

Retail Property

FOR SALE



I-10 INTERSTATE PROPERTY EXIT 225

122 Pafford Rd, Lamont, FL 32336 Jefferson County

AL RUSSELL

850.508.4242

arussell@teampcg.com



I10 INTERSTATE EXIT 225



OFFERING SUMMARY

Sale Price:	\$250,000
Building Size:	2,029 SF
Price / SF:	\$123.21
Year Built:	1995

PROPERTY OVERVIEW

Stand alone restaurant/retail opportunity right off of i10 interstate. Surrounded by strong national tenants - including McDonald, bp, Super 8 by Wyndham, and more. Space comes as is which INCLUDES PRISTINE KITCHEN EQUIPMENT AND DINING ROOM SEATING

PROPERTY HIGHLIGHTS

- Immediately off of highway interchange
- 25+ parking spaces available behind property
- Full stainless steel appliances and deep freezer
- Handicap accessible restrooms
- TURN KEY PURCHASE

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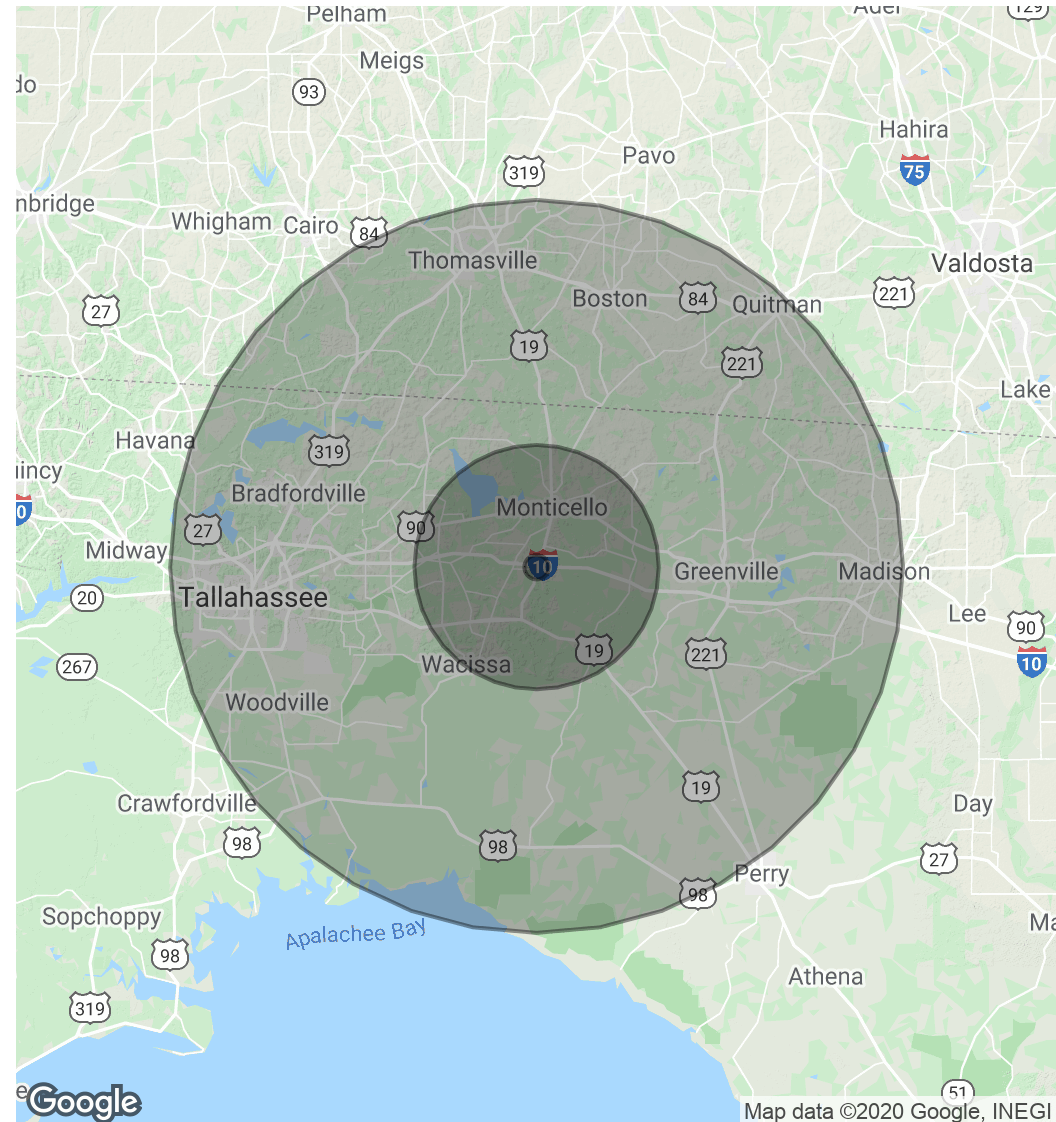
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	124	10,145	328,674
Average age	41.6	42.7	35.9
Average age (Male)	39.5	40.9	35.0
Average age (Female)	46.6	46.6	36.7

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	40	3,460	130,121
# of persons per HH	3.1	2.9	2.5
Average HH income	\$49,799	\$53,641	\$64,546
Average house value	\$242,174	\$236,995	\$254,186

* 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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