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414 N Highway 19, Palatka, FL 32177



**OFFERING
PRICE**

\$2,353,697

**CAP
RATE**

5.65%

NOI

\$132,984



**NEAR 8,600+ STUDENTS
ST. JOHN'S RIVER COLLEGE
(±7,066 STUDENTS) & PALATKA
HIGH SCHOOL (±1,606 STUDENTS)**



**MAJOR EMPLOYMENT GROWTH
GEORGIA PACIFIC & CERTAINTED
INTERIOR EXPANDING
MANUFACTURING**



**DENSEST CORRIDOR IN PALATKA
TOP QUARTILE WALMART, HOME
DEPOT, LOWE'S, AND PLANET FITNESS
SURROUNDING**

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