SOUTH OAKS SHOPPING CENTER

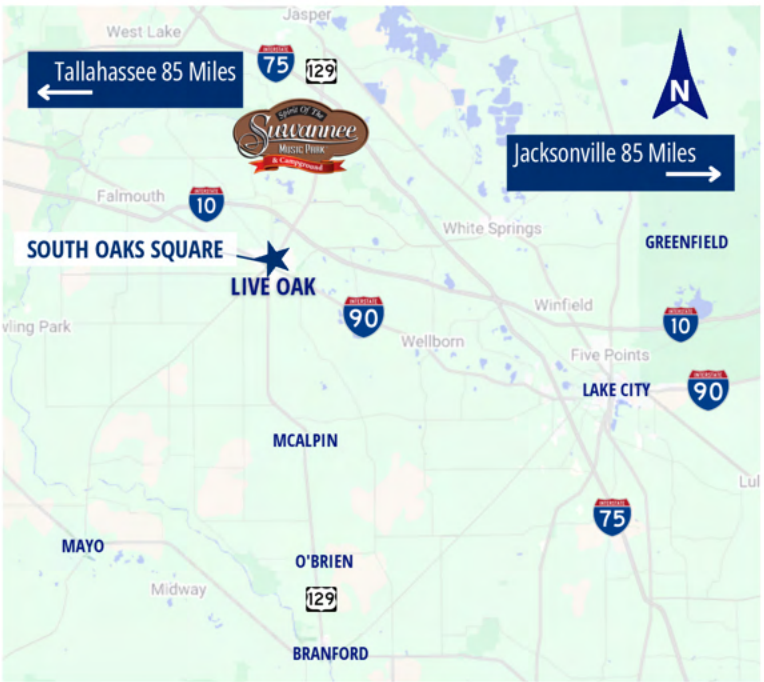
Anchor & In-line Spaces Available For Lease

1546 Ohio Ave S, Live Oak, FL 32064

HIGHLIGHTS

- **36,464 SF 2nd GEN ANCHOR SPACE - GREAT CONDITION**
- **8,375 SF JUNIOR ANCHOR SPACE AVAILABLE**
- **1,500 SF RETAIL SPACE AVAILABLE | FORMER PHONE STORE**
- Ranked in the top 5% of Bealls stores across the U.S. per Placer AI
- Ample Parking - 607 Parking Spots
- Less than 9 miles away from the Spirit of the Suwannee Music Park & Campground
- Less than 1 Mile from Downtown Live Oak and 3.5 Miles off of I-10
- 8 public schools located within a 2-mile radius, educating over 4,500 students

MAP



DEMOGRAPHICS

Population	10-Minute Drive	20-Minute Drive	30-Minute Drive
2030 Projection	11,943	29,792	71,581
2025 Estimate	11,508	28,556	68,898
% Growth	*3.8%*	*4.3%*	*3.9%*
Household Income			
Average	$78,064	$81,566	$77,913
Median	$59,022	$61,805	$60,533

*Source: ESRI

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MARKET HIGHLIGHTS

Ample Annual Events

- Ample Annual Events such as Civil War Reenactments
- Blueberry Festival
- Christmas on the Square for 40 years with over 300 vendors
- Concerts at The Spirit of Suwannee

Community Amenities

- Historic Downtown with shops & restaurants
- Live Oak Maker's Market (LOMM)
- Suwannee River Greenway cycling
- Ample parks & natural areas
- Highly rated public schools

Population Growth

- 2025 estimated population is 48,938 with almost a 3% increase in the last year
- Since 2010, Population has grown over 15%
- Ample job creation: The catalyst site project adds 1,040 jobs in high-demand field like manufacturing and distribution
- Cost of living is 11.1 % lower than the US average

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MARKET HIGHLIGHTS

Live Oak, Florida is centrally located in Suwannee County, home to 45,137 residents with 2.5% projected growth over five years. Positioned between Jacksonville and Tallahassee and just 80 miles from each, the city offers strong regional connectivity via I-10 and quick access to the I-10/I-75 interchange. With a cost of living at 81.6% of the national average and a median home value of $184,178, less than half the Florida median—residents enjoy strong affordability. Suwannee County's 76% homeownership rate and available land continue to support steady population growth and a stable customer base.

Spirit of The Suwannee Music Park & Campground

- 800-acre camping, recreation and concert venue, hosting up to 25,000 people
- Hosts over dozens of events and festivals each year
- Located 9 Miles away from South Oaks Square

Suwannee River State Park

- The Suwannee River stretches over 246 miles, from southern Georgia to the Gulf of America perfect for boating / kayaking
- Offers a variety of trails and challenges for cyclists with a hub to the Great Florida Birding & Wildlife Trail
- Large rental options from campgrounds, cabins and paddling.

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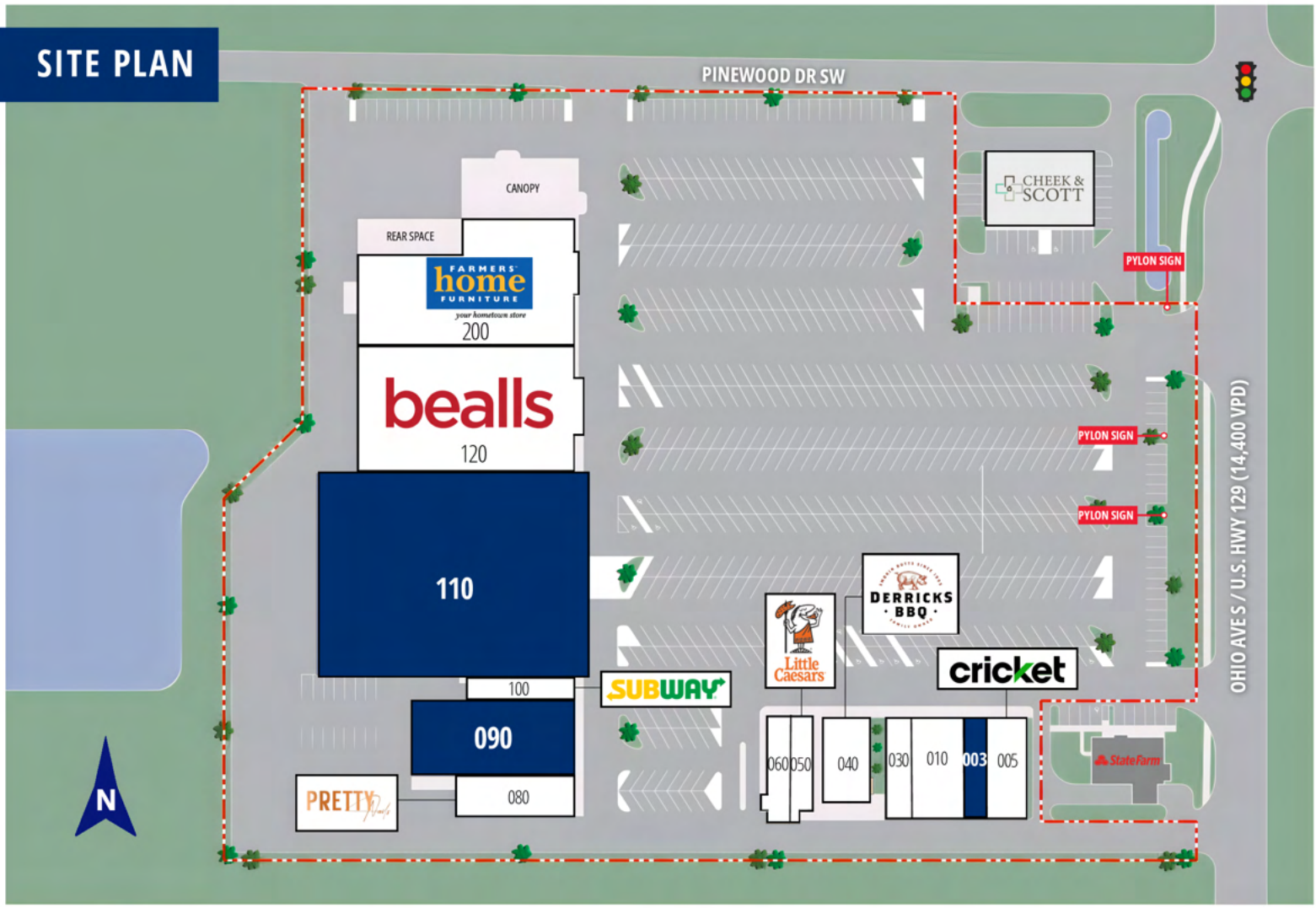
SITE PLAN



SUITE	TENANT	SF
200	Farmers Home Furniture	17,500
120	Bealls	20,159
110	**AVAILABLE**	**36,464**
100	Subway	1,840
090	**AVAILABLE**	**8,375**
080	Pretty Nails & Tanning	2,942
060	Smoke Shop	1,551

SUITE	TENANT	SF
050	Little Caesars	1,660
040	Derrick's BBQ	2,625
030	China Town	1,530
010	Sakura	3,440
003	**AVAILABLE**	**1,508**
005	Cricket Wireless	3,222

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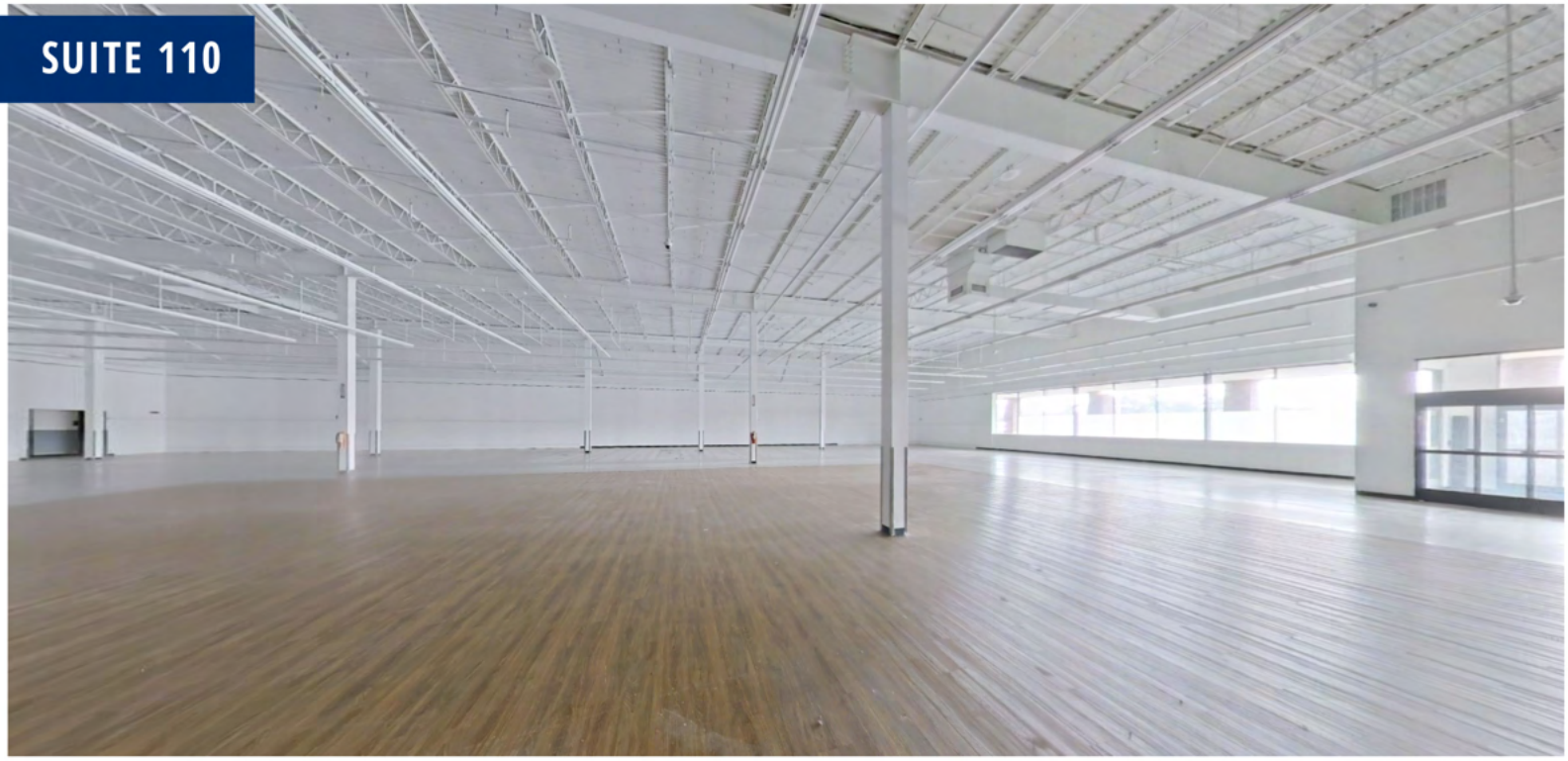
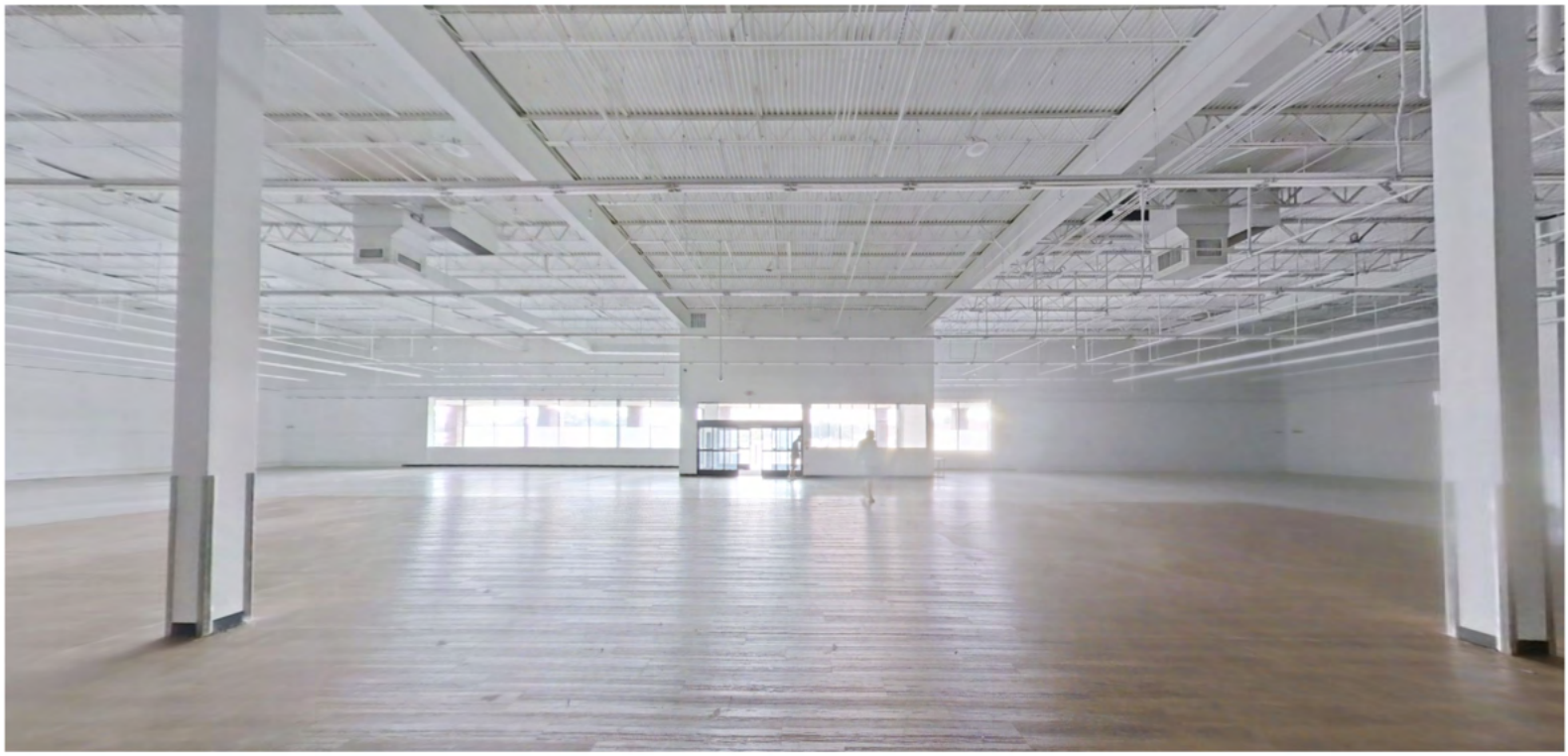
SUITE 110





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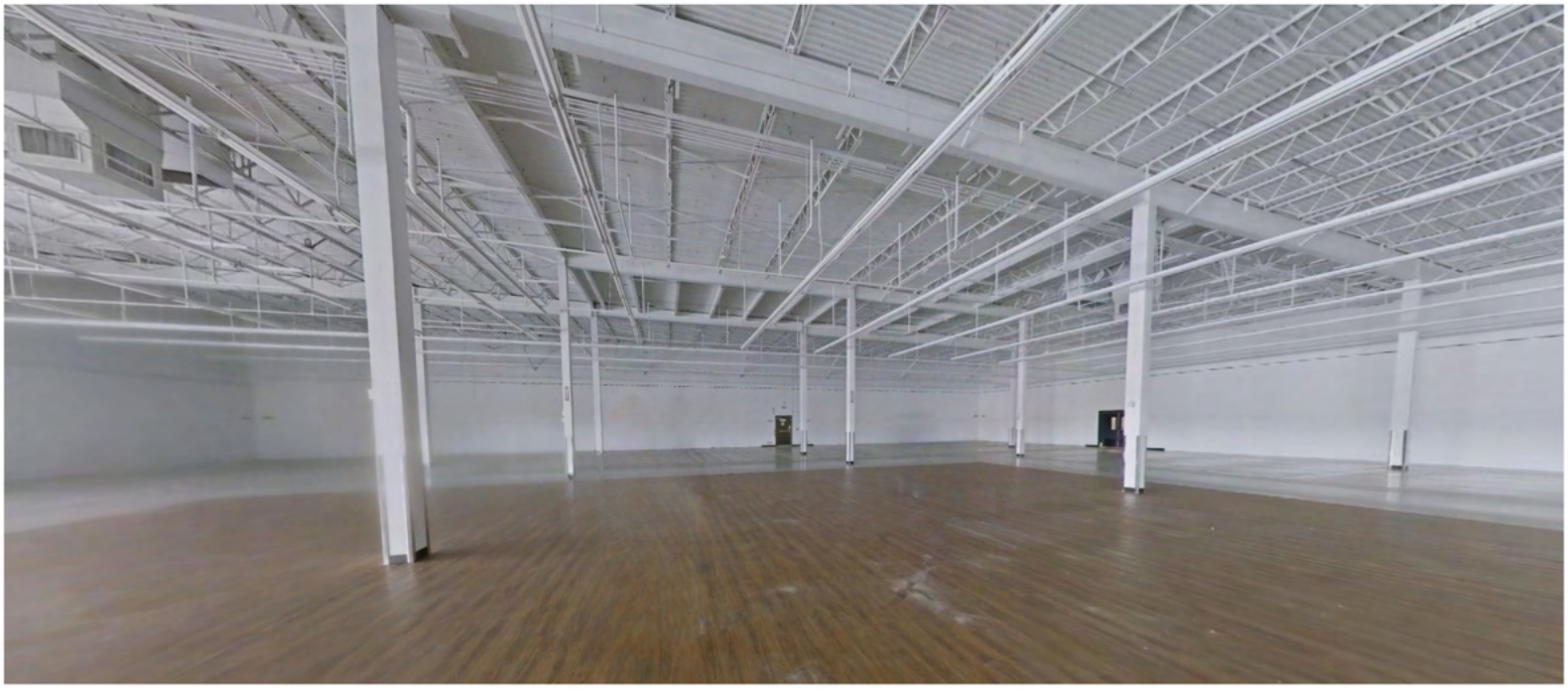

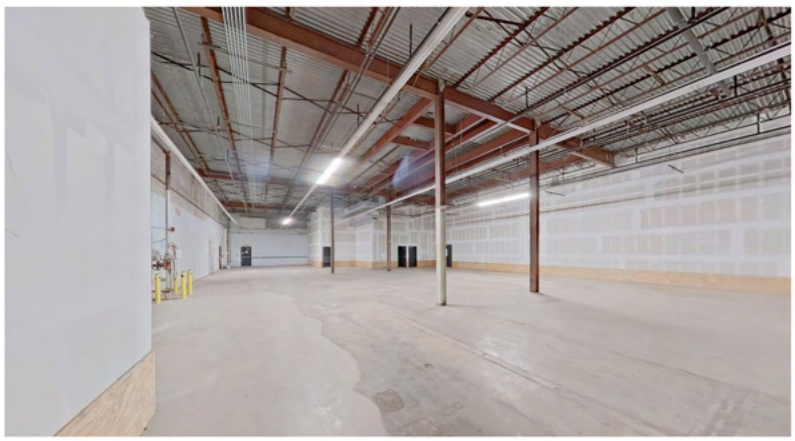

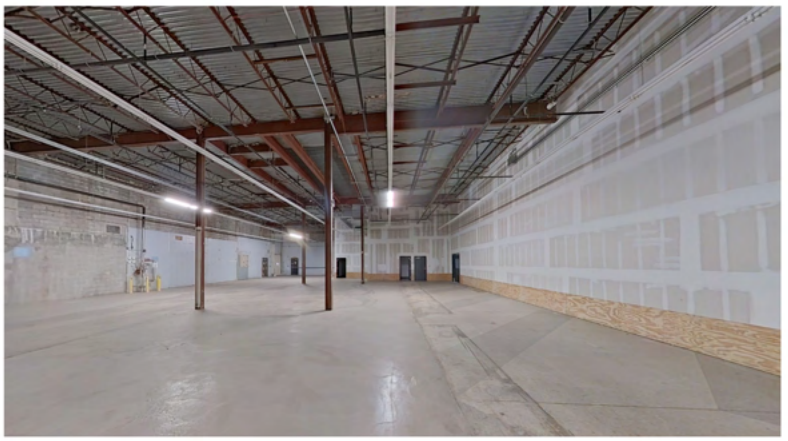

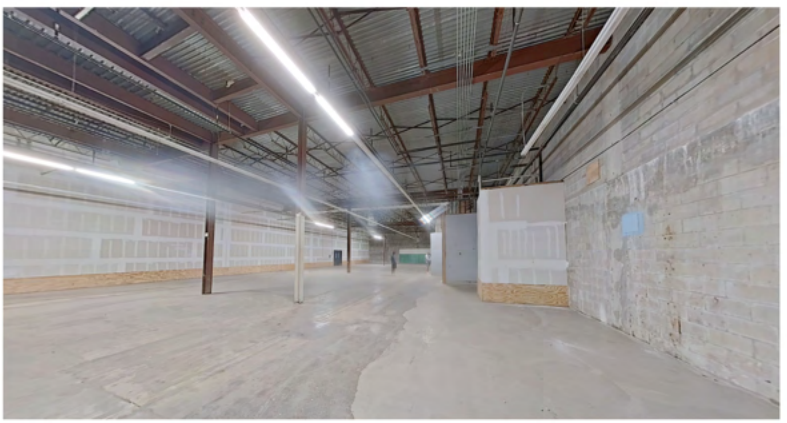

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SUITE 090

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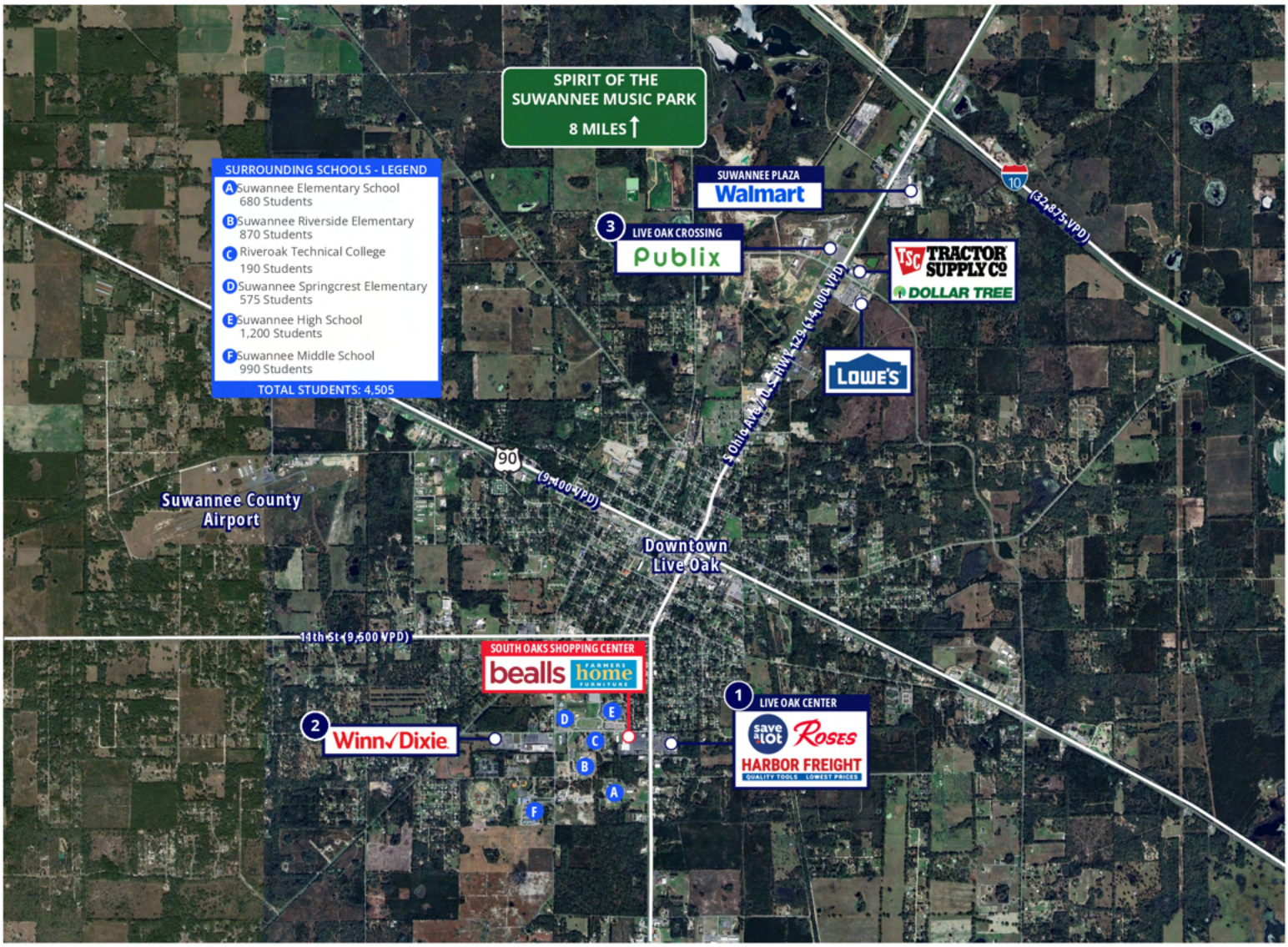

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