

# LEASE

9150 SOUTHEAST CO ROAD 221

Hampton, FL 32044



## PROPERTY DESCRIPTION

Available for land lease, this  $\pm 2$  acre Bradford County property offers a flexible opportunity for storage, outdoor parking, boat/RV storage, or similar commercial use. The site includes existing self-storage improvements and an FDOT-registered billboard, providing immediate operational potential while preserving long-term flexibility for a tenant or operator.

With zoning and site characteristics that support commercial storage-related uses, the property is well-positioned for an operator seeking usable land with existing infrastructure and room for future growth. The layout offers flexibility for a variety of storage, parking, or outdoor commercial concepts, subject to applicable approvals and final tenant requirements.

This land lease opportunity is ideal for a tenant looking to establish or expand operations in Bradford County without the upfront cost of land acquisition, while benefiting from an existing storage-oriented site with strong long-term utility.

## PROPERTY HIGHLIGHTS

- 2.71 $\pm$  Acres with Outdoor Storage Potential
- 27,960 AADT on U.S. 301
- Strategic Location Between Gainesville & Jacksonville

## OFFERING SUMMARY

Lease Rate:	\$2,000 acre/month (NNN)
Lot Size:	2.71 Acres

**Eric Maimo**  
(904) 537-6443

**Adam Lanteigne**  
(602) 702-4288



**COLDWELL BANKER**  
**COMMERCIAL**  
PREMIER PROPERTIES

# LEASE

9150 SOUTHEAST CO ROAD 221

Hampton, FL 32044



**Eric Maimo**  
(904) 537-6443

**Adam Lanteigne**  
(602) 702-4288



**COLDWELL BANKER**  
**COMMERCIAL**  
PREMIER PROPERTIES

# LEASE

9150 SOUTHEAST CO ROAD 221

Hampton, FL 32044



**Eric Maimo**  
(904) 537-6443

**Adam Lanteigne**  
(602) 702-4288

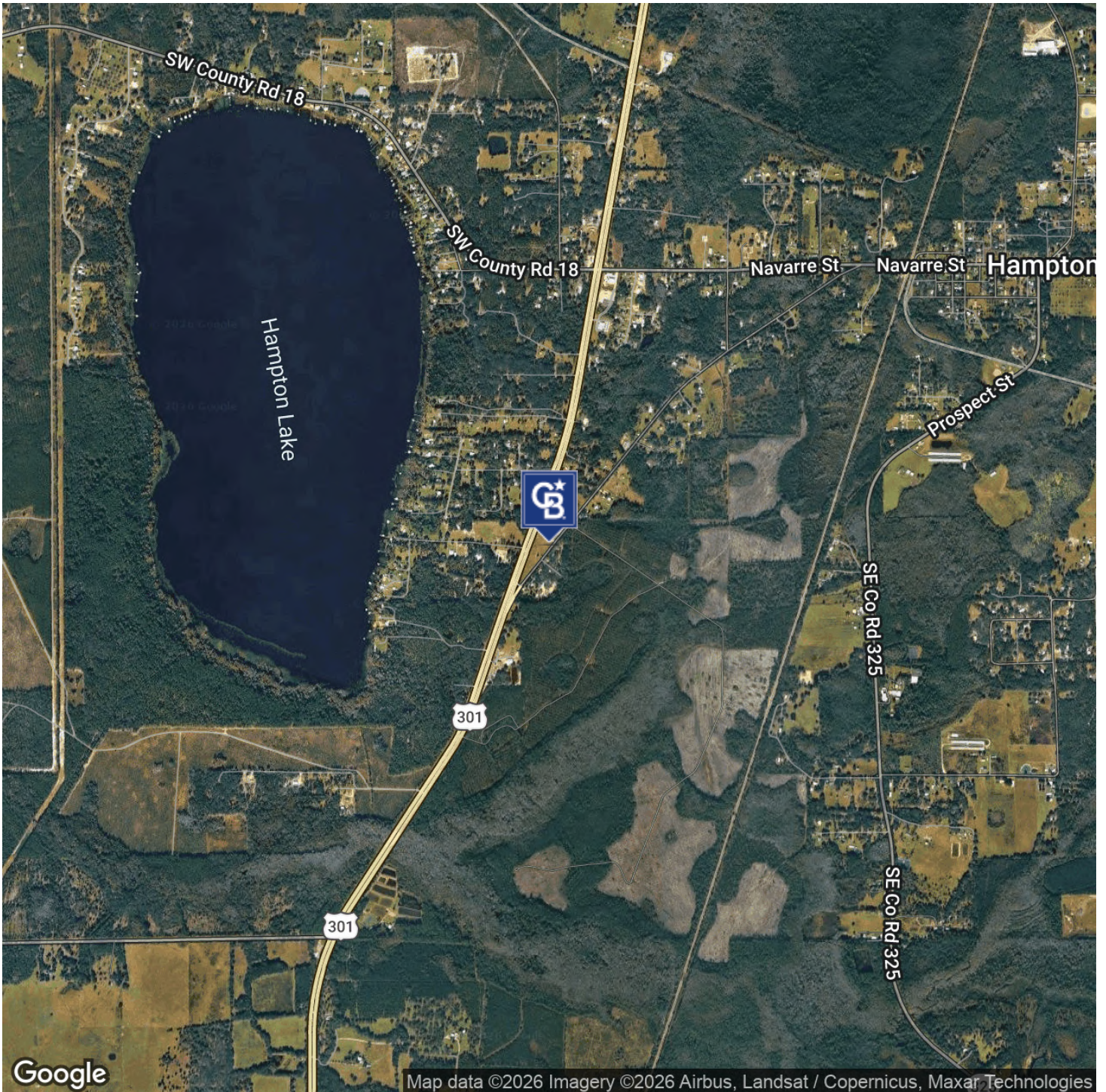


**COLDWELL BANKER**  
**COMMERCIAL**  
PREMIER PROPERTIES

# LEASE

9150 SOUTHEAST CO ROAD 221

Hampton, FL 32044



Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

**Eric Maimo**  
(904) 537-6443

**Adam Lanteigne**  
(602) 702-4288

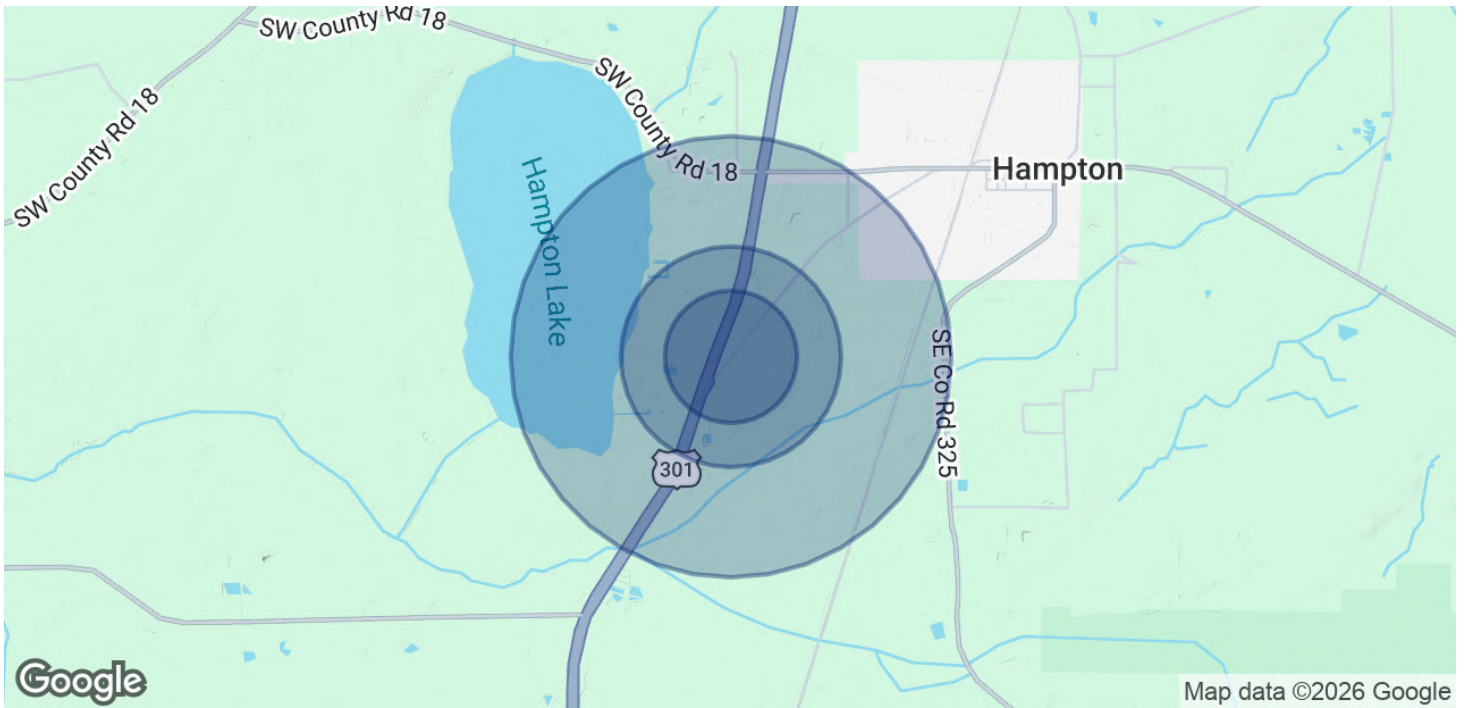


**COLDWELL BANKER**  
**COMMERCIAL**  
PREMIER PROPERTIES

# LEASE

9150 SOUTHEAST CO ROAD 221

Hampton, FL 32044



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	49	103	341
Average Age	42	43	43
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	40	132
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$69,746	\$69,746	\$69,723
Average House Value	\$240,141	\$240,141	\$239,618

2020 American Community Survey (ACS)

**Eric Maimo**  
(904) 537-6443

**Adam Lanteigne**  
(602) 702-4288



**COLDWELL BANKER**  
**COMMERCIAL**  
PREMIER PROPERTIES