



FOR LEASE or Development

I-75, Exit 439 to State Road 136

In northeast Suwannee County, Florida, Exit 439 is the first exit you encounter when exiting Interstate I-10 (which runs east & west) and heading northbound on I-75 (which runs north & south). State Road 136 runs east to White Springs, FL and west to Live Oak, FL.

Quick Facts:

- Daily Traffic Count is 48,000 vehicles per day on Interstate I-75. (FDOT 2024, AADT)
- Zoned: Commercial, Highway Interchange (CHI)
- This exit is used to travel to White Springs, Live Oak, Jasper and Lake City, Florida.
- We have 2 existing structures for lease and 1 large vacant concrete slab available:
 - a. Restaurant, 5215 S.F., Stand-Alone, Needs to be Renovated-to-Suit.
 - b. Office and area, 800 S.F., Stand-Alone, Needs to be Renovated-to-Suit.
 - c. There is a preexisting 180' x 60' concrete slab available for Build-to-Suit.
- *All three areas may be consolidated into a single lease for a qualified tenant.
- There are 16 businesses, 2 distribution centers, 1 hotel and 4 RV Parks nearby.
- This exit is used by tourists, concert-goers, truckers, cyclists, buses and locals.
- McDonald's is currently the only source for a 'complete meal' at this exit.