

Retail Property

FOR SALE



2302 CRAWFORDVILLE HWY

Crawfordville, FL 32327

AL RUSSELL

850.508.4242

arussell@teampcg.com





OFFERING SUMMARY

Sale Price:	\$399,000
Building Size:	2,144 SF
Price / SF:	\$109.14
Year Built:	2005

PROPERTY OVERVIEW

Location was previously used as restaurant space and is located just outside the heart of Crawfordville on the largest highway in town, and the only way in and out of the area. Surrounded by dozens of local and national tenants including Walmart, CVS, McDonalds, and multiple 'Mom and Pop' restaurants. For Sale at \$399,000 with additional leasing options.

PROPERTY HIGHLIGHTS

- 0.5 acre with 196 ft. of highway frontage
- Parking - 25 spaces / 6.84 ratio
- Hot retail location next to downtown Crawfordville
- Daily Traffic Count- 16,652

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LEASE OPTIONS:

YEAR	MONTHLY RENT	SALES TAX	TOTAL MONTHLY RENT
1	2,500	175	\$2,675
2	2,575	180.25	\$2,755.25
3	2,653	185.71	\$2,838.71

ADDITIONAL RENEWAL OPTIONS:

YEAR	MONTHLY RENT	SALES TAX	TOTAL MONTHLY RENT
4	2,733	191.31	\$2,924.31
5	2,815	197.05	\$3,012.05
6	2,900	203	\$3,103

**Does not include state sales tax



ADDITIONAL PROPERTY INFORMATION

- Bathrooms - 2
- Roof Cover- Galvalum
- Interior Walls- Dry wall
- Frame Type- Wood Frame
- Floor Cover- Conc Finish, Pine Wood
- Heat- Air Ducted
- Air Conditioning- Central

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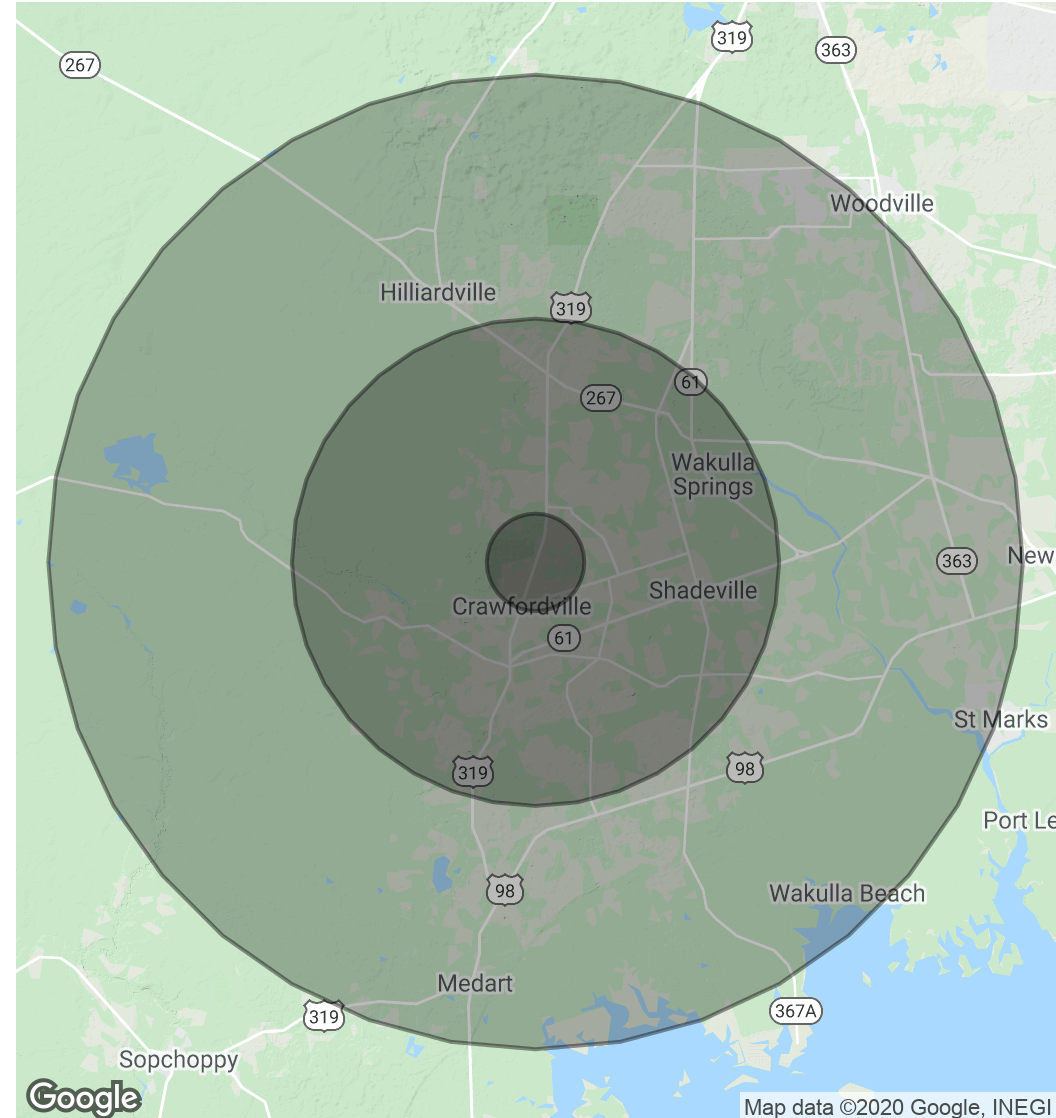
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	296	8,566	26,577
Average age	36.8	36.6	36.6
Average age (Male)	35.7	36.0	35.4
Average age (Female)	38.3	37.3	37.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	110	3,203	9,958
# of persons per HH	2.7	2.7	2.7
Average HH income	\$60,227	\$59,461	\$56,656
Average house value	\$179,329	\$176,978	\$170,106

* Demographic data derived from 2010 US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Premier Commercial Group in compliance with all applicable fair housing and equal opportunity laws.

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