

PRIME 2.02-ACRE CORNER LOT IN EAST PALATKA  
138,140,142 SR 207 & 106 E McCormick | \$1,375,000

Palatka 



Courtney Smith  
(786) 587-8702  
Courtney@welchteam.com

Ryan Cleary  
(352) 270-4132  
Ryan@welchteam.com

Scan to view online



301 Kingsley Lake Dr. Suite #502 St. Augustine, FL 32092  
904-712-3304 | Commercial@welchteam.com

## LOCATION DESCRIPTION

138,140,142 SR 207 & 106 E McCormick

- Acres: 2.02
- AADT: 19,600
- Zoned: C-3 (General Commercial)



The purpose of the C-3 zoning district is to provide a general commercial zoning district for a mixture of light and medium intensity commercial uses that require immediate access to major and minor arterial roadways in the rural center, urban reserve, urban service and commercial future land use categories shown on the Putnam County Future Land Use Map.

## PROPERTY OVERVIEW

138,140,142 SR 207 & 106 E McCormick



Prime 2.01-acre commercial development opportunity located across 138, 140, 142 State Road 207 and 106 E McCormick Rd in East Palatka, offering strong frontage and visibility along the State Road 207 corridor with approximately 19,600 AADT. Strategically positioned with direct access to US-17 and convenient connectivity to St. Augustine and I-95, this site captures both commuter and recreational traffic flowing between inland Putnam County and the coast. Zoned C-3 (General Commercial), the property allows for a wide range of light to medium intensity commercial uses requiring immediate access to major roadways, including gas stations, convenience stores, retail, banks, service-based businesses, and equipment rental. Located just minutes from the St. Johns River and nearby marinas, the site supports boat sales, marine services, rentals, and boat/RV storage, driven by the area's active boating community. With limited commercial land available near river access and increasing growth along the SR 207 corridor, this offering presents a compelling opportunity for developers and investors targeting marine, retail, and service-oriented commercial uses in Northeast Florida.

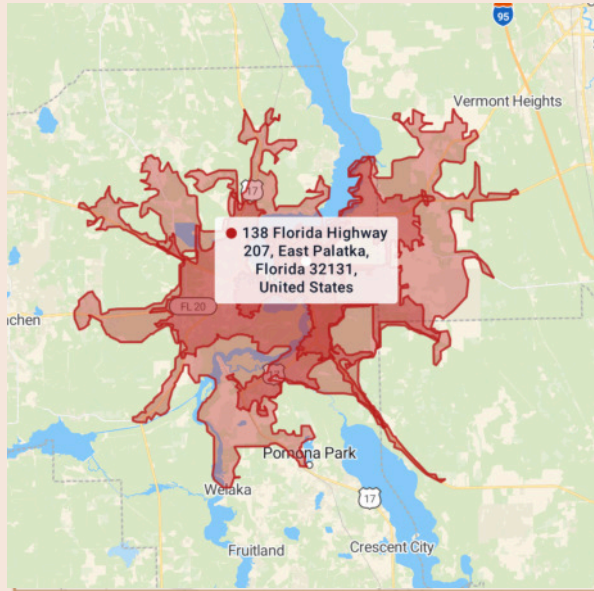
SURROUNDING AREAS  
138,140,142 SR 207 & 106 E McCormick



# BENCHMARK DEMOGRAPHICS

138 State Road 207, East Palatka, Florida, 32131

Drive time of 5 mins, 10 mins, & 15 mins



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 Putnam County	CBSAs Palatka, FL Micropolitan Statistical Area	States Florida	USA	
<b>AGE SEGMENTS</b>								
0 - 4	5.22%	5.49%	5.49%	5.16%	5.16%	4.69%	5.39%	
5 - 9	5.11%	5.27%	5.40%	5.28%	5.28%	5.03%	5.75%	
10 - 14	5.27%	6.27%	6.30%	5.71%	5.71%	5.34%	5.98%	
15 - 19	4.40%	6.15%	6.11%	5.62%	5.62%	5.84%	6.47%	
20 - 34	15.63%	16.74%	17.15%	15.74%	15.74%	18.43%	20.33%	
35 - 54	22.53%	22.15%	22.23%	21.83%	21.83%	24.41%	25.20%	
55 - 74	29.77%	27.93%	27.12%	29.50%	29.50%	25.55%	22.82%	
75+	11.98%	10.01%	10.22%	11.18%	11.18%	10.74%	8.05%	
<b>HOUSEHOLD INCOME</b>								
<\$15,000	11.8%	15.6%	14.2%	12.1%	12.1%	8.0%	8.3%	
\$15,000-\$24,999	6.1%	7.5%	9.1%	7.9%	7.9%	5.8%	5.9%	
\$25,000-\$34,999	8.5%	8.2%	8.8%	9.5%	9.5%	6.7%	6.3%	
\$35,000-\$49,999	9.7%	14.6%	14.0%	15.0%	15.0%	10.5%	9.8%	
\$50,000-\$74,999	15.2%	19.1%	19.5%	21.1%	21.1%	16.9%	15.6%	
\$75,000-\$99,999	10.4%	13.5%	13.9%	12.5%	12.5%	12.9%	12.5%	
\$100,000-\$149,999	9.2%	9.5%	9.8%	12.1%	12.1%	18.4%	17.8%	
\$150,000-\$199,999	6.4%	3.2%	3.9%	3.8%	3.8%	8.7%	9.8%	
\$200,000+	22.5%	8.8%	6.7%	6.0%	6.0%	12.1%	14.0%	
<b>KEY FACTS</b>								
Population	1,954	13,996	28,096	75,554	75,554	23,027,836	339,887,819	
Daytime Population	3,149	15,151	30,299	69,323	69,323	22,846,618	338,218,372	
Employees	871	5,067	10,323	26,877	26,877	10,832,721	167,630,539	
Households	781	5,460	11,299	31,145	31,145	9,263,074	132,422,916	
Average HH Size	2.42	2.48	2.40	2.39	2.39	2.43	2.50	
Median Age	47.3	44.4	43.7	46.6	46.6	43.6	39.6	
<b>HOUSING FACTS</b>								
Median Home Value	269,149	192,308	196,154	201,542	201,542	416,969	370,578	
Owner Occupied %	80.0%	68.0%	67.9%	76.8%	76.8%	67.2%	64.2%	
Renter Occupied %	20.0%	32.0%	32.1%	23.3%	23.3%	32.8%	35.8%	
Total Housing Units	909	6,369	12,974	37,561	37,561	10,635,372	146,800,552	
<b>INCOME FACTS</b>								
Median HH Income	\$72,141	\$53,621	\$53,181	\$54,510	\$54,510	\$78,205	\$81,624	
Per Capita Income	\$50,033	\$32,354	\$30,695	\$31,243	\$31,243	\$44,891	\$45,360	
Median Net Worth	\$351,038	\$161,929	\$152,601	\$195,429	\$195,429	\$253,219	\$228,144	

# LOCATION OVERVIEW

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