

AVAILABLE FOR SUBLEASE

1329

Main Street  
Chipley, FL 32428

- 3,934 sf Restaurant
- Strong Visibility & Signage
- Main Street Retail Synergy



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# PROPERTY OVERVIEW

1329 Main Street Chipley, FL 32428

- Freestanding Restaurant Building w/ Drive Through
- Flexible Sublease Terms - Inquire for details
- Location Synergy - Adjacent to the area's largest employer, Northwest Florida Community Hospital. Walmart, Bealls, restaurants, and more within 1 mile.
- Easy Interstate Access 1.2 miles away (24k Vehicles Daily)
- Flexible Zoning - Commercial zoning will allow many uses including retail sales and services, restaurant, professional offices, and more.

BUILDING SIZE	3,934 SF
YEAR BUILT	2000
ACREAGE	1.1 AC
FRONTAGE	+/- 170 ft (Main Street)
TRAFFIC COUNT	17,000 Avg. Vehicles Daily
PARKING SPACES	55
JURISDICTION	City of Chipley
ZONING	Commercial
PARCEL IDs	00000000-00-2218-0016

[View Virtual Tour](#)





# Interior Photos





# Exterior Photos





# TRADE AREA MAP

Love In Action  
Outreach Ministries

Foxworth Collision &  
Antique Restoration

Chipley High School

NFCH  
Northwest Florida  
Community Hospital

Hardee's

BEALLS  
Outlet

Subway

LOUISIANA  
PEPERS

McDonald's

goodwill

Brickyard  
MARKET

Subject  
Property

Panhandle  
Veterinary Services

Javier's Mexican Grill

TACO  
BELL

Bush Electric

Cancun's Mexican Grill

Sonic Drive-In

Arby's  
DNKN'

KFC

TSC  
TRACTOR  
SUPPLY CO

Walmart

Inside Out Repairs  
& Remodeling

Comfort Inn &  
Suites Chipley I-10

Days Inn by  
Wyndham Chipley



# DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
2023 POPULATION	5,798	7,957	20,043
2028 POPULATION PROJECTION	5,851	8,030	20,307
2023 HOUSEHOLDS	2,286	3,127	7,274
AVG. HOUSEHOLD INCOME	\$51,728	\$53,753	\$54,433
MEDIAN AGE	37.4	38.1	40.1
AVG. HOUSEHOLD SIZE	2.5	2.5	2.5
TOTAL CONSUMER SPENDING	\$56.5M	\$79.5M	\$187.7M

## 10-MILE HIGHLIGHTS



20,043

Population



7,274

Households



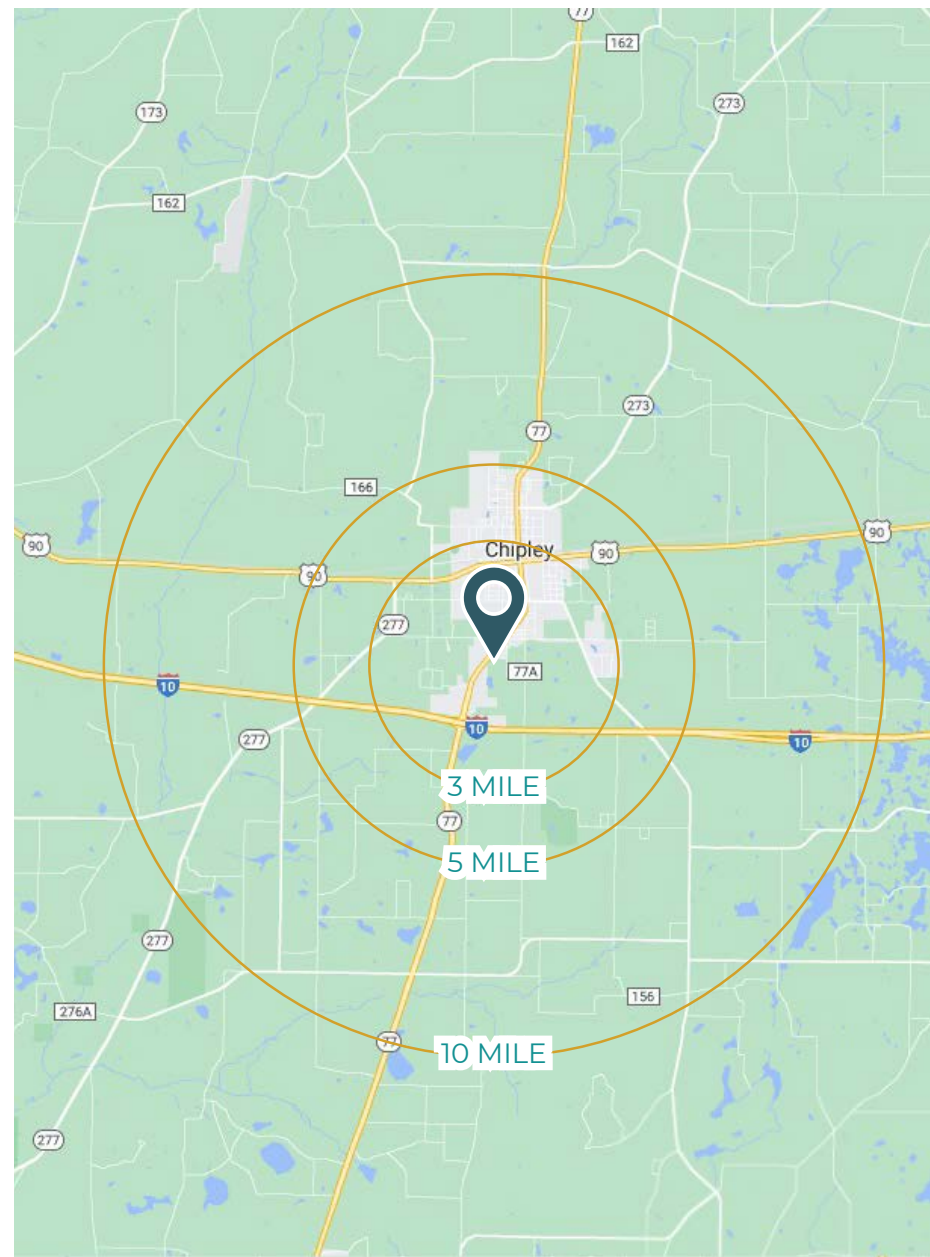
40.1

Median Age



\$54,433

Avg. Household Income



# CHIPLEY, FLORIDA MARKET OVERVIEW

Chipley, Florida, nestled in Washington County, epitomizes a harmonious blend of small-town allure and economic prospects. Positioned along the bustling Interstate 10 corridor, Chipley serves as a vital nexus linking major cities like Tallahassee, Pensacola, and Panama City. Its economy thrives on a diverse mix of sectors, prominently featuring healthcare, education, and manufacturing. Northwest Florida Community Hospital stands as a cornerstone employer, delivering indispensable healthcare services and anchoring the local economy, while institutions like Florida Panhandle Technical College underscore Chipley's commitment to fostering a skilled workforce.

The city has witnessed consistent population growth, buoyed by its affordable housing, modest cost of living, and adjacency to outdoor recreational havens. Chipley's strategic position within the Florida Panhandle renders it an attractive destination for residents seeking a harmonious blend of rustic living and urban amenities. Ongoing infrastructural enhancements and developmental endeavors further amplify Chipley's allure as a hospitable environment for business ventures. With a supportive local government and a tightly-knit community ethos, Chipley beckons entrepreneurs with incentives such as streamlined permitting processes and business development aid. Positioned as a beacon of opportunity in the heart of the Florida Panhandle, Chipley offers a promising landscape for businesses to flourish and become integral parts of its vibrant tapestry.







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