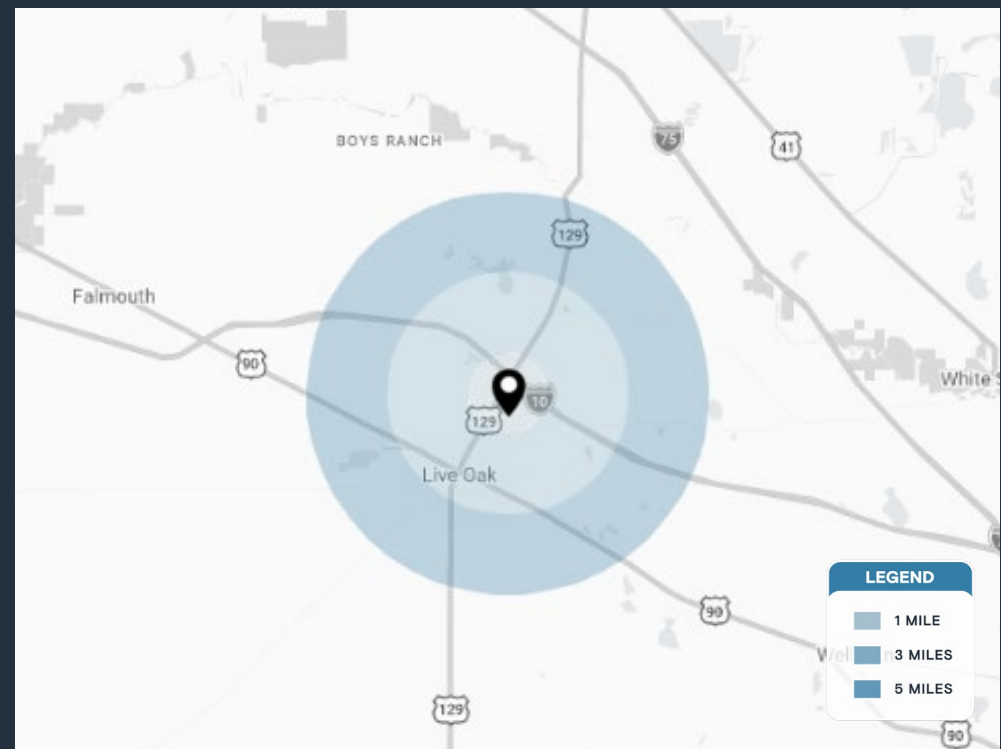
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	433	6,772	12,510
HOUSEHOLDS	174	2,434	4,651
EMPLOYEES	355	5,396	10,092
AVERAGE HH INCOME	\$76,214	\$73,028	\$75,388

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	3,154	9,823	15,303
HOUSEHOLDS	1,124	3,620	5,685
EMPLOYEES	2,512	7,888	12,408
AVERAGE HH INCOME	\$69,252	\$75,100	\$75,669

TRADE AREA

POPULATION	17,245
HOUSEHOLDS	6,445
EMPLOYEES	14,010
AVERAGE HH INCOME	\$75,566









Contact Brokers

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