FOR SALE OR LEASE
$975,000 OR BEST OFFER

NNN Retail Investment Group
Celebrating 25 years 1999-2024

Actual Site

VACANT
POPEYES

175 SOUTH HIGHWAY 17 | EAST PALATKA, FL 32131

VACANT

POPEYES

$975,000
PRICE

EXCLUSIVELY LISTED BY

STEVEN DAVIS
Managing Partner
AZ Lic: BR101032000
602.625.8338
steven@retail1031.com

BRIAN BROCKMAN
Broker
Lic: BK3327646
Bang Realty-Naples, Inc
513.898.1551
bor@bangrealty.com

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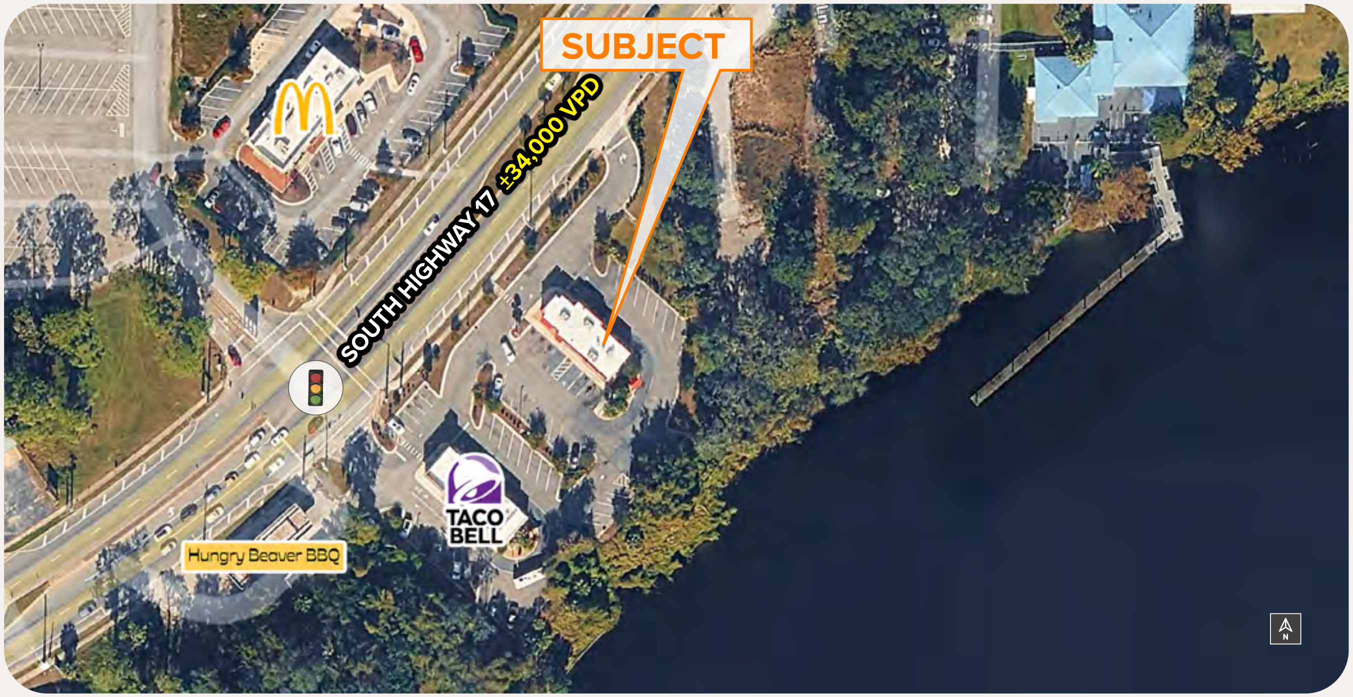
EXECUTIVE SUMMARY

ADDRESS	175 South Highway 17 East Palatka, FL 32131
BUILDING SIZE	±2,265 SF
PARCEL SIZE	±1.08 AC
YEAR BUILT	2018
PARCEL #	38-10-27-0000-0690-0000
ZONING	C3 Commercial

PROPERTY HIGHLIGHTS

- **For sale or lease**
- **Newer 2018 construction,** Easy conversion to another restaurant.
- **Excellent visibility along South Highway 17** with an estimated 34,000 vehicles per day
- **Large pylon sign** and significant street frontage
- **Nearby tenants include** Family Dollar, Hitchcock's Market, McDonald's and Taco Bell



VACANT
Popeyes

EAST PALATKA, FL

Actual Site


LOUISIANA KITCHEN
P
POPEYES
FAMILY BUNDLE!
$29.99
BISCUITS!


POPEYES
LOUISIANA KITCHEN
LOUISIANA KITCHEN
P
POPEYES
IT'S BACK!!
"THE BIG BOX"
$6.00

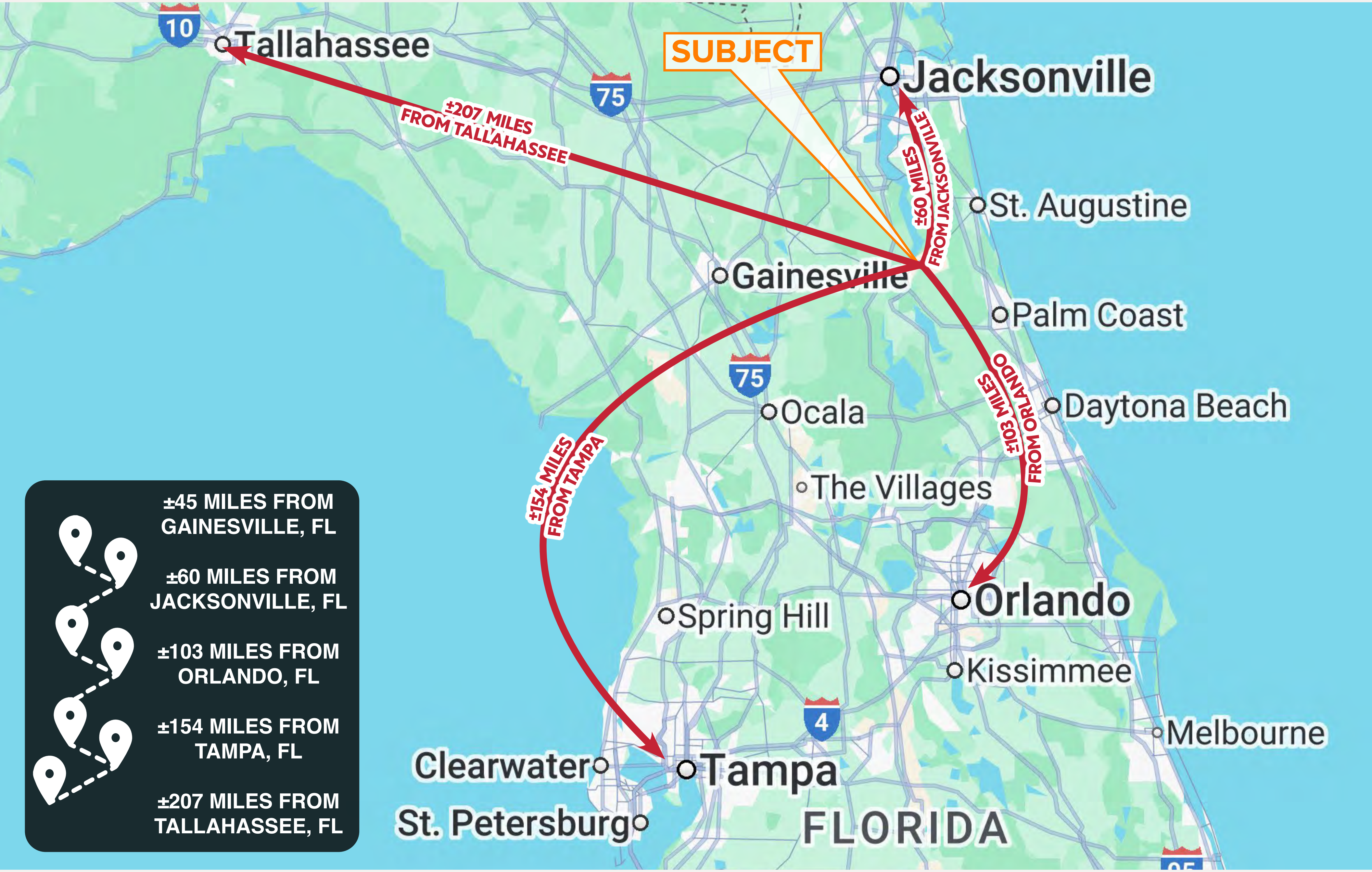

POPEYES
LOUISIANA KITCHEN
Nuggets
Mac & Cheese
The Sandwich
175
LOUISIANA KITCHEN
P
POPEYES
IT'S BACK!!
"THE BIG BOX"
$6.00
POPEYES
NOW HIRING
STARTING PAY
$11-$13/HR

Actual Site

Taken February 2026

VACANT
POPEYES

EAST PALATKA, FL



±45 MILES FROM GAINESVILLE, FL

±60 MILES FROM JACKSONVILLE, FL

±103 MILES FROM ORLANDO, FL

±154 MILES FROM TAMPA, FL

±207 MILES FROM TALLAHASSEE, FL

VACANT
POPEYES

EAST PALATKA, FL

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CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.

Actual Site