

RETAIL PROPERTY



JEFFERSON SQUARE RETAIL OUTPARCEL

1245 S. JEFFERSON ST, MONTICELLO, FL 32344



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OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	Negotiable
Lot Size:	0.6 Acres
Zoning:	Commercial

PROPERTY OVERVIEW

Retail Outparcel available For Sale, Build to Suit, or Ground Lease at Jefferson Square in Monticello, FL.

This is an outparcel to the only grocery-anchored shopping center in the beautiful historic town of Monticello, FL. The center is anchored by Winn-Dixie, an original tenant from 1985, with a long track record of strong performance and sales. The outparcel has over 125 feet of road frontage along Hwy 19, a major four-lane road that connects Monticello to Interstate 10. Please call for more information.

PROPERTY HIGHLIGHTS

- Retail Pad For Sale, Build to Suit, or Ground Lease
- Anchored Winn-Dixie Shopping Center
- Cross Access and Crossing Parking with Shopping Center

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BECK
PARTNERS

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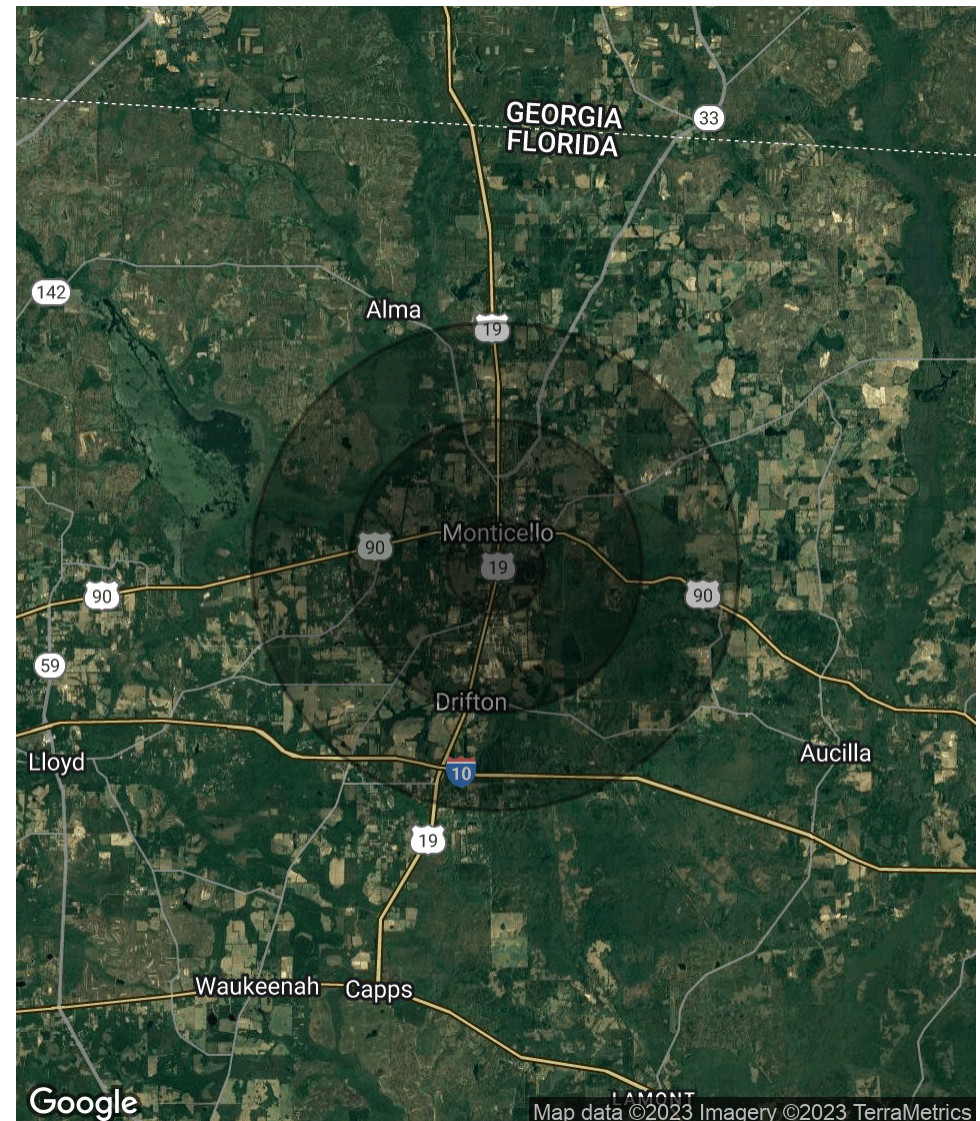
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	601	3,486	5,435
Average Age	37.6	40.5	42.6
Average Age (Male)	36.0	38.9	40.7
Average Age (Female)	45.2	48.1	51.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	313	1,818	2,716
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$45,147	\$43,851	\$46,396
Average House Value	\$130,929	\$135,845	\$148,447

* Demographic data derived from 2020 ACS - US Census



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