



# PROPERTY FOR SALE

## CRESCENT CITY BANK BRANCH

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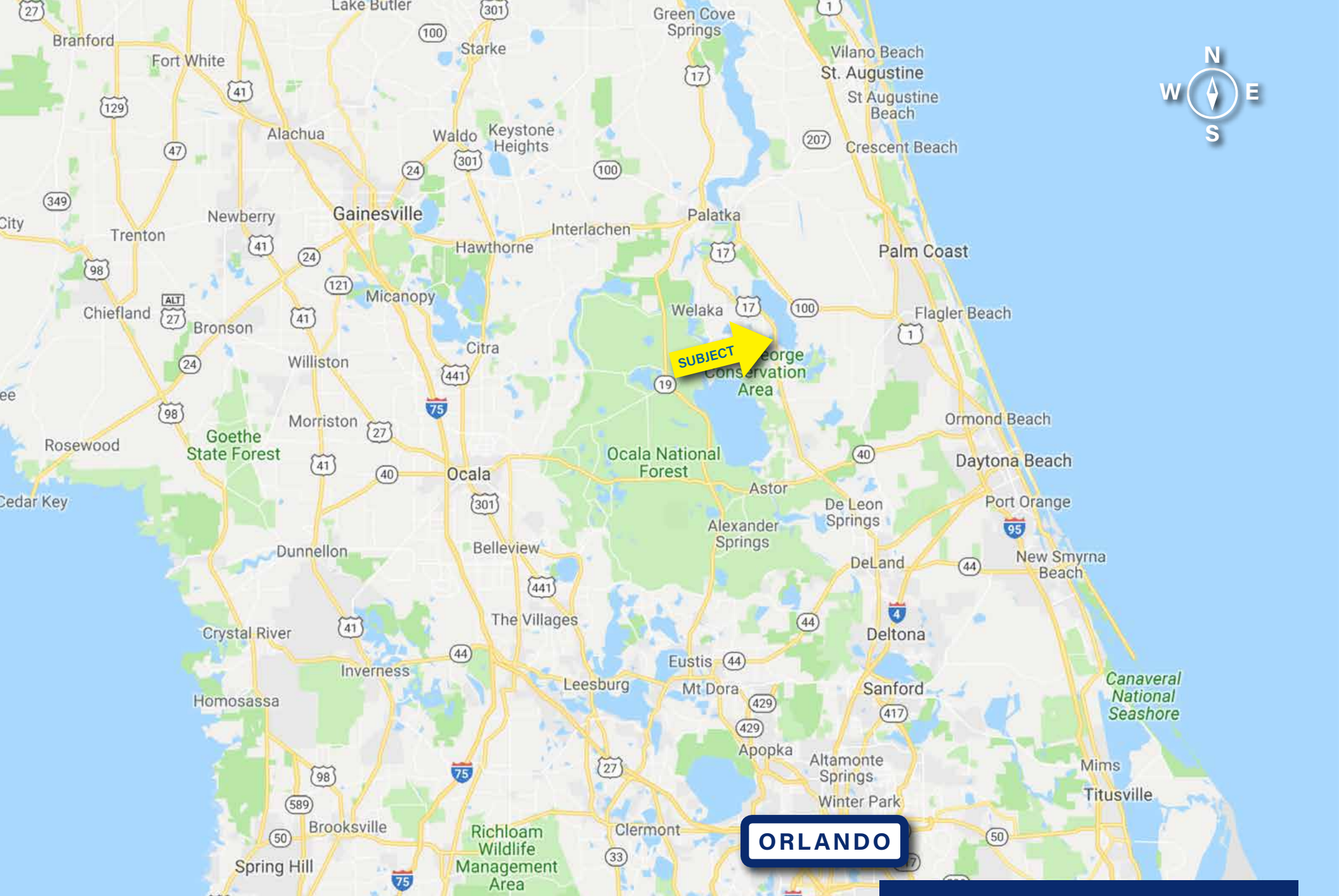


## EXECUTIVE SUMMARY

# 913 N SUMMIT CRESCENT CITY, FL 32112

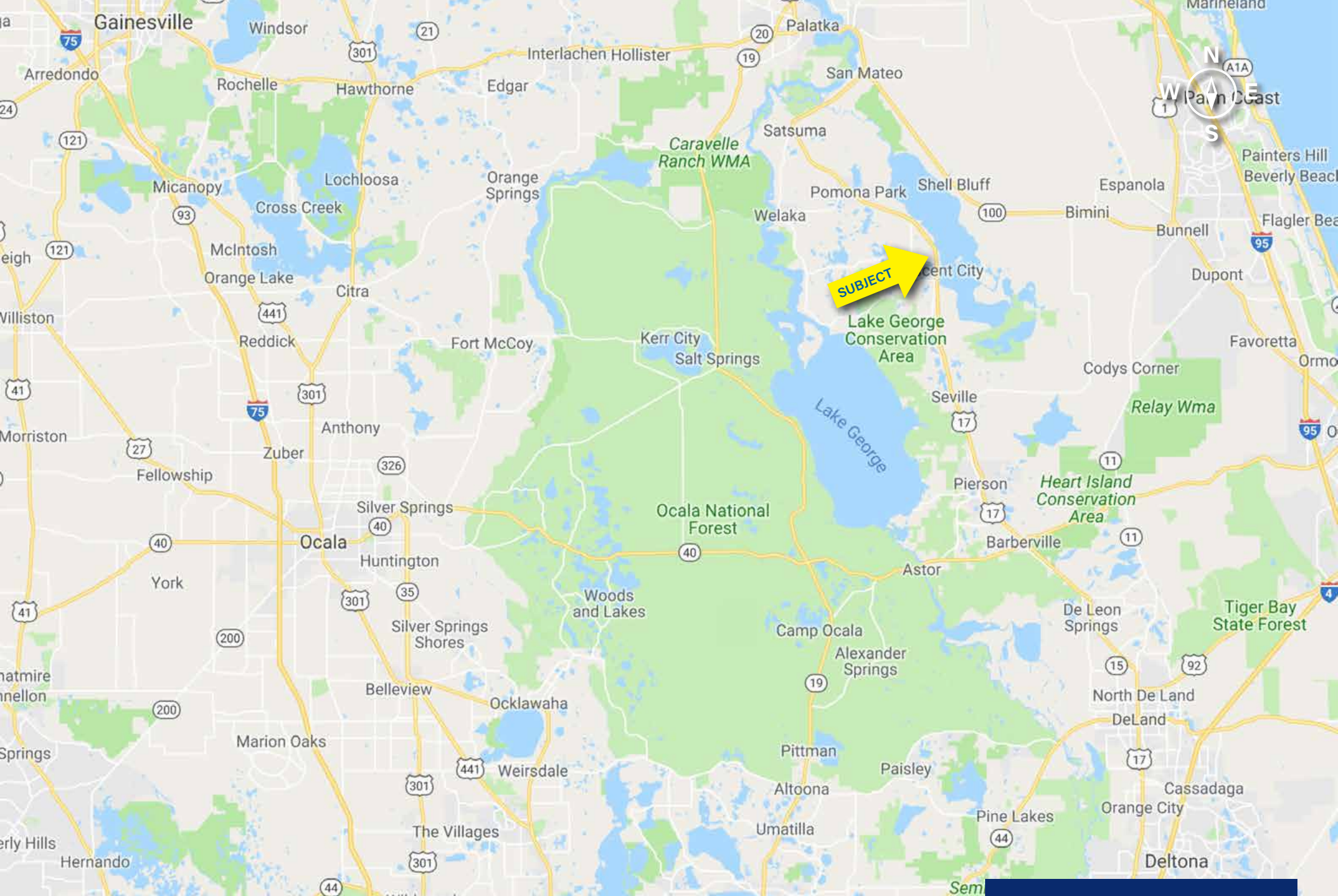
The subject property is currently built out as a bank branch with attached drive thru lanes. The zoning allows for a wide range of commercial uses. The property is located along US Highway 17 on the west side of Crescent Lake.

<b>Site Address:</b>	913 N Summit, Crescent City, FL 32112
<b>County:</b>	Putnam
<b>PIN (Property Identification Number):</b>	19-12-28-3350-0430-0010
<b>Land Size:</b>	0.90 +/- Acres
<b>Building Size:</b>	1,347 +/- SF
<b>Year Built:</b>	1975
<b>Property Use:</b>	Financial Institution
<b>Utilities:</b>	Water & Sewer - City of Crescent beach
<b>Zoning:</b>	GC-1 - City of Crescent Beach
<b>Taxes:</b>	\$4,244.09 [2018]
<b>Traffic Count:</b>	8,000 cars/day on US 17
<b>Asking Price:</b>	\$150,000



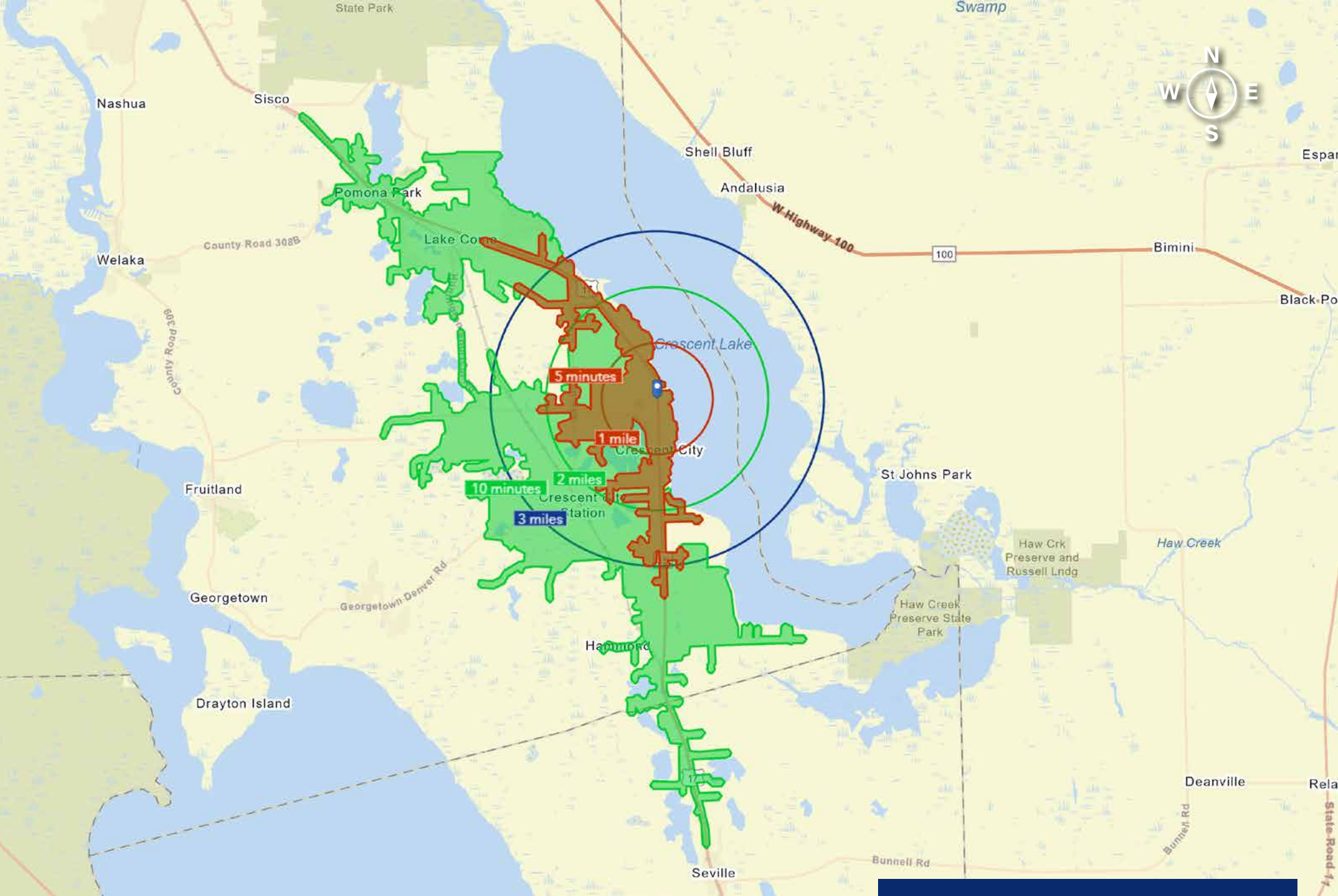
Located in Putnam County, FL.

## REGIONAL LOCATION



The subject is located along US 17 in Crescent City, FL, east of Ocala National Forest.

## LOCATION MAP



1, 2, 3 mile radius  
5, 10 minute drive time

**DEMOGRAPHICS MAP**

# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Putnam	FL	US
Population	1,253	2,214	2,984	1,988	6,580	78,829	21,239,528	332,417,793
Households	510	883	1,131	784	2,405	30,900	8,299,404	125,168,557
Families	301	531	691	473	1,536	20,557	5,366,533	82,295,074
Average Household Size	2.39	2.41	2.56	2.45	2.69	2.51	2.51	2.59
Owner Occupied Housing Units	275	493	655	440	1,639	21,629	5,375,035	79,459,278
Renter Occupied Housing Units	235	390	476	344	766	9,271	2,924,369	45,709,279
Median Age	42.2	41.9	41.5	41.8	43.2	45.2	42.5	38.5
<b><i>Income</i></b>								
Median Household Income	\$27,581	\$29,149	\$29,229	\$29,011	\$32,632	\$34,110	\$54,238	\$60,548
Average Household Income	\$37,448	\$39,112	\$39,976	\$39,261	\$44,023	\$48,943	\$78,335	\$87,398
Per Capita Income	\$15,044	\$15,141	\$15,306	\$15,252	\$16,703	\$19,268	\$30,703	\$33,028
<b><i>Trends: 2015 - 2020 Annual Growth Rate</i></b>								
Population	-0.02%	0.05%	0.17%	0.08%	0.63%	0.50%	1.37%	0.77%
Households	-0.12%	-0.07%	0.04%	-0.03%	0.51%	0.44%	1.31%	0.75%
Families	-0.27%	-0.11%	-0.03%	-0.13%	0.45%	0.38%	1.26%	0.68%
Owner HHs	0.29%	0.32%	0.39%	0.36%	0.79%	0.71%	1.60%	0.92%
Median Household Income	1.28%	1.57%	1.48%	1.55%	1.26%	1.24%	2.37%	2.70%

There are 2,214 people within a 2 mile radius with a median age of 41.9.

# BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Putnam FL US

## Households by Income

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Putnam	FL	US
<\$15,000	30.40%	29.30%	28.20%	29.10%	20.80%	19.90%	11.10%	10.70%
\$15,000 - \$24,999	12.70%	11.30%	12.20%	11.60%	13.40%	15.60%	10.10%	9.00%
\$25,000 - \$34,999	20.00%	18.60%	18.80%	18.90%	19.20%	15.60%	10.10%	8.90%
\$35,000 - \$49,999	17.50%	18.60%	18.50%	18.40%	19.40%	17.30%	14.40%	12.40%
\$50,000 - \$74,999	9.60%	11.70%	11.40%	11.40%	14.10%	13.70%	18.50%	17.50%
\$75,000 - \$99,999	3.30%	3.50%	3.40%	3.40%	3.60%	5.80%	12.30%	12.60%
\$100,000 - \$149,999	4.70%	5.20%	5.70%	5.40%	7.40%	8.00%	12.80%	15.10%
\$150,000 - \$199,999	0.80%	1.10%	1.10%	1.00%	1.30%	3.10%	5.00%	6.50%
\$200,000+	0.80%	0.70%	0.80%	0.80%	0.70%	1.00%	5.70%	7.30%

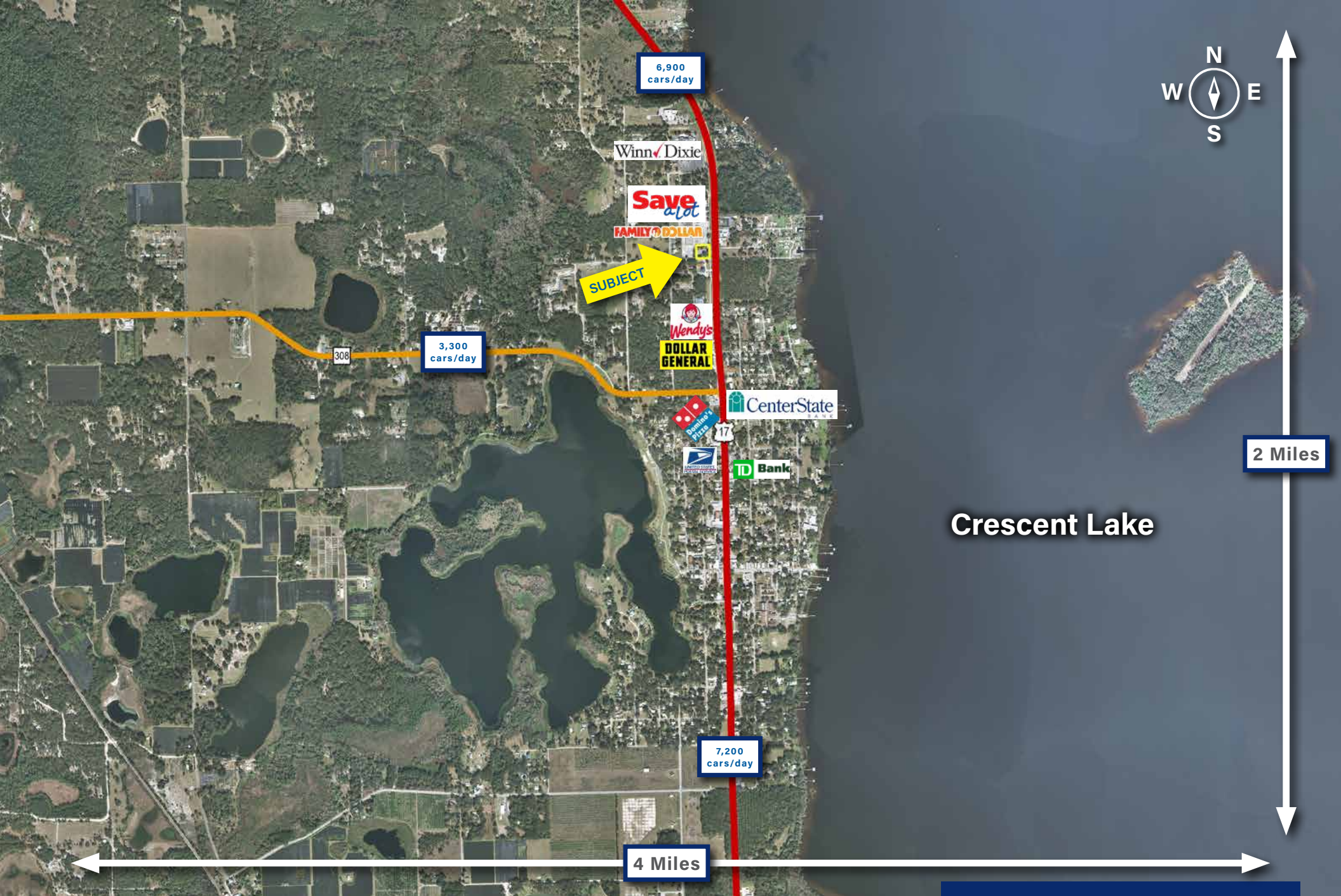
## Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Putnam	FL	US
0 - 4	6.90%	6.70%	6.80%	6.80%	6.60%	5.70%	5.20%	6.00%
5 - 9	6.50%	6.40%	6.60%	6.50%	6.50%	5.80%	5.40%	6.10%
10 - 14	6.00%	6.10%	6.20%	6.10%	6.30%	5.80%	5.60%	6.30%
15 - 19	5.40%	5.50%	5.50%	5.50%	5.40%	5.30%	5.60%	6.30%
20 - 24	5.70%	5.70%	5.70%	5.70%	5.20%	5.10%	6.10%	6.70%
25 - 34	12.30%	12.30%	12.30%	12.30%	11.50%	11.70%	13.30%	14.00%
35 - 44	9.60%	10.10%	10.00%	10.00%	10.20%	10.30%	11.70%	12.60%
45 - 54	10.10%	9.90%	9.90%	10.00%	9.80%	11.60%	12.50%	12.50%
55 - 64	12.90%	13.40%	13.30%	13.30%	14.00%	15.70%	13.70%	13.10%
65 - 74	13.50%	12.90%	13.00%	13.00%	13.80%	13.60%	11.70%	9.70%
75 - 84	7.40%	7.20%	7.10%	7.20%	7.70%	7.00%	6.50%	4.70%
85+	3.70%	3.80%	3.50%	3.70%	2.90%	2.30%	2.80%	2.00%

## Race and Ethnicity

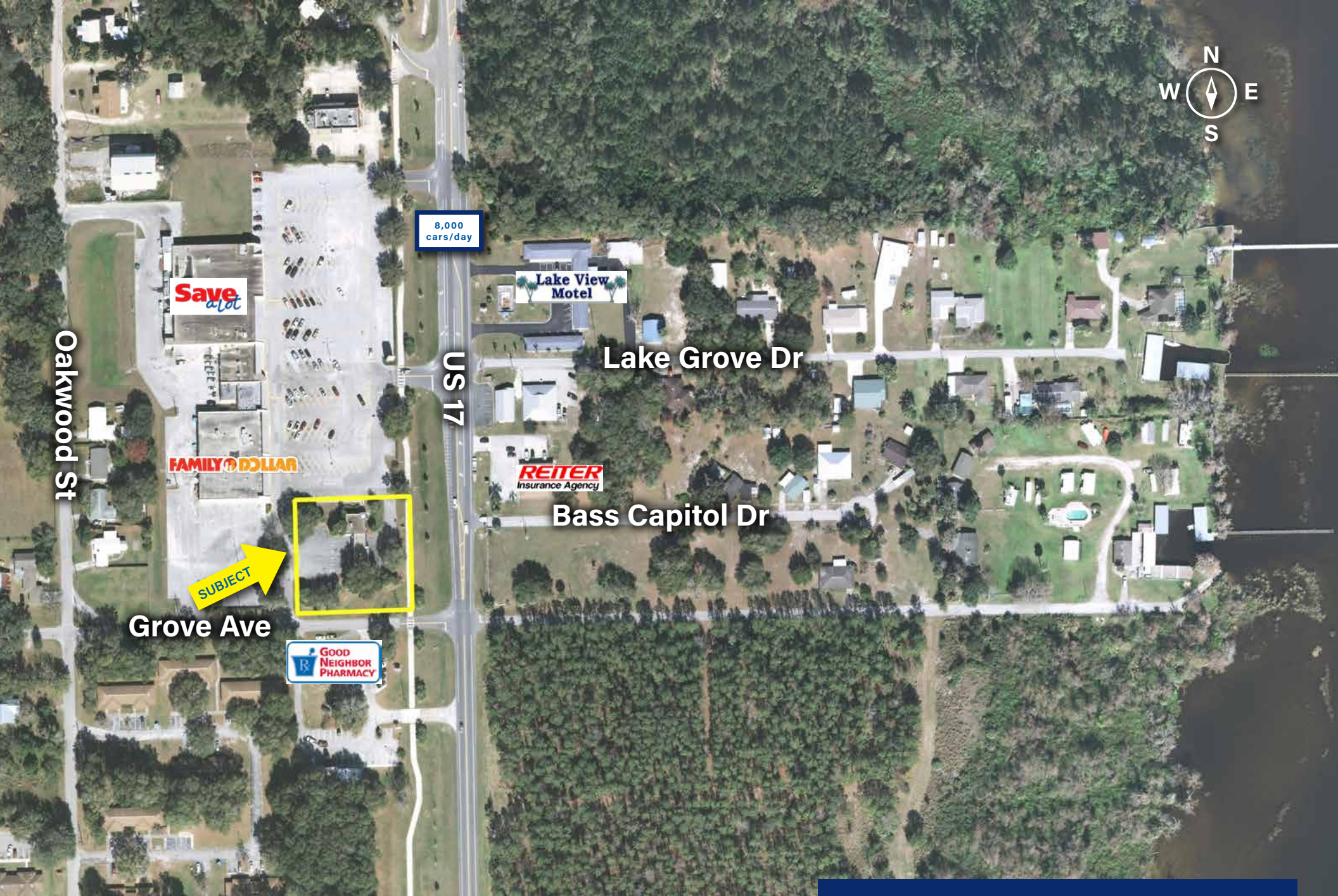
	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Putnam	FL	US
White Alone	55.70%	56.50%	55.80%	55.50%	63.30%	76.30%	72.70%	69.60%
Black Alone	26.60%	24.80%	23.80%	25.40%	14.50%	16.00%	16.50%	12.90%
American Indian Alone	0.60%	0.60%	0.60%	0.60%	0.60%	0.60%	0.40%	1.00%
Asian Alone	0.40%	0.50%	0.90%	0.80%	1.30%	0.60%	2.90%	5.80%
Pacific Islander Alone	1.30%	1.40%	1.20%	1.40%	0.50%	0.10%	0.10%	0.20%
Some Other Race Alone	12.50%	13.40%	14.90%	13.60%	17.50%	4.30%	4.50%	7.00%
Two or More Races	3.00%	2.80%	2.70%	2.80%	2.20%	2.10%	3.10%	3.50%
Hispanic Origin (Any Race)	26.70%	28.10%	30.20%	28.20%	32.60%	10.70%	26.60%	18.60%





Situated along the US 17 commercial corridor.

**TRADE AREA MAP**



The subject is an outparcel of Family Dollar and Save a Lot.

**NEIGHBORHOOD AERIAL**



The subject is accessible from US 17 and Grove Ave.

**SITE AERIAL**

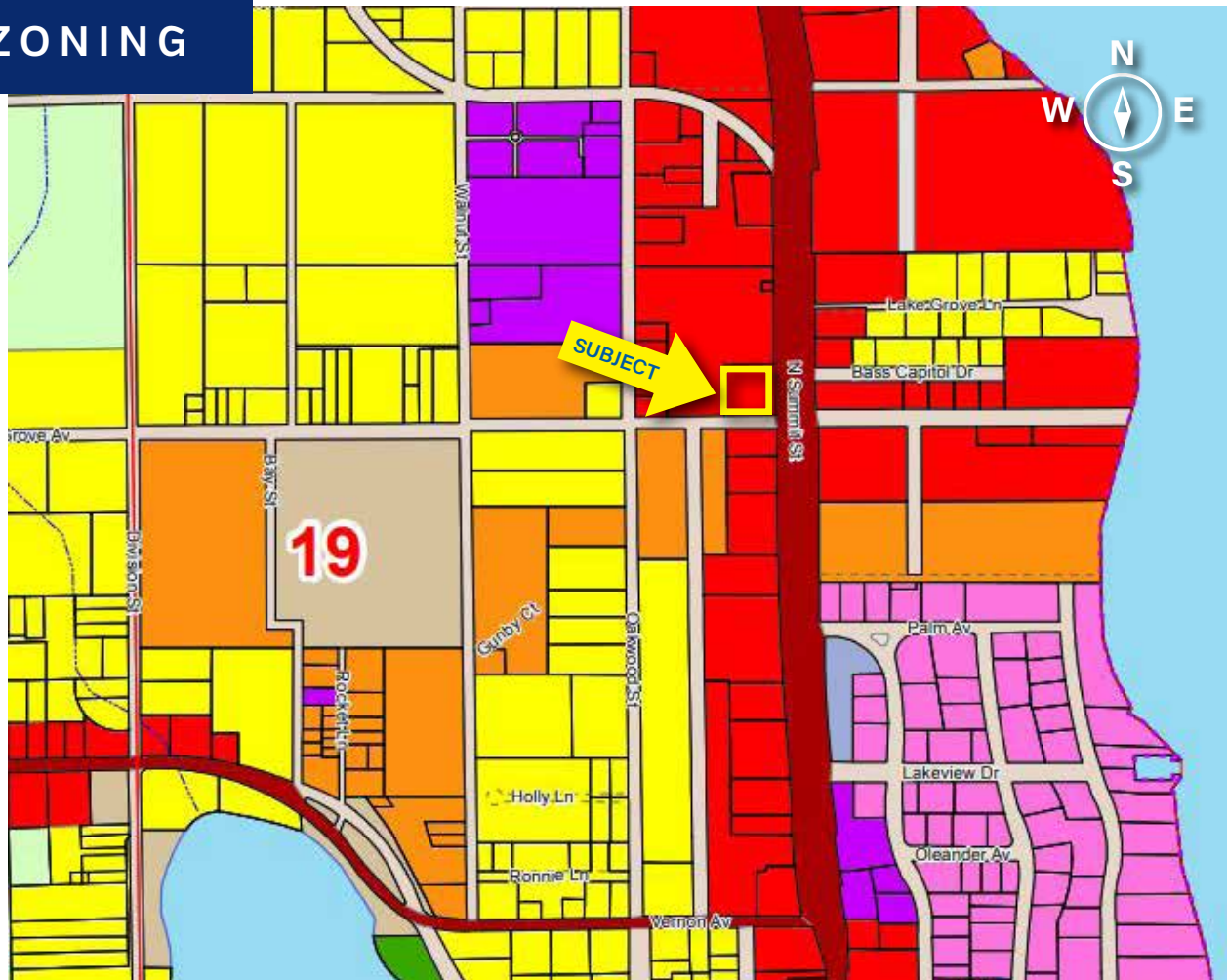
Drive thru lanes connected to the main bank building









# ZONING



## General Commercial (GC-1)

Most commercial and retail uses are permitted in the General Commercial zoning by the City of Crescent Beach. A description of uses can be provided upon contact to the real estate advisor.

-  GC-1
-  PF-1
-  SR-1
-  MR-1

-  SR-1A
-  AG



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