

# FOR SALE

## FREESTANDING BLDG OR BTS OUTPARCEL OPPORTUNITY

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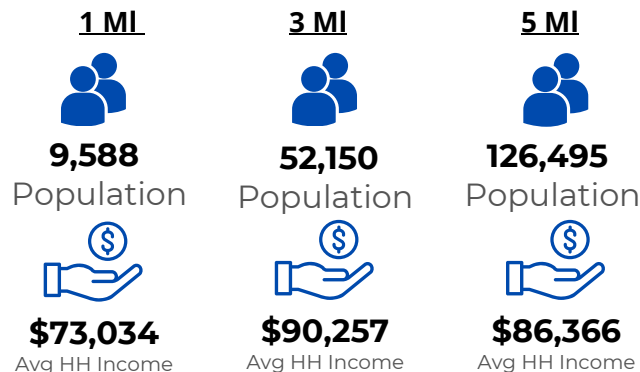
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# HIGHLIGHTS & DEMOGRAPHICS



## DEMOGRAPHICS (2024)



## LOCATION:

- Ideally situated on Apalachee Parkway
- Close to Walmart, Sams, Target, Kohls, Aldi, Costco, two regional hospitals, and Southwinds Corporate Park
- Adjacent corners have recently been redeveloped
- All major restaurants within a 3 mile distance

## OPPORTUNITY:

- Outparcel to 180 newly renovated apartments
- 4,407 sf freestanding building or build to suit outparcel
- Private on-site parking
- Prime investment property with high visibility

## BUILDING:

- 4,407 sf freestanding building

**FRONTAGE:** Excellent visibility and frontage on Apalachee Parkway

**LAND:** .75 Acres +/-

**PRICE:** \$1,015,000

**PARKING:** Ample private on-site parking  
27 spaces (6.13 spaces per 1,000 sf leased)

**TRAFFIC:** 74,500 AADT= Apalachee Parkway/Capital Cir

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