

CHIPLEY MARKETPLACE 1610 Main Street, Chipley Florida

MC GEE COMMERCIAL REAL ESTATE



Property Information

Building Size:	47,192 SF
Availability:	5,000 SF to 16,173 SF
Lease Type:	NNN
Rate:	\$12.00 to \$22.00 PSF
Net Expenses:	Estimated @ 2.37 PSF

Property Highlights

- Strategically Located on the Major Retailer Corridor, Hwy 77, Less than 0.5 Miles North of I-10 (24,000 AADT 2023)
- 2024 Renovations include Refreshing the Exterior with Paint and Awning Work, Roof, Parking Lot Re-Sealed and Striped
- Existing Tenants include: Three Publically Traded National Tenants: Tractor Supply Company, AutoZone and Rivian
- Nearby National Tenants Include: Walmart Supercenter, Arby's, Dunkin Donuts, KFC, Wendy's, and many more
- Immediate Economic Drivers include Northwest Floriday Community Hospital, Chipoley High School, Kate M Smith Elementary School, Washington County Christian School, and Floriday Panhandle Technical College.



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