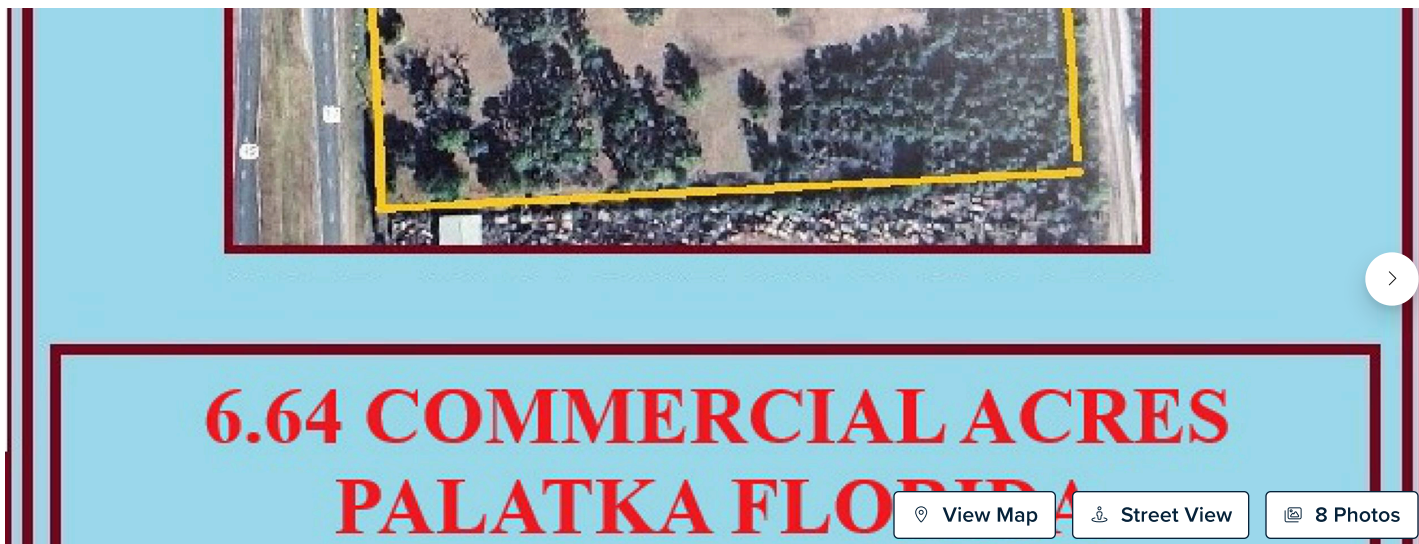


## 462 U.S. 17, Palatka, FL 32177



**\$1,600,000** | 9 days on market | Updated 0 days ago

6.64 ACES COMMERCIAL FOR SALE IN PALATKA FL

### Details

Property Type	Industrial, Land	Sub Type	Commercial, Industrial
Tenancy	Vacant	Lease Type	NNN
Acreage	6.640	Zoning	C2
Tenant Credit	Credit Rated	Ground Lease	No
Sale Condition	N/A		

### APPROX 400 FT US HWY 17 FRONTAGE !

#### Marketing description

#### FOR SALE OR LEASE

Located Directly On Highly Desirable US Hwy 17, With Almost 400 ft Of Frontage !

Located In Putnum County, Just North Of The City Of Palatka, Florida.

Zoned C2, Commercial Zoning With 100's Of Allowable Uses. Putnam County does NOT require County Business License

Stand Alone Property .... NO CAMS

Legal Driveway Directly Off US Hwy 17 . . . Electrical Power At Property Line

Artesian Well In Addition To A Potentially Salvageable 5,200 sq ft Building Building is not available for Tenant usage without extensive repairs at Tenant expense.

US Highway 17 Travels From The Eastern Side Of Orlando Area To The Georgia Boarder, Then Beyond. Additionally, State Highway 19, From Western Orlando Area travels North and Connects With US Highway 17 Just South Of This Property. This Property Takes Advantage Of The Enhanced Traffic Created By The Joining Of These Two Heavily Traveled Highways. The 2024 FDOT Traffic County Was 14,300 Units Daily.

The Property Includes A Legal Driveway Directly Onto US Highway 17, And Nearly 400 Ft Of Direct US Highway 17 Frontage! There are North and South Hwy crossovers very close to the driveway.

The Property Is Approximately 70% Cleared Of Trees. It Is Virtually Flat, Dry And Ready For Development. Landlord will remove the rest of the trees at Tenant request upon execution of a Lease Agreement.

**FOR SALE OR LEASE BY OWNER**

**LEASE — \$8950 MTH NNN**

**FOR SALE --- \$1,600,000**

**Investment highlights**

**FOR SALE OR LEASE**

**Located Directly On Highly Desirable US Hwy 17, With Almost 400 ft Of Frontage !**

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[Putnam County C2 Uses \(https://hdtrucksandequipmentsales.com/wp-content/uploads/2025/11/putnam-county-c2-uses.pdf\)](https://hdtrucksandequipmentsales.com/wp-content/uploads/2025/11/putnam-county-c2-uses.pdf)Download  
(https://hdtrucksandequipmentsales.com/wp-content/uploads/2025/11/putnam-county-c2-uses.pdf)

**DOWNLOAD ALLOWABLE USES NOW !**

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**FOR SALE OR LEASE BY OWNER**

**FOR LEASE — \$8950 MTH NNN**

**FOR SALE -- \$1,600,000**

**Listing Contacts**

dave mccormack PRO 

Mccormack RE

...5444 

user@....com 

[Chat](#) [View Profile](#)

**Valuation Calculator**

Purchase Price \*

Net Operating Income \*

Loan Amount ⓘ  
**\$0.00**

Down Payment

Annual Debt Service ⓘ  
\$--  
\$--

Interest Rate \*

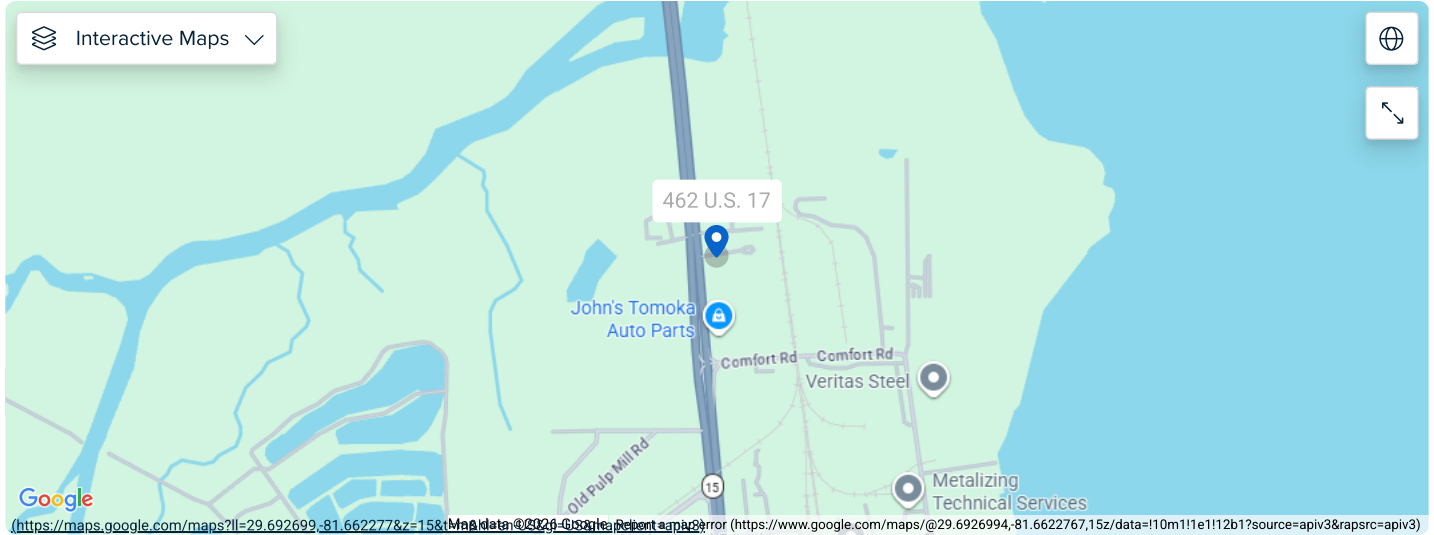
Term (years) \*

Annual Cash Flow ⓘ  
\$--  
\$--

Valuation Metrics

0 DSCR ⓘ	-- Cap Rate ⓘ	-- ROI ⓘ
-------------	------------------	-------------

Map



Climate Risk for 32177

**Flood Risk ⓘ**

**1** /10 **Minimal**  
FLOOD FACTOR

This property has a minimal Flood Factor™.

View more in-depth climate risk data on [First Street Technology, Inc](#)

**Fire Risk ⓘ**

**3** /10 **Minor**  
FIRE FACTOR

This property has a minor Fire Factor™.

View more in-depth climate risk data on [First Street Technology, Inc](#)

Property History



Event	Date	Price	% change	Price/SqFt	Sold by	Sold to
Listed for sale						
Listing removed						
Sold						
Sold						

Tax History



Year	Property Tax	Land	+	Additions	=	Assessed Value

### Demographics

To view all data,

	1 Mile	3 Miles	5 Miles
<b>Population</b> <span style="float:right">^</span>			
2024	6,542	14,918	32,053
2023	6,757	14,836	32,709
2022	6,092	15,092	32,828
2021	6,423	14,888	33,391
2020	6,675	14,971	34,333
<b>Household Income</b> <span style="float:right">^</span>			
\$100,000+			
\$75,000+			
\$50,000+			
\$25,000+			
\$10,000+			
\$0-\$9,999			
<b>Age</b> <span style="float:right">^</span>			
65+			
55-64			
45-54			
35-44			
25-34			
18-24			
<b>Employees</b> <span style="float:right">^</span>			



### Property Photos



### Similar Properties

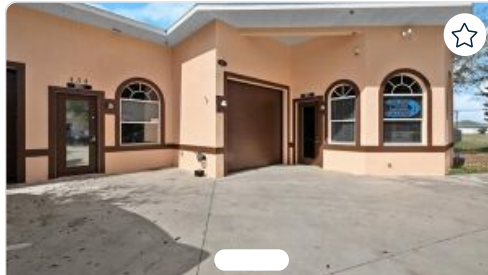
[View All](#)

Card

Table



For Sale  
**\$1,300,000**  
 0 US1  
 Industrial  
 0 US1, Bunnell, Flagler, FL 32110



For Sale  
**\$1,250,000**  
 434  
 Industrial  
 434 NE 3rd Ave, Cape Coral, Lee County, FL 33909



For Sale  
**Unpriced**  
 Industrial Property for Sale  
 Land • 5.3 acres  
 8020 S 78th St, Riverview, FL 33578

