



**PARCEL B  
UP TO 3 ACRES  
AVAILABLE**

**PARCEL A  
1.876 ACRES  
AVAILABLE**

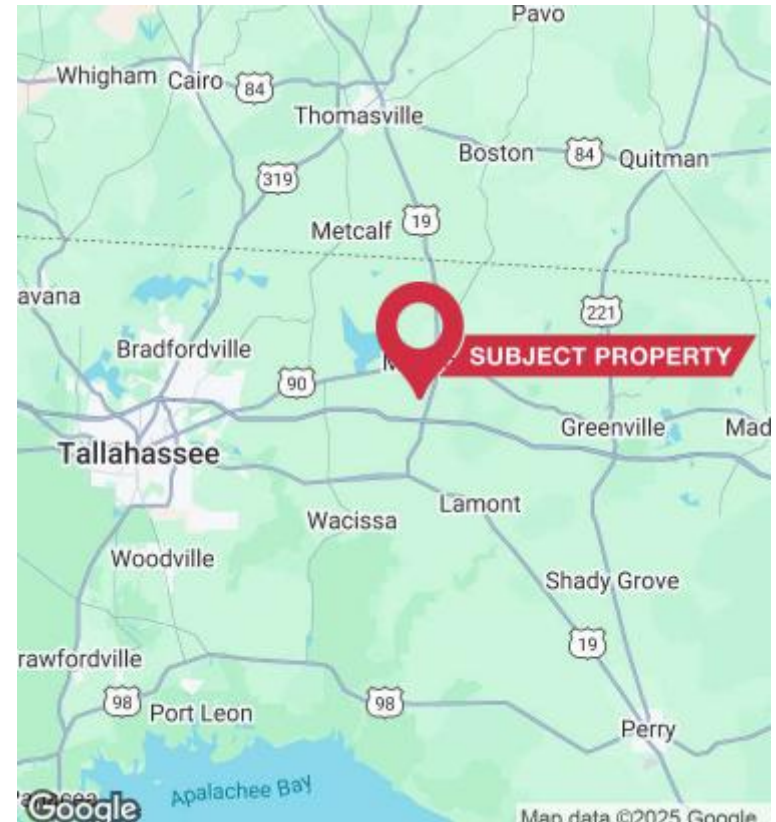


# PROPERTY SUMMARY

- Zoning: Mixed Use Interchange Business - Allows for a variety of commercial businesses or commerce park.
- Located in "Opportunity Zone" which offers lucrative tax benefits
- QuikTrip site completion March 2026
- Strategic location near I-10 Interchange, 15 minutes east of Tallahassee
- Ample space for a Hotel site
- Hwy 19 Average Annual Daily Traffic: 6,800
- I-10 Average Annual Daily Traffic: 32,000
- Separate Land Owners

**Parcel A - \$325,000**

**Parcel B - Up to 3 acres for \$141,666/acre**



# PROPERTY SUMMARY

PROPERTY DESCRIPTION	
Address	S. Jefferson Hwy (US Hwy 19) & Campground Road
City, State, Zip	Monticello, FL 32336
County	Jefferson
Use	Commercial
Gross Price	\$325,000 - \$750,000
Acres	1.8 - 4.9
Current Zoning	Mixed Use - Interchange Business



**.25 Miles**

Minutes away  
from I-10 exit 174

# PROPERTY OVERVIEW

Uncover a lucrative opportunity at S JEFFERSON HWY & Campground Road, Monticello, FL. This prominently zoned Mixed Use - Interchange Business property boasts a strategic location near the I-10 Interchange, providing a perfect platform for retail establishments and dynamic property development. With ample space and exceptional potential for a high return on investment, this versatile parcel is tailor-made for forward-thinking land and retail investors seeking a rewarding opportunity in the thriving Monticello area. Seize the chance to shape the landscape of commercial real estate with this prime offering that combines strategic location with immense investment potential.

Lot #	Acreage	P/AC	Price	Status
Parcel A	1.876	\$173,240	\$325,000	AVAILABLE
Parcel B	3.0	\$141,666	\$425,000	AVAILABLE





# RETAILER MAP



## DEMOGRAPHICS



POPULATION	3 MILES	5 MILES	7 MILES
Total population	1,649	5,539	9,468
Median age	46	46	46
Meian age (male)	44	45	45
Median age (female)	47	47	47
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	652	2,255	3,656
# of persons per HH	2.5	2.5	2.6
Average HH income	\$86,132	\$81,999	\$85,4.6
Average house value	\$265,317	\$249,209	\$248,435