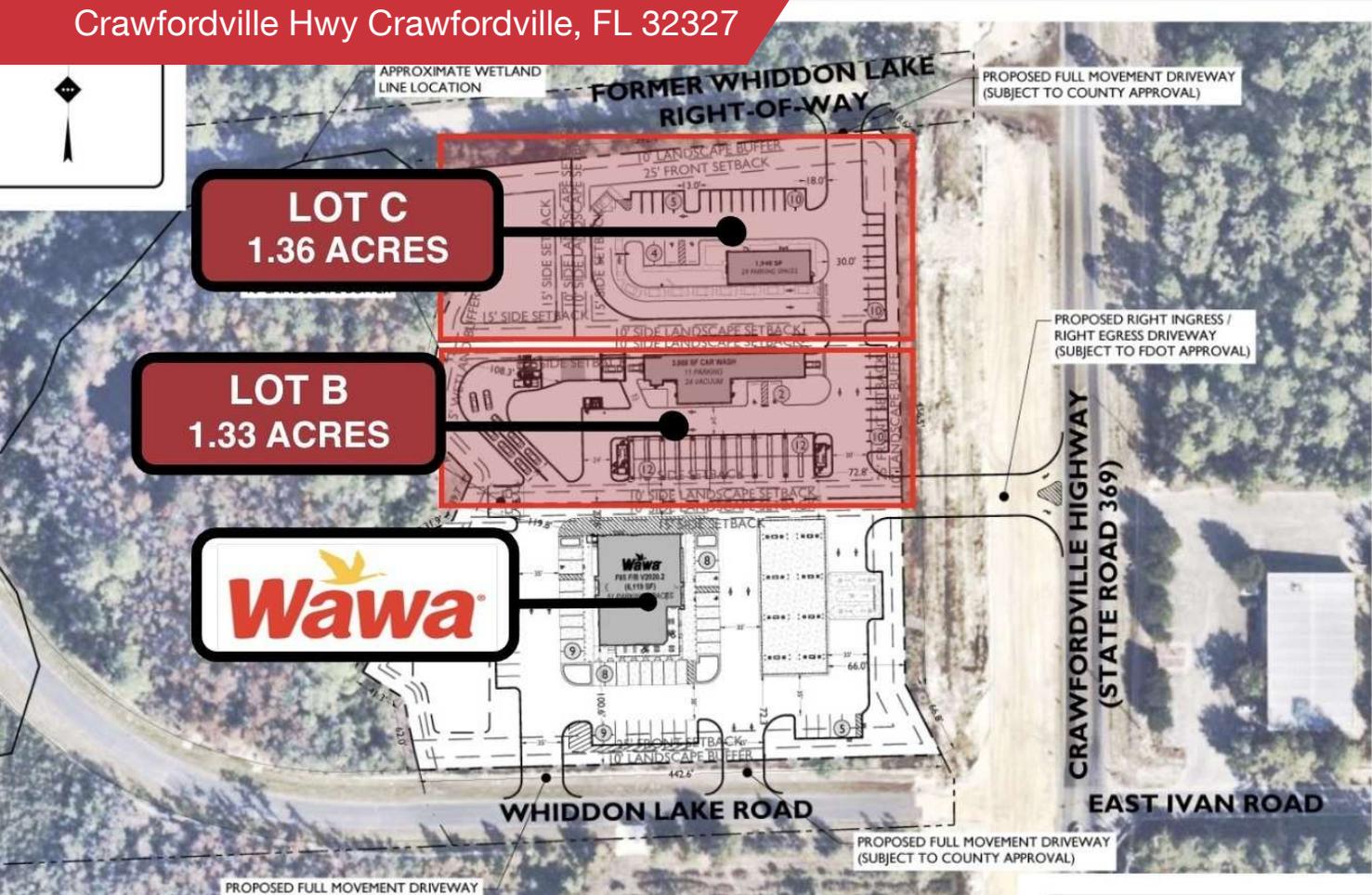


FOR LEASE

Crawfordville Hwy Crawfordville, FL 32327



STONEFIELD
engineering & design
10000 Highway 17, Suite 100
Crawfordville, FL 32327
Phone: 888.888.8888

DEVELOPER:
BLUE PENINSULA

PROPOSED CONVENIENCE STORE WITH GAS PUMPS
Wawa

CONCEPT PLAN
NOT APPROVED FOR CONSTRUCTION
DRAWN BY: [redacted]
CHECKED BY: [redacted]
DATE: 06/21/2023
SCALE: 1/8" = 1'-0"
PROJECT ID: 2023-12006
TITLE:

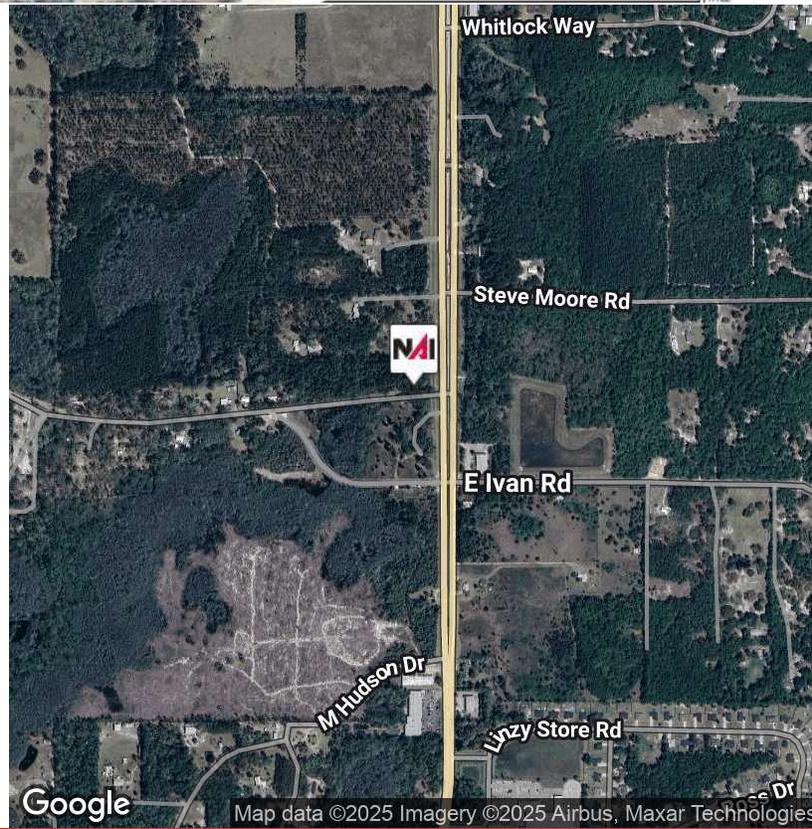
DRAFT

PARCEL ID: 18-28-20-0000-046-000
18 PRIVATE DRIVE, WADSWORTH COUNTY
WADSWORTH COUNTY, FLORIDA

Retail | 2.69 Acres

- Retail pad site for development next to Wawa
- High-traffic Crawfordville Hwy: AADT 16,000
- Visible and accessible location with signalized intersection
- Excellent signage opportunities
- Proximity to major retailers
- One of Florida's fastest growing communities

Lease Rate: Negotiable



✉ **John W. McNeill, SIOR**
+1 850 251 5504
jmcneill@talcor.com

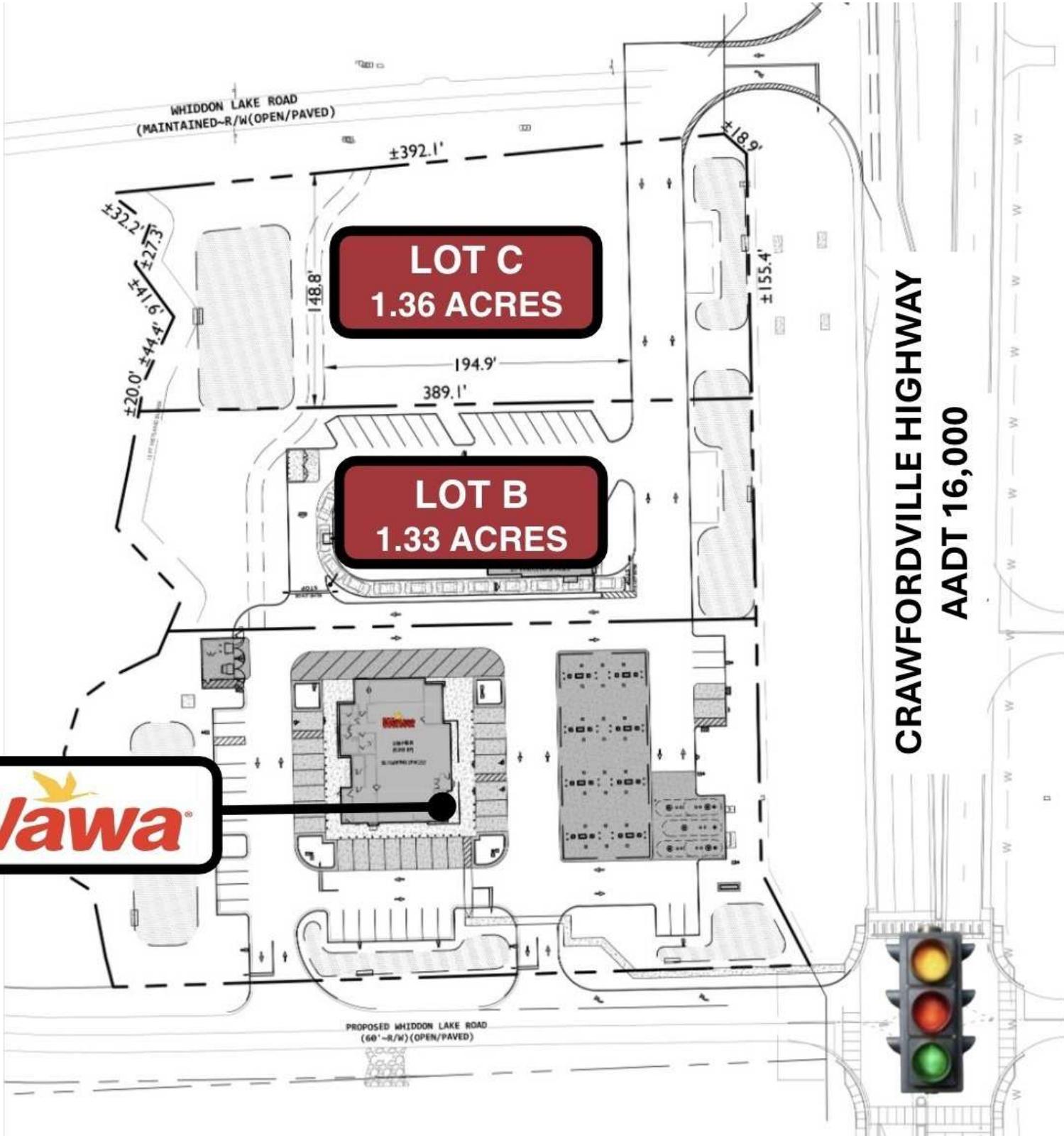
No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR
1018 Thomasville Road, Suite 200A
talcor.com

FOR LEASE

Crawfordville Hwy Crawfordville, FL 32327



✉ John W. McNeill, SIOR
+1 850 251 5504
jmcneill@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep-resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAITALCOR

FOR LEASE

Crawfordville Hwy Crawfordville, FL 32327

1.33 & 1.36
ACRES FOR LEASE



Google

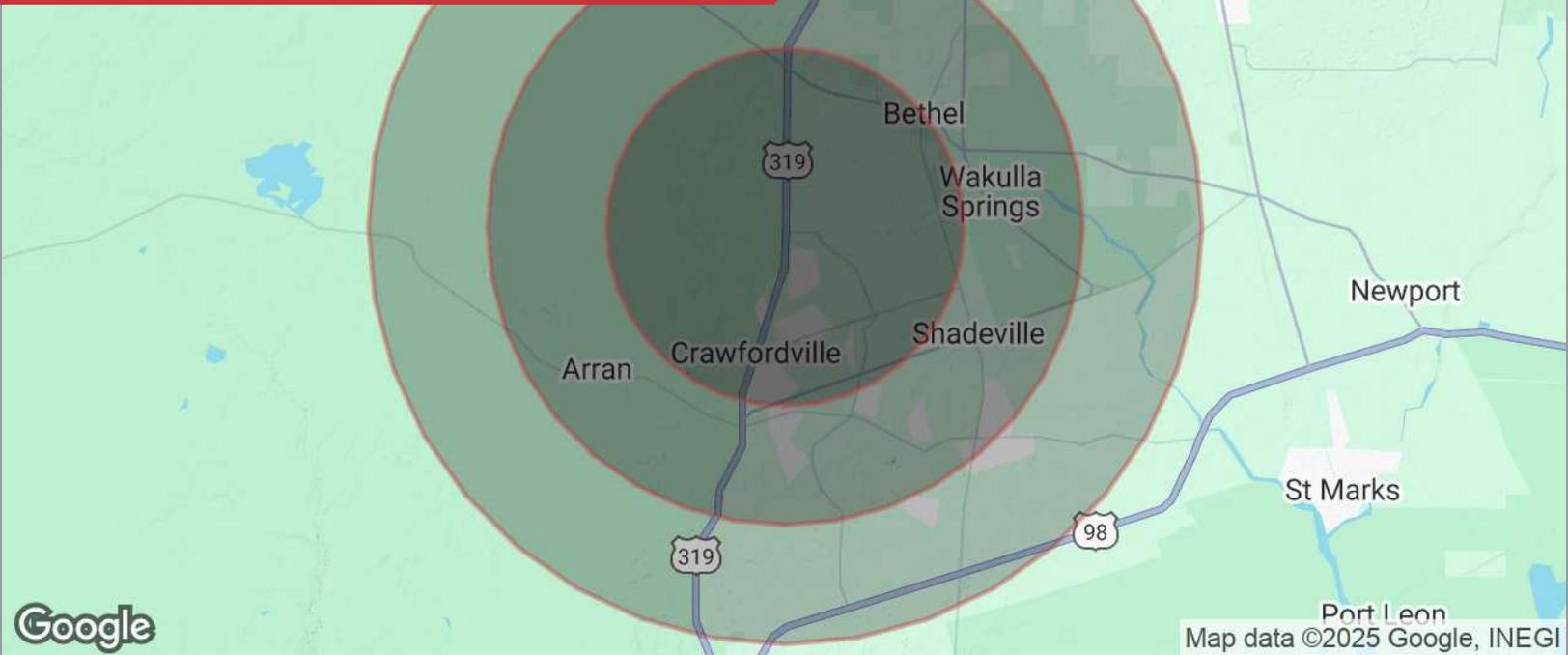
John W. McNeill, SIOR
+1 850 251 5504
jmcneill@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAITALCOR

FOR LEASE

Crawfordville Hwy Crawfordville, FL 32327



DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	7 MILES
Total population	4,215	11,682	19,854
Median age	40.7	39.8	39.4
Median age (male)	40.4	37.7	37.9
Median age (Female)	42.2	41.8	41.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	1,797	4,772	8,394
# of persons per HH	2.3	2.4	2.4
Average HH income	\$78,005	\$78,717	\$72,692
Average house value	\$163,128	\$172,621	\$169,595

* Demographic data derived from 2020 ACS - US Census