

# FOR LEASE

1896 Georgia Street Alford, FL 32420



## OFFERING SUMMARY

Available SF: 10,646 SF

Lease Rate: \$7.00 SF/yr (MG)

Lot Size: 6.31 Acres

Building Size: 10,646 SF

## PROPERTY OVERVIEW

Explore the exceptional amenities of this prime commercial property at 1896 Georgia Street, Alford, FL. Prospective tenants will appreciate the strategic location with high visibility and easy access to major thoroughfares. This newly constructed 10,646 SF freestanding building offers an array of coveted features including ample Georgia Street frontage, prominent pylon signage, and close proximity to Interstate-10. Whether launching a new venture or expanding an established enterprise, this property offers a compelling opportunity to elevate your business operations in a notable and dynamic setting.

## PROPERTY HIGHLIGHTS

- 3.6 Miles Away From Interstate-10
- Ample Georgia Street Frontage
- Newly Constructed: 2022
- Desirable Pylon Signage

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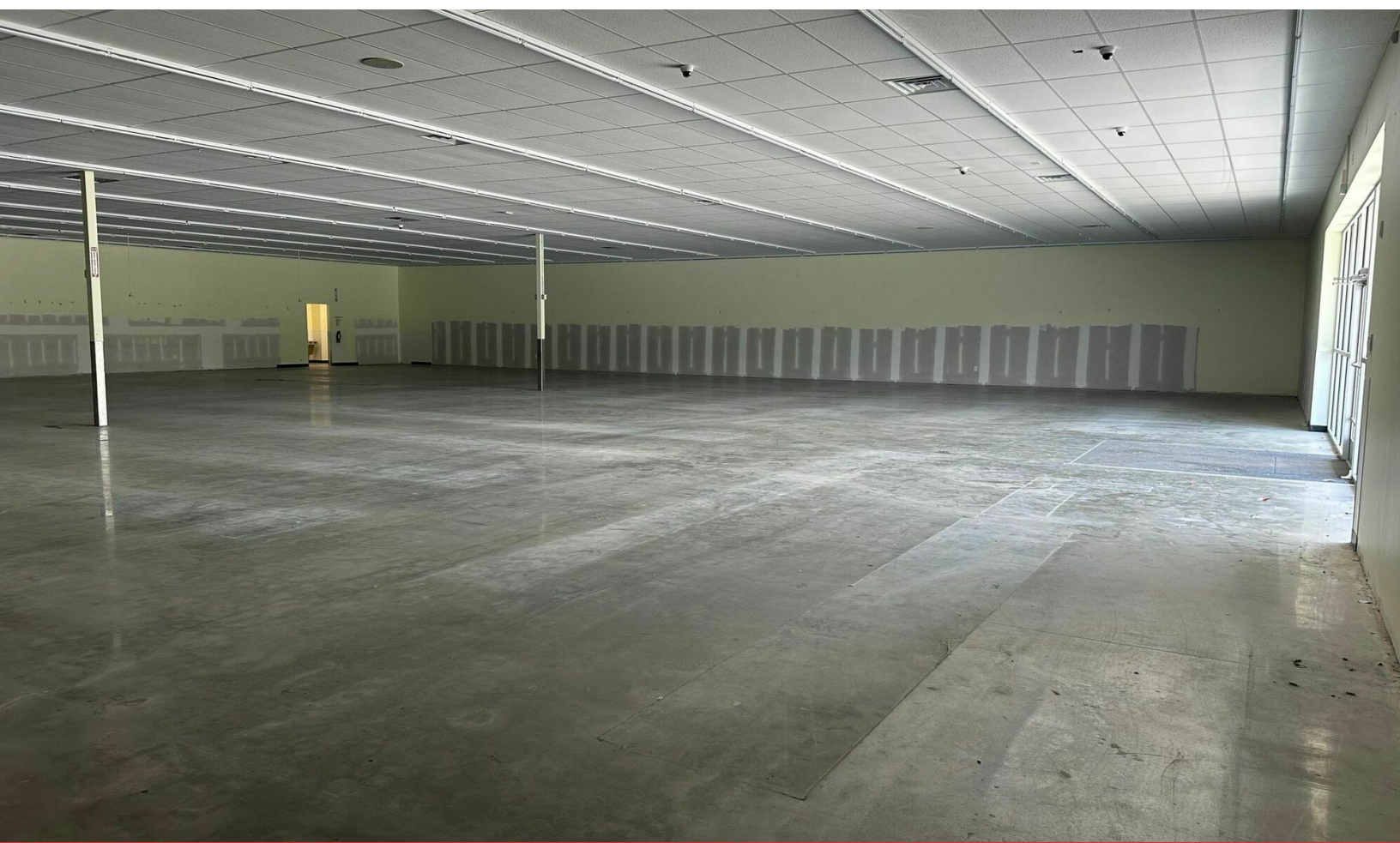
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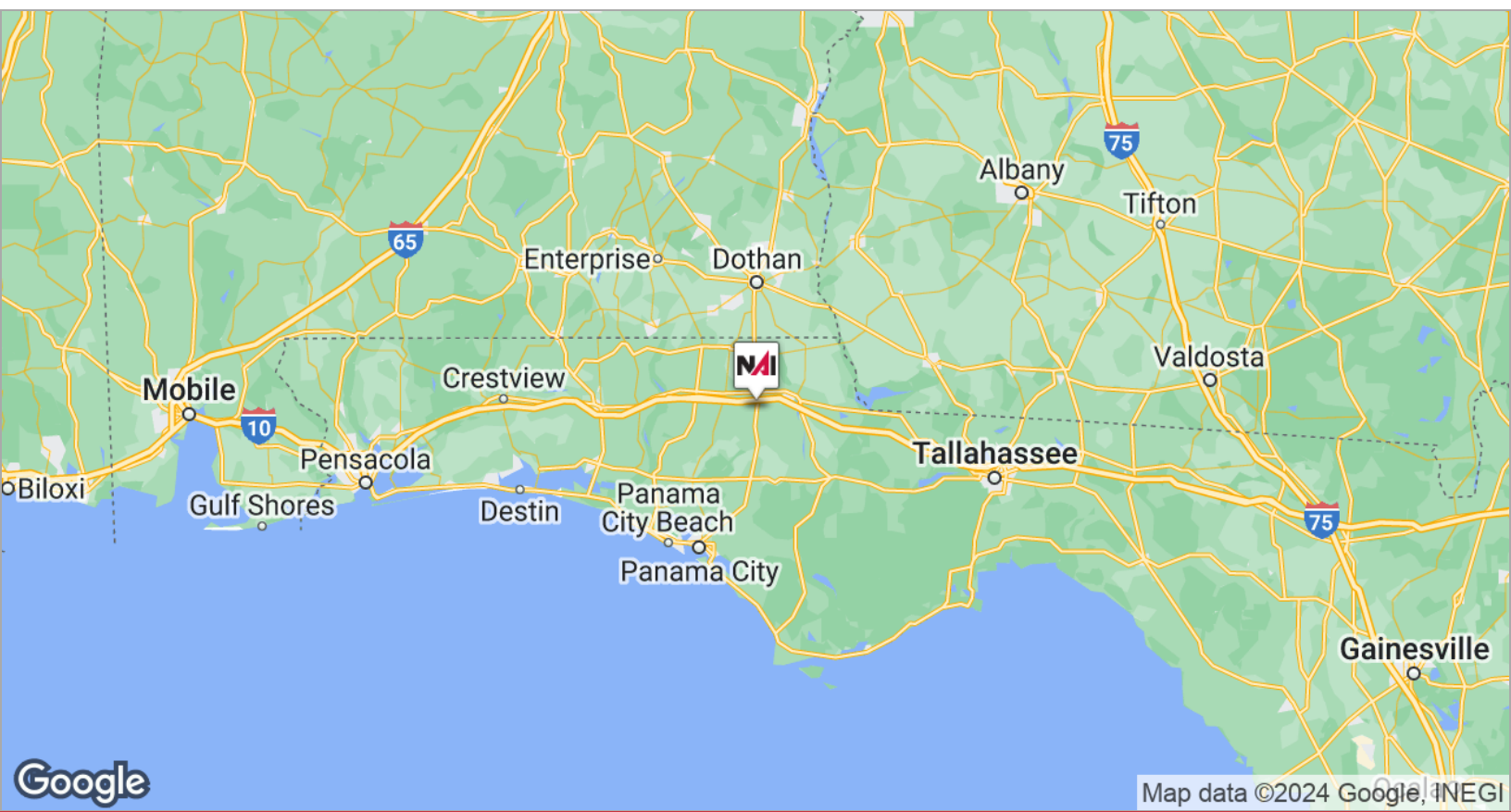
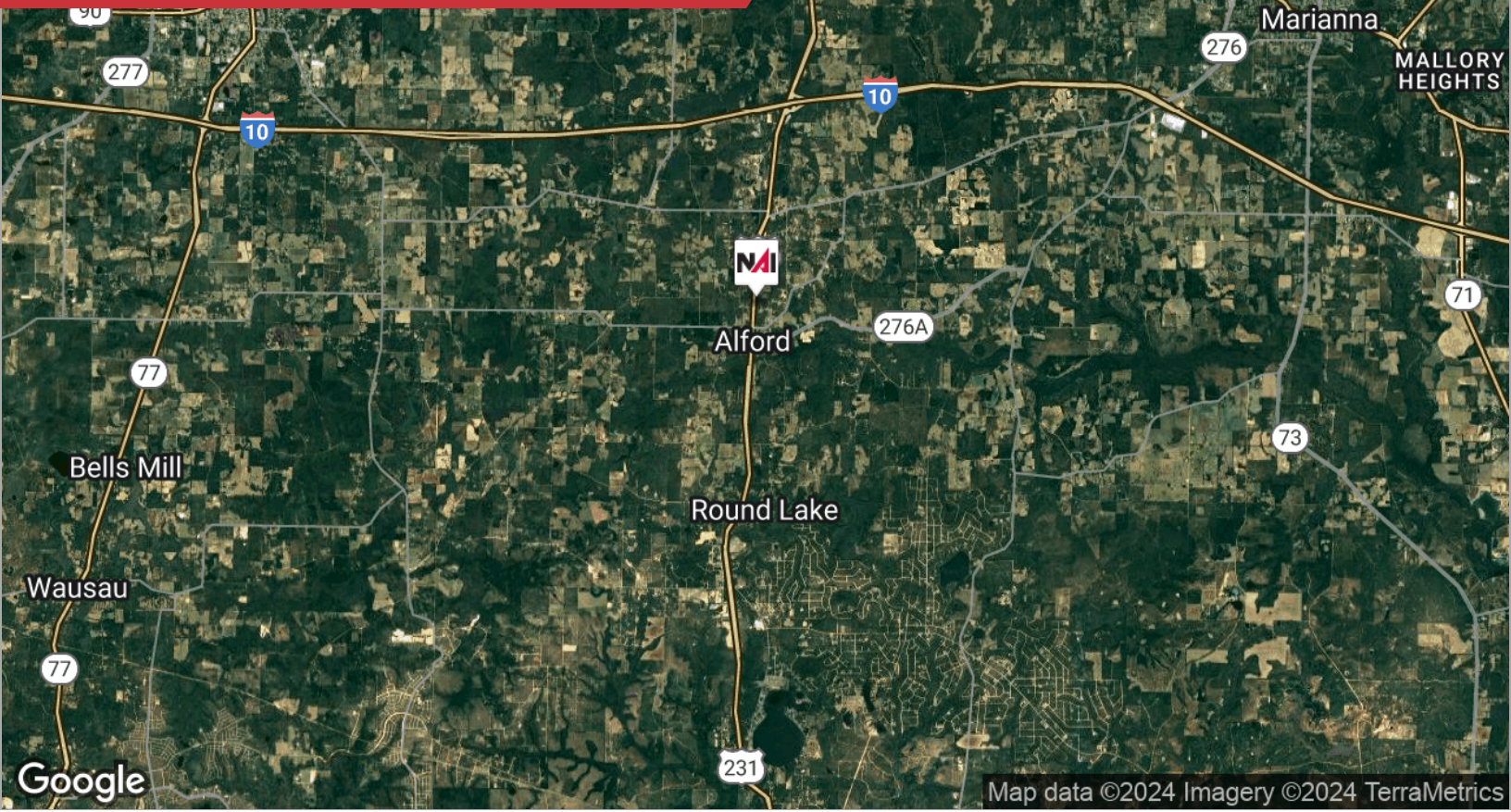
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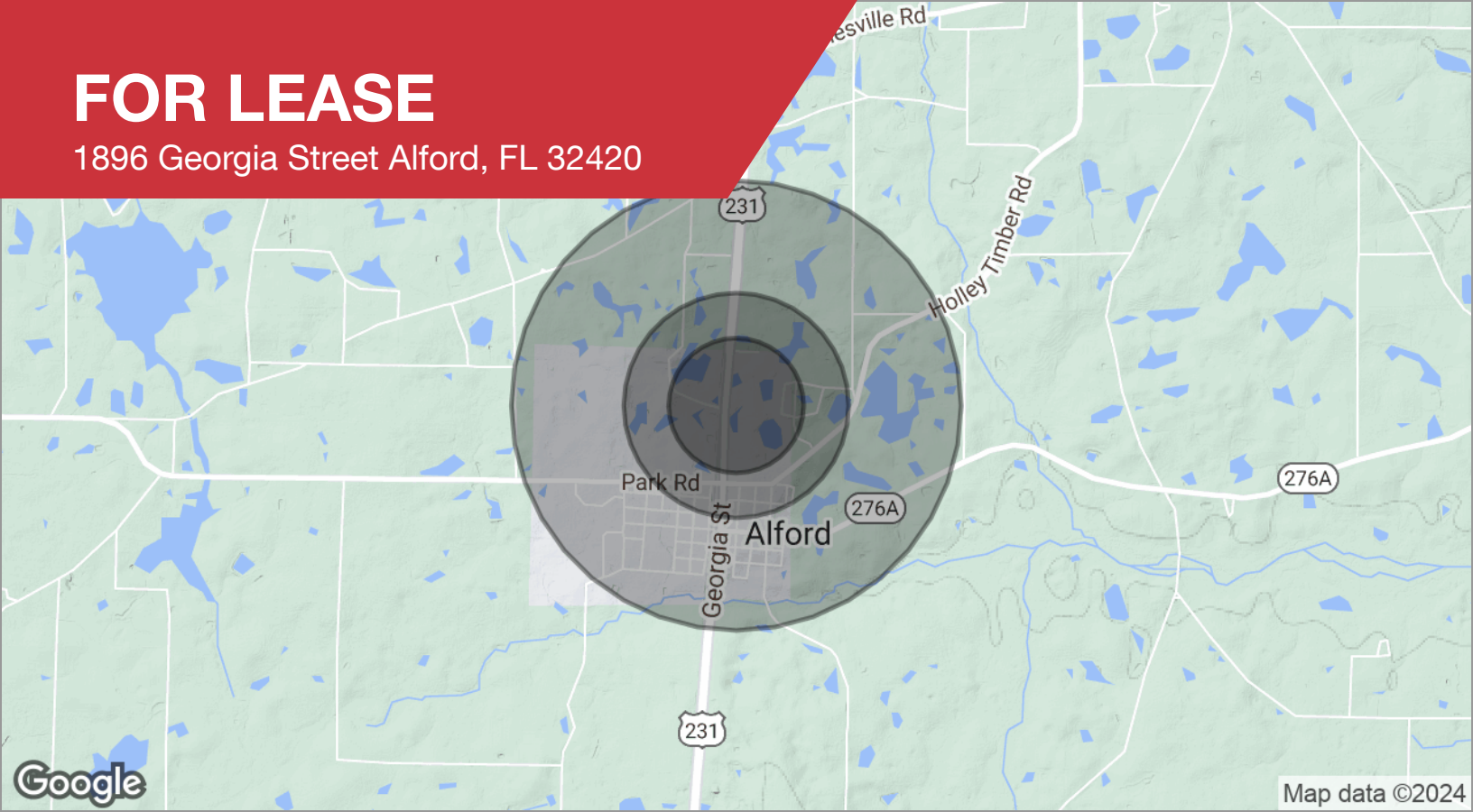
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## DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	33	180	652
Median age	43	43	43
Median age (male)	41	41	41
Median age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	13	73	256
# of persons per HH	2.5	2.5	2.5
Average HH income	\$65,746	\$65,746	\$65,827
Average house value	\$203,241	\$203,241	\$203,284

\* Demographic data derived from 2020 ACS - US Census

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