



EXECUTIVE SUMMARY

2.25 AC FREEPORT

19 W ST HWY 20, FREEPORT, FL 32439



OFFERING SUMMARY

Sale Price:	\$2,700,000
Annual Lease Rate:	\$225,000 (Ground Lease)
Lot Size:	2.25 Acres
Zoning:	C-1
Traffic Count:	45,000
APN:	15-1S-19-23040-006-0020, 15-1S-19-23040-006-001A, & 15-1S-19-23040-006-0010

PROPERTY OVERVIEW

For sale or ground lease. Optimal location for a QSR, retail space, or gas station site. Traffic light corner at intersection of Business 331 and Hwy 20. Across the street from brand new Circle K. No value attributed to vacant building on premises.

PROPERTY HIGHLIGHTS

- Fastest Growing Community in the State of FL (2024 & 2025)
- Most Popular Route to 30A from I-10
- Major Growth Market

[Click Here for Zoning Information](#)

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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
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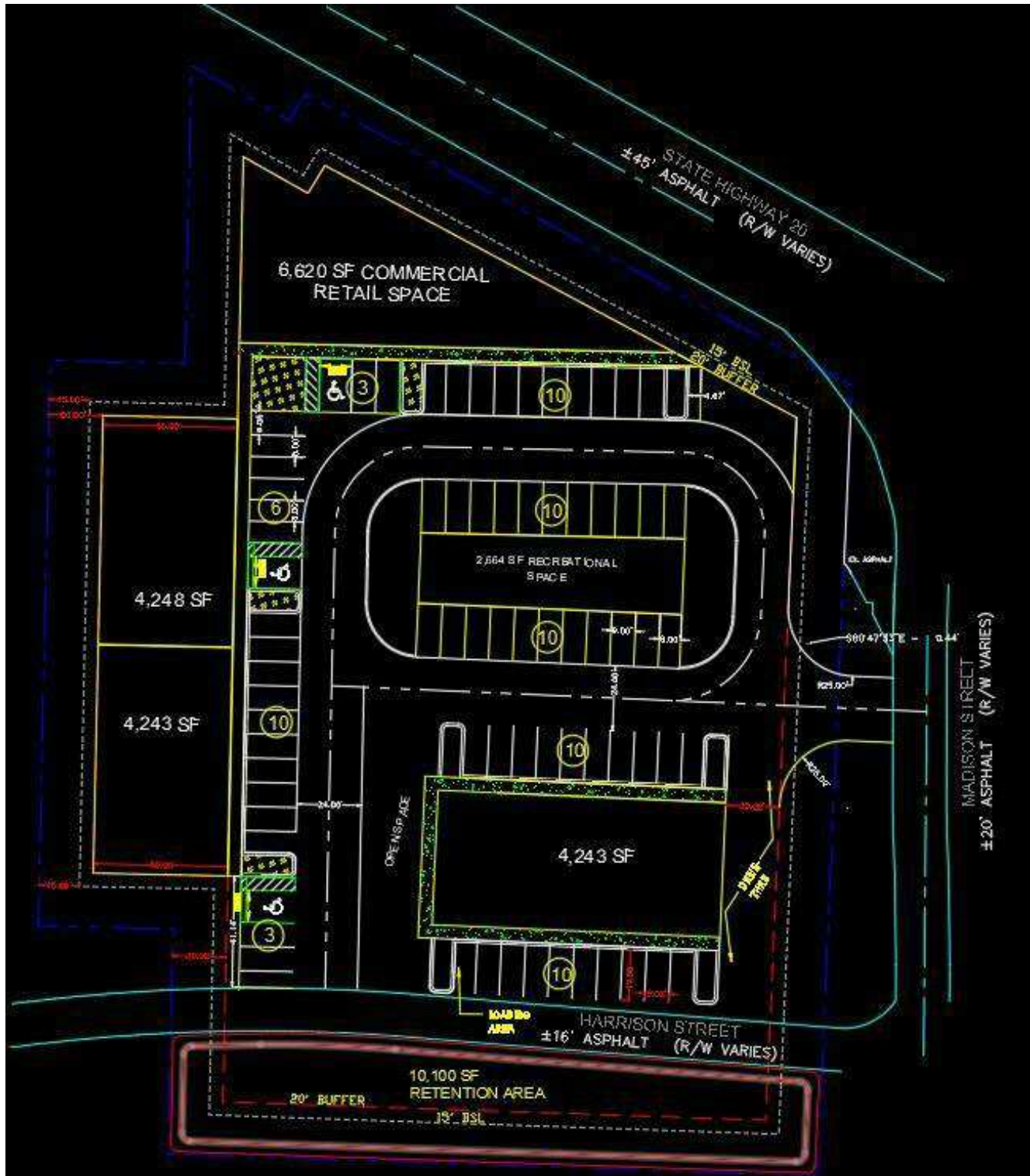




ADDITIONAL PHOTOS

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RETAILER MAP

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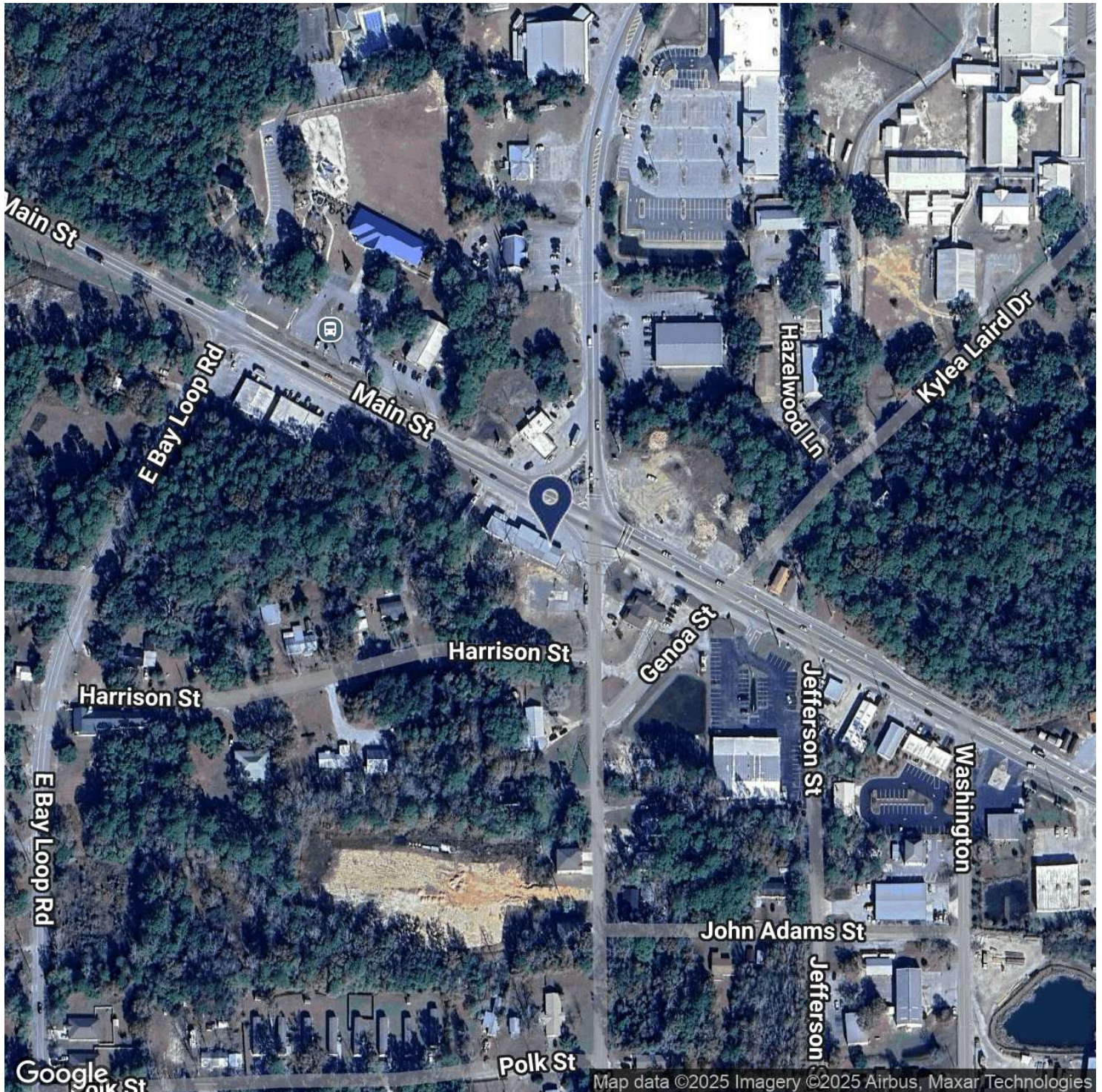




LOCATION MAP

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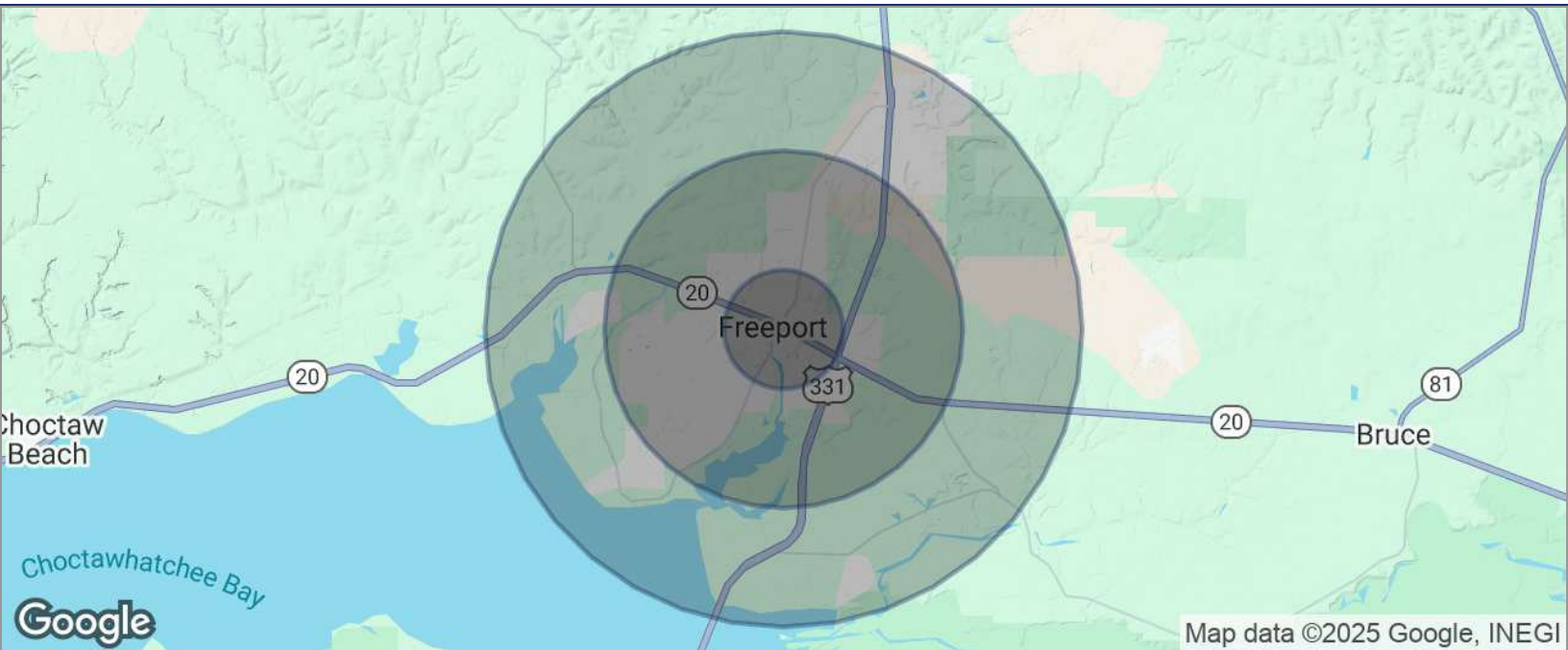




DEMOGRAPHICS MAP

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,883	8,887	12,690
MEDIAN AGE	40	41	41
MEDIAN AGE (MALE)	39	40	40
MEDIAN AGE (FEMALE)	40	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	705	3,352	4,851
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$96,449	\$102,116	\$96,758
AVERAGE HOUSE VALUE	\$465,990	\$455,999	\$436,284

* Demographic data derived from 2020 ACS - US Census

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