



801 W Base Street.

A 1,930 SF drive-thru in a grocery-anchored Madison plaza—inside a federal Opportunity Zone.

801 W Base Street • Madison, FL 32340

A Drive-Thru in an Opportunity Zone.

1,930 SF, built 2022, in a grocery-anchored Madison plaza.

801 W Base Street is a 1,930 SF freestanding building with a drive-thru in a grocery-anchored plaza in Madison, Florida — anchored by Aldi and Ace Hardware, with a new national brand signed and coming soon. Madison County seat and a key I-10 corridor stop between Tallahassee and Jacksonville, the site sits directly across the street from North Florida College (~1,200 students). The building was delivered in 2022 on approximately 0.5 acres and is available for sale or lease inside a federally designated Opportunity Zone — a meaningful tax-advantaged investment overlay for qualified buyers and reinvested capital gains. With drive-thru infrastructure already in place, the site is right-sized for QSR, coffee, dessert, medical, or professional-service use, with built-in traffic from the grocery anchor and the surrounding small-town retail mix.

AT A GLANCE	
For Sale	Call for Pricing
For Lease	Call for Pricing
Building Size	1,930 SF
Lot Size	0.5 Acres
Year Built	2022
Drive-Thru	Yes — In Place
Plaza Anchor	Grocery
Opportunity Zone	Yes — Designated

1,930_{SF}
DRIVE THRU BUILDING

2022_{BUILT}
NEW CONSTRUCTION

OZ_{ZONE}
DESIGNATED OPPORTUNITY ZONE

INSIDE A FEDERAL Opportunity Zone *tax-advantaged investment overlay*
 Qualified buyers can defer and reduce capital-gains tax on reinvested proceeds
 Grocery-anchored plaza · drive-thru in place · built 2022, turnkey condition

PROPERTY TYPE	Single-Tenant Drive-Thru · For Sale or Lease
IDEAL USES	QSR · Coffee · Dessert · Medical · Pharmacy · Professional Service
LOCATION	801 W Base Street · Madison, FL · Madison County (I-10 corridor)



Why 801 W Base Street.

Six reasons this small-town drive-thru stands apart.

01 Drive-Thru In Place

A drive-thru is already built in — no entitlement or permitting risk for QSR, coffee, dessert or pharmacy users ready to open.

02 Brand-New Construction (2022)

Delivered in 2022 — a turnkey, low-maintenance building with no deferred capital spending and modern, clean condition throughout.

03 Grocery-Anchored Plaza

Anchored by Aldi and Ace Hardware — built-in daily traffic from a national grocer and a destination hardware retailer that pull a consistent customer base.

04 New National Brand Coming

A new national tenant has signed for the plaza and is opening soon — added co-tenancy strength and another fresh traffic driver next door.

05 College Across the Street

North Florida College sits directly across the street — roughly 1,200 enrolled students drive year-round daytime traffic and a built-in QSR / coffee customer.

06 Designated Opportunity Zone

The site is in a federally designated Opportunity Zone — qualified buyers can defer and reduce capital-gains tax on reinvested proceeds, a meaningful investment overlay.

THE OPPORTUNITY

A turnkey 2022-build drive-thru in a grocery-anchored Madison plaza — inside a federally designated Opportunity Zone, for sale or lease.



MADISON, FLORIDA

Madison County seat – I-10 between Tallahassee and Jacksonville.

Madison – A North Florida I-10 Corridor Stop.

- 01**
Madison, Florida
 Madison County seat – an established small-town retail and service hub serving the surrounding rural trade area, with a stable local customer base.
- 02**
Interstate 10 Corridor
 Madison sits on I-10, the primary east-west interstate route across the Florida Panhandle – direct access to Tallahassee and Jacksonville traffic.
- 03**
Opportunity Zone Overlay
 The site is inside a federally designated Opportunity Zone – qualified investors can defer and reduce capital-gains taxes on reinvested proceeds, a meaningful investment incentive.

DEMOGRAPHICS

Small-town, stable, and growing.

<p>7,654 PEOPLE POPULATION IN 5 MILES</p>	<p>\$59,650 AHI AVG HH INCOME IN 1 MILE</p>	<p>2,735 HH HOUSEHOLDS IN 5 MILES</p>
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	1 MILE	3 MILES	5 MILES
Total Population	883	4,293	7,654
Total Households	317	1,561	2,735
Average HH Income	\$59,650	\$49,297	\$51,801
Average Home Value	\$73,594	\$91,557	\$108,092

Source: 2023 American Community Survey (ACS) – U.S. Census

In Good Company.

The retail and service mix surrounding 801 W Base Street.

NATIONAL ANCHORS

- Aldi
- Ace Hardware
- Bealls
- CVS Pharmacy
- Family Dollar

DINING & QSR

- McDonald's
- Burger King
- Domino's Pizza
- Subway
- Hunt Brothers Pizza

RETAIL · AUTO · FUEL

- Citi Trends
- O'Reilly Auto Parts
- Mobil
- Family Dollar

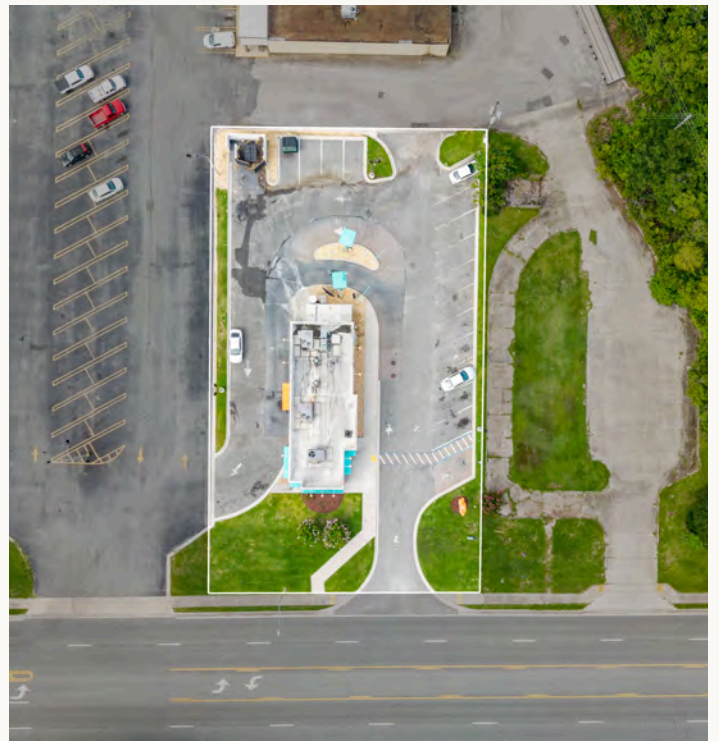


MADISON RETAIL CORRIDOR

An established grocery-anchored plaza inside a federal Opportunity Zone – small-town retail traffic with built-in tax-advantaged investment economics.

A Closer Look.

The building, the drive-thru, and the plaza.



GET IN TOUCH

Let's talk about 801 W Base Street.

*1,930 SF drive-thru—for sale and for lease, call for pricing on both.
Built 2022 · grocery-anchored plaza · federal Opportunity Zone.*



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