

INVESTMENT OPPORTUNITY

314 S Palmetto Ave. Green Cove Springs, FL 32043



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PROPERTY OVERVIEW

314 S Palmetto Ave. Green Cove Springs, FL 32043

- Office: 968 SqFt
- Buildout: Lobby/Reception, 2 Offices, 1 Full Bath, Open Area
- Lot Size: .28 acres
- Zoning: Mixed-Use
- Lease Rate: \$16/SqFt | \$5/SqFt NNN

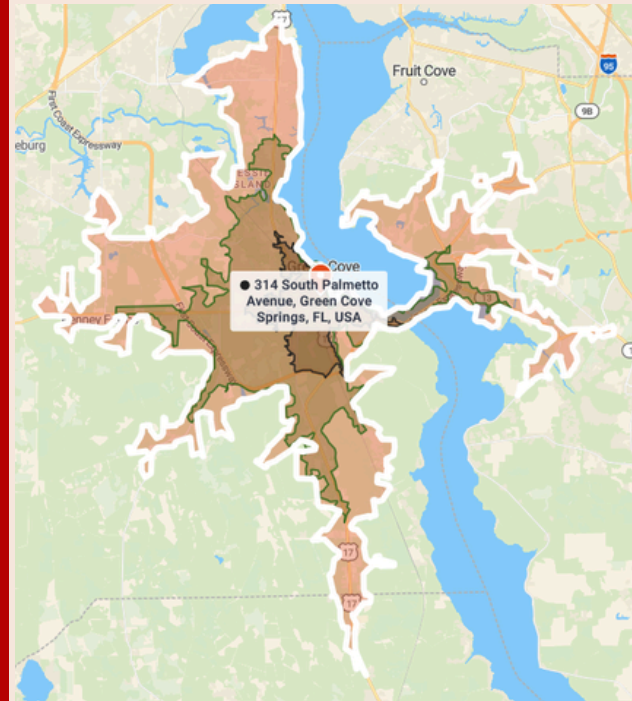


Position your business in one of Clay County's fastest-growing markets with this 968± SF mixed-use commercial space available for lease at 314 S Palmetto Ave. The well-designed layout features a welcoming front lobby/reception area, two private offices, a full bathroom, kitchenette, and an open flex space that can be adapted to meet a variety of business needs. Located just off Orange Avenue, one of Green Cove Springs' primary commercial corridors, the property provides convenient access to downtown Green Cove Springs, government offices, local businesses, and surrounding residential communities.

The area continues to experience substantial growth driven by new residential development throughout Clay County and improved regional connectivity from the expanding First Coast Expressway, which is enhancing access between Clay, Duval, and St. Johns counties. As the population and business base continue to grow, demand for local services, professional offices, and neighborhood-serving retail remains strong. The property's mixed-use zoning allows for a variety of permitted uses, making it an excellent opportunity for office, retail, professional services, and other commercial users seeking a strategic location in a rapidly expanding market. Offered at \$16.00/SF base rent plus \$5.00/SF NNN. Available August 1st.

BENCHMARK DEMOGRAPHICS

314 S Palmetto Ave, Green Cove Springs, Florida, 32043



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Clay County	Jacksonville, FL Metropolitan Statistical Area	Florida	
AGE SEGMENTS							
0 - 4	4.92%	5.43%	5.20%	5.41%	5.44%	4.69%	5.39%
5 - 9	4.70%	5.63%	5.80%	5.86%	5.86%	5.03%	5.75%
10 - 14	5.47%	6.03%	6.41%	6.46%	6.04%	5.34%	5.98%
15 - 19	6.07%	5.90%	6.34%	6.73%	6.22%	5.84%	6.47%
20 - 34	18.98%	16.43%	16.46%	18.22%	19.22%	18.43%	20.33%
35 - 54	23.07%	24.17%	25.37%	25.78%	25.63%	24.41%	25.20%
55 - 74	27.84%	26.67%	24.38%	23.55%	23.50%	25.55%	22.82%
75+	8.98%	9.75%	9.98%	8.06%	8.09%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	10.4%	6.2%	4.7%	4.9%	8.1%	8.0%	8.3%
\$15,000-\$24,999	8.4%	6.4%	4.8%	4.5%	5.0%	5.8%	5.9%
\$25,000-\$34,999	9.6%	6.1%	5.6%	6.1%	5.8%	6.7%	6.3%
\$35,000-\$49,999	16.1%	13.2%	9.8%	9.8%	9.8%	10.5%	9.8%
\$50,000-\$74,999	17.1%	17.7%	15.8%	16.2%	16.5%	16.9%	15.6%
\$75,000-\$99,999	13.4%	14.8%	15.5%	14.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	11.3%	17.1%	18.9%	21.2%	19.6%	18.4%	17.8%
\$150,000-\$199,999	7.6%	9.7%	11.3%	11.8%	9.3%	8.7%	9.8%
\$200,000+	6.2%	8.9%	13.6%	10.8%	13.0%	12.1%	14.0%
KEY FACTS							
Population	6,748	17,709	35,940	235,762	1,764,628	23,027,836	339,887,819
Daytime Population	8,578	17,574	34,839	191,794	1,765,462	22,846,618	338,218,372
Employees	3,166	8,239	16,279	112,165	841,514	10,832,721	167,630,539
Households	2,710	6,919	14,020	87,222	699,626	9,263,074	132,422,916
Average HH Size	2.31	2.48	2.50	2.67	2.47	2.43	2.50
Median Age	43.1	43.3	42.5	40.7	40.4	43.6	39.6
HOUSING FACTS							
Median Home Value	197,052	391,628	406,687	355,969	395,594	416,969	370,578
Owner Occupied %	58.2%	75.1%	75.0%	76.7%	66.7%	67.2%	64.2%
Renter Occupied %	41.8%	24.9%	25.0%	23.3%	33.3%	32.8%	35.8%
Total Housing Units	2,941	7,567	15,149	93,362	767,323	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$55,868	\$75,558	\$88,205	\$87,689	\$82,649	\$78,205	\$81,624
Per Capita Income	\$31,520	\$37,629	\$44,310	\$40,331	\$45,252	\$44,891	\$45,360
Median Net Worth	\$120,138	\$268,462	\$333,821	\$310,806	\$249,654	\$253,219	\$228,144