

Retail Property

FOR SALE



2613 CRAWFORDVILLE HIGHWAY

Crawfordville, FL 32327

TRACY WATERS

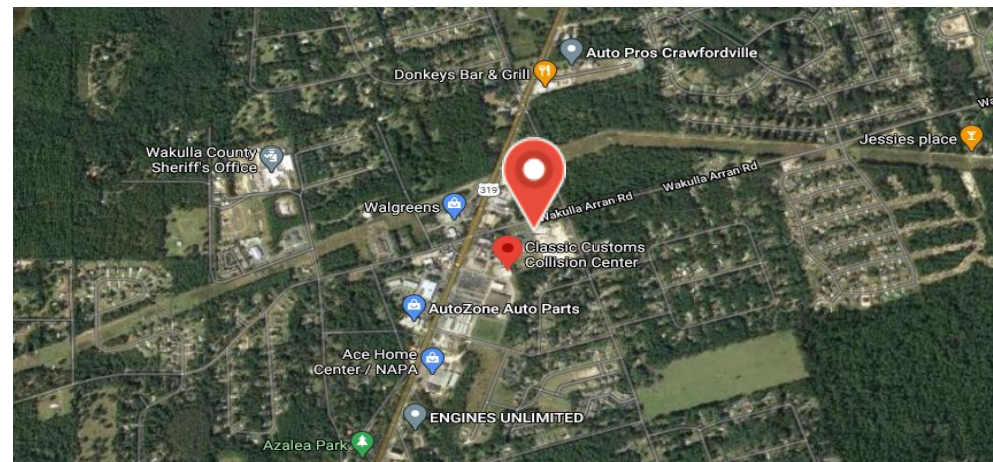
850.545.2282

twaters@teampcg.com



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850.933.5899



OFFERING SUMMARY

Sale Price: \$425,000

Building Size: 7,848 SF

Price / SF: \$54.15

PROPERTY OVERVIEW

Located in the heart of Crawfordville with multiple national presences surrounding property 6,000 SF retail building immediately adjacent closed June 2019 for \$525,000, and a much lower cap rate.

Available for Lease at \$5,500/month (gross)

PROPERTY HIGHLIGHTS

CRAWFORDVILLE HIGHWAY STRONG VISIBILITY

NEXT TO A LARGE WINN DIXIE SHOPPING CENTER

CRAWFORDVILLE HIGHWAY IS CURRENTLY BEING EXPANDED FROM A TWO LANE TO A FOUR LANE HIGHWAY

THIS PROPERTY IS CURRENTLY LISTED AT A 10 CAP AND WILL GROW WITHIN THE CURRENT TERM

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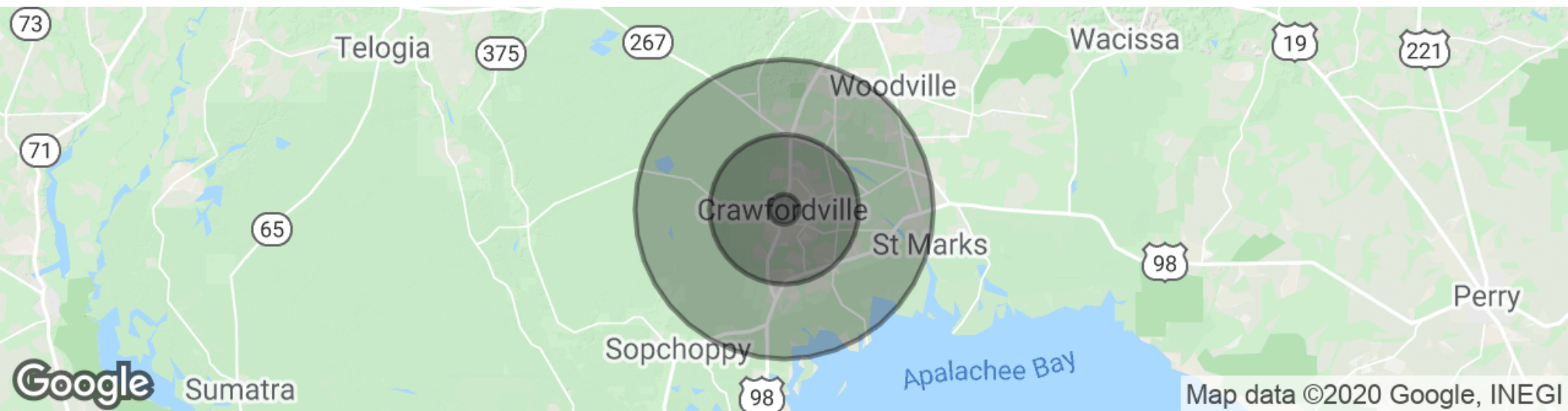


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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	443	8,646	24,688
Median age	36.4	36.6	36.9
Median age (Male)	36.1	36.2	36.0
Median age (Female)	36.7	37.2	37.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	165	3,235	9,202
# of persons per HH	2.7	2.7	2.7
Average HH income	\$59,866	\$59,376	\$57,796
Average house value	\$176,246	\$177,184	\$173,952

** 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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