

Drive-Thru Restaurant for Lease

1212 Main Street, Chipley FL 32428



OFFERING MEMORANDUM

Drive-Thru Restaurant Opportunity

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COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH



01

Summary

Property Summary

Property Highlights

Regional Map

Aerial View Map

Site Plan

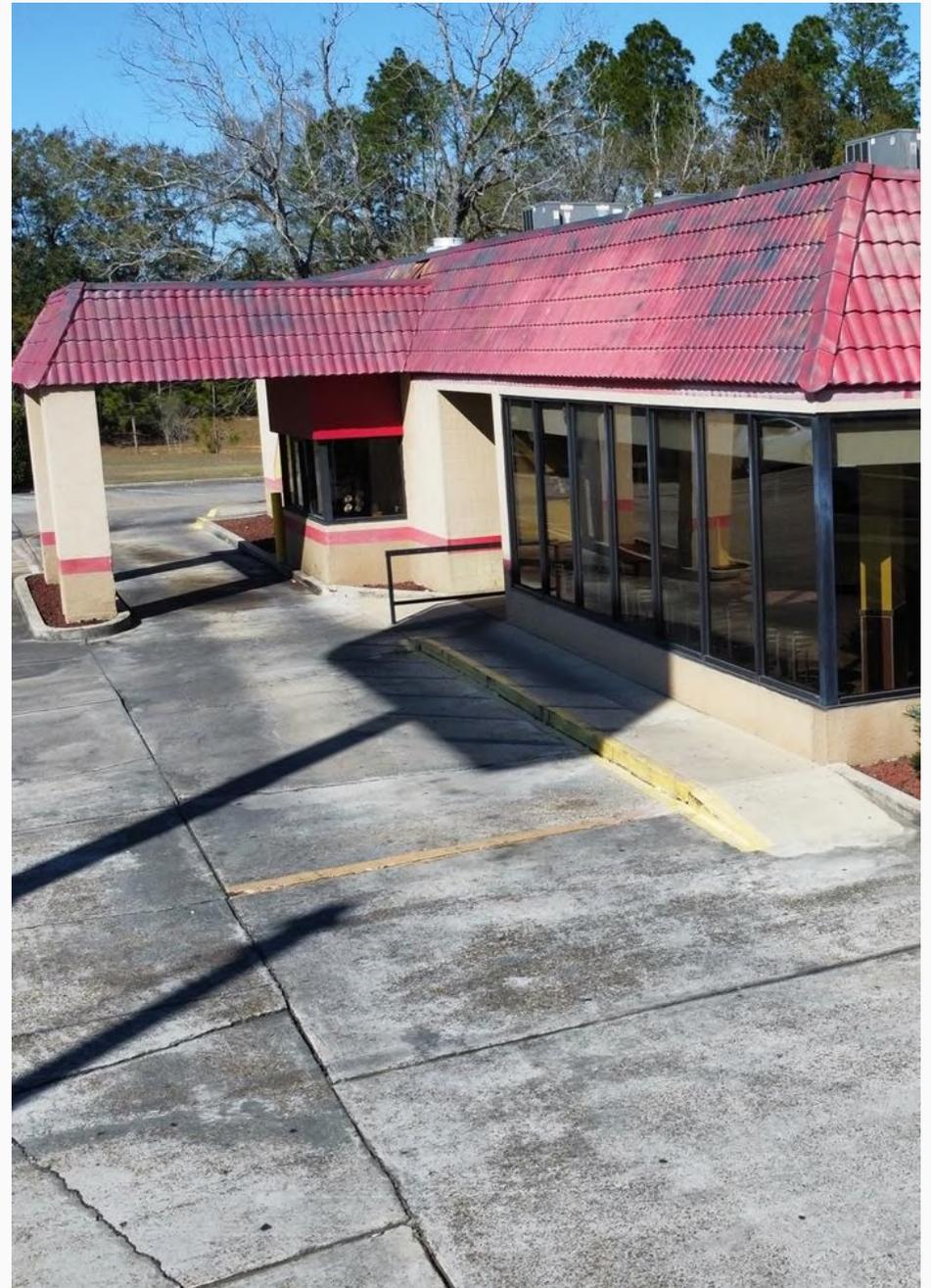
Property Images

OFFERING SUMMARY

DRIVE-THRU	Yes
LEASE TERMS	NEGOTIABLE

PROPERTY SUMMARY

ADDRESS	1212 Main Street Chipley, FL 32428
COUNTY	Washington
BUILDING SF	4,090
LAND ACRES	.91
YEAR BUILT	1997
TRAFFIC COUNTS	14,500 VPD
PARCEL NUMBER	00-2159-0001
PARKING STALLS	38 + 2 handicap
PARKING RATIO	9.78/1,000 SF.
OWNERSHIP TYPE	Fee Simple
FRONTAGE	162' on Main St





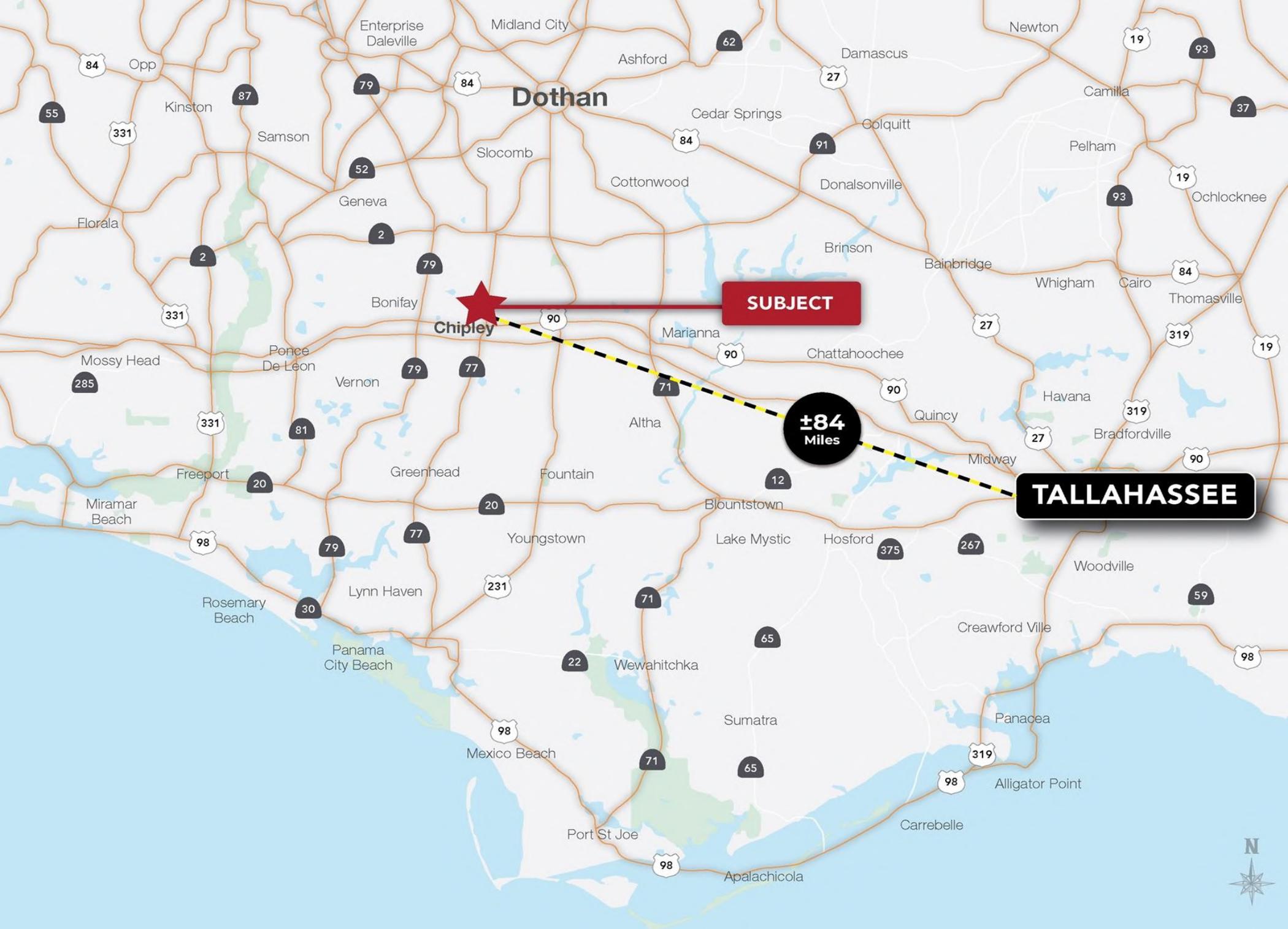
PROPERTY HIGHLIGHTS

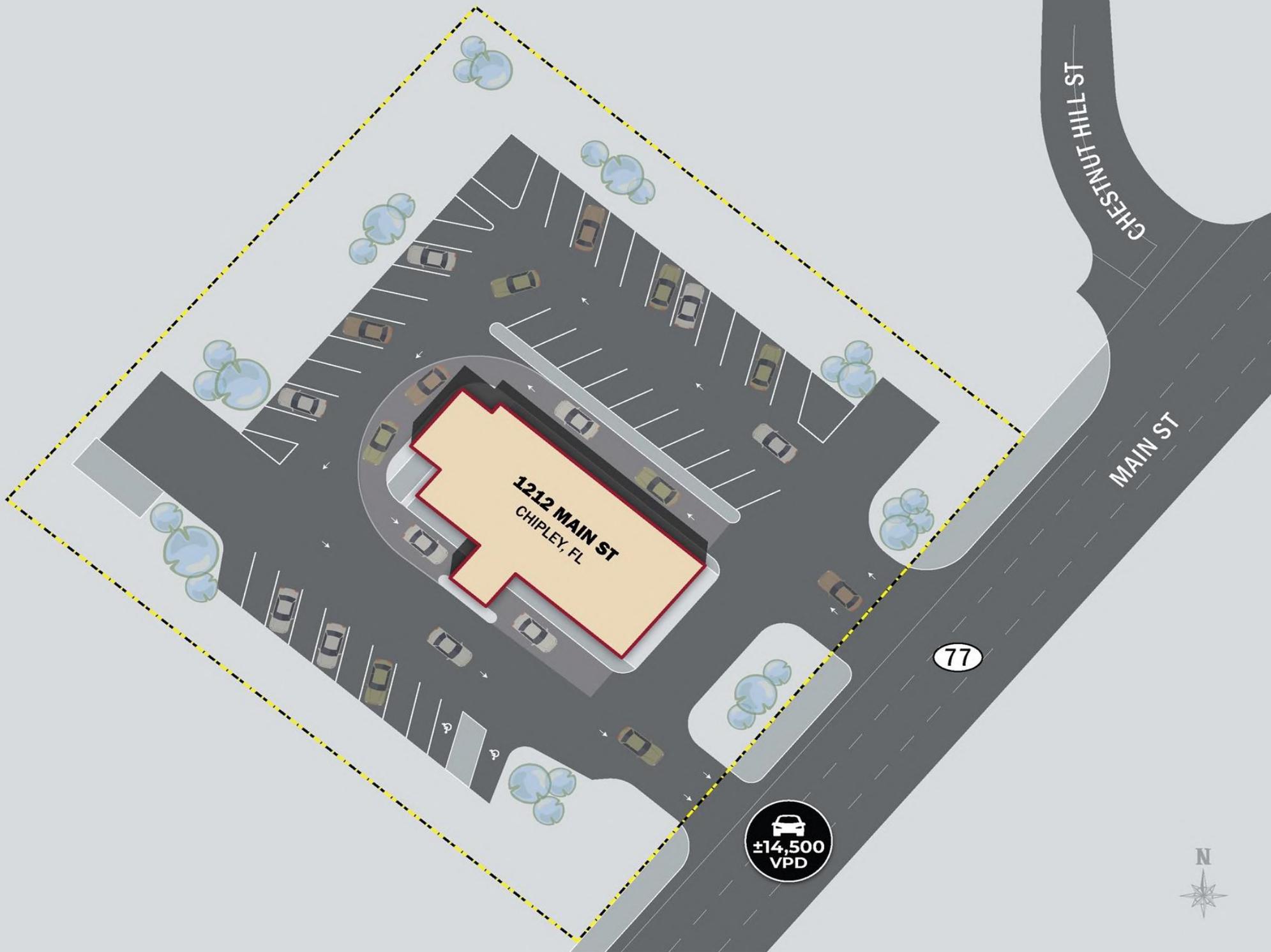
Turn-Key Restaurant Property

- ⇒ This drive-thru restaurant property is ready to occupy by a restaurant company.
- ⇒ There is a large Pylon monument sign on the property facing Main Street which boasts 14,500 VPD.
- ⇒ Large building size of approximately 4,090 SF, on land size of approximately .91 acres.
- ⇒ An abundance of parking with a parking ratio of 9.78/1,000 SF.
- ⇒ The FF&E may be included.

NORTHWEST FLORIDA COMMUNITY HOSPITAL

- ⇒ The property is located adjacent to the Northwest Florida Community Hospital, which was recently selected for Florida's Hospital of Choice award and recognized as one of Florida's top hospitals.
- ⇒ With over 20 patient services available, NFCH is especially recognized for its state of the art 24-hour emergency room.













02

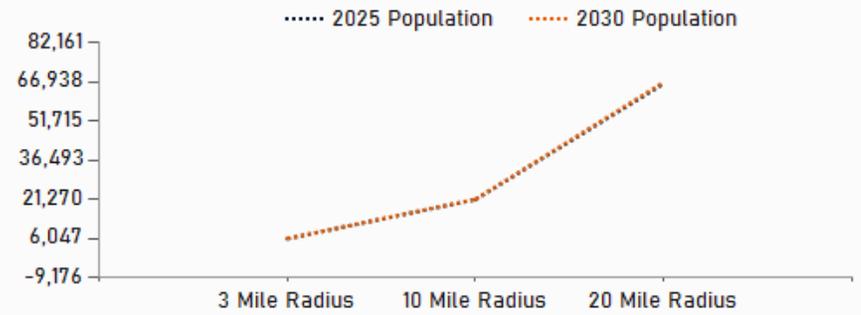
Demographics

General Demographics

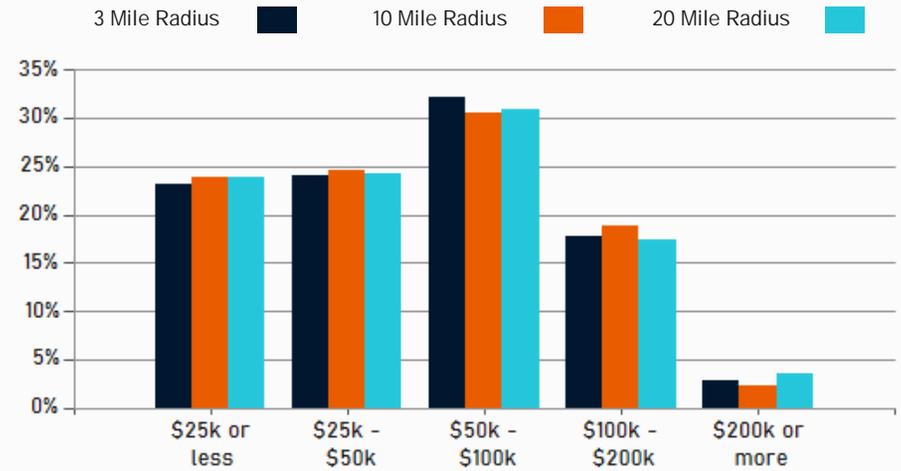
Race Demographics

POPULATION	3 MILE	10 MILE	20 MILE
2000 Population	5,622	19,039	58,669
2010 Population	5,931	20,877	65,686
2025 Population	6,047	21,272	66,344
2030 Population	6,097	21,435	66,938
2025 African American	979	2,831	10,819
2025 American Indian	52	139	459
2025 Asian	47	143	423
2025 Hispanic	249	993	3,202
2025 Other Race	54	327	1,227
2025 White	4,441	16,342	49,280
2025 Multiracial	461	1,471	4,084

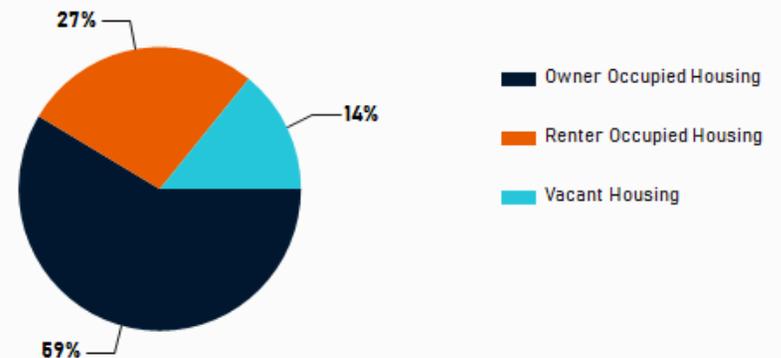
2025 HOUSEHOLD INCOME	3 MILE	10 MILE	20 MILE
less than \$15,000	291	1,040	3,164
\$15,000-\$24,999	245	782	2,722
\$25,000-\$34,999	300	938	2,898
\$35,000-\$49,999	256	949	3,042
\$50,000-\$74,999	444	1,454	4,684
\$75,000-\$99,999	299	880	2,900
\$100,000-\$149,999	298	1,048	3,163
\$150,000-\$199,999	110	397	1,116
\$200,000 or greater	65	173	893
Median HH Income	\$52,440	\$51,628	\$51,987
Average HH Income	\$67,320	\$66,332	\$69,489



2025 Household Income



2025 Own vs. Rent - 3 Mile Radius

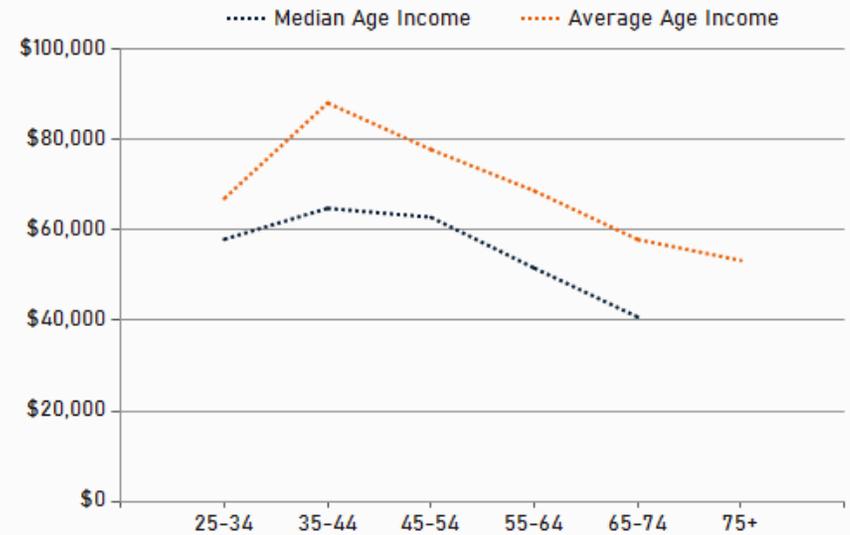
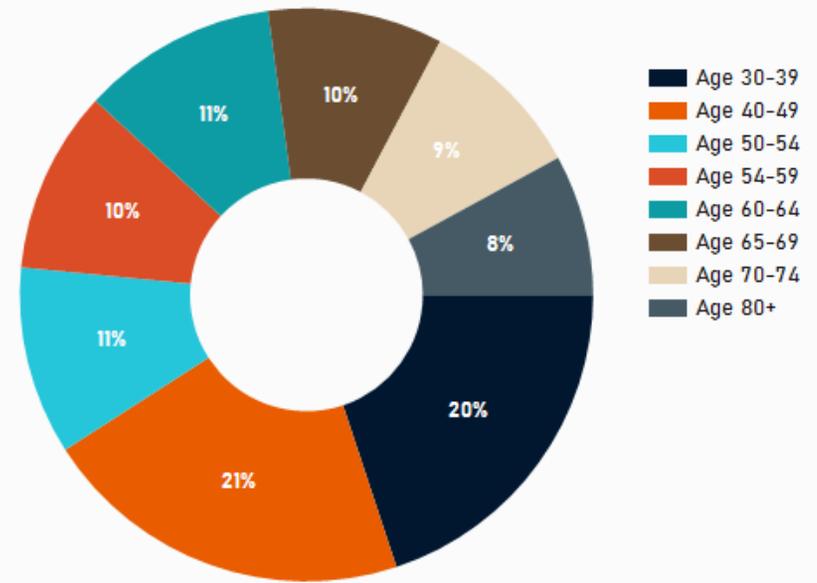


Source: esri

2025 POPULATION BY AGE	3 MILE	10 MILE	20 MILE
2025 Population Age 30-34	328	1,357	4,266
2025 Population Age 35-39	352	1,381	4,265
2025 Population Age 40-44	364	1,327	4,268
2025 Population Age 45-49	353	1,284	3,889
2025 Population Age 50-54	363	1,350	4,413
2025 Population Age 55-59	352	1,244	4,271
2025 Population Age 60-64	376	1,371	4,644
2025 Population Age 65-69	337	1,285	4,453
2025 Population Age 70-74	319	1,110	3,615
2025 Population Age 75-79	271	890	2,810
2025 Population Age 80-84	197	584	1,808
2025 Population Age 85+	159	466	1,461
2025 Population Age 18+	4,679	16,838	53,417
2025 Median Age	41	41	43
2030 Median Age	42	42	44

2025 INCOME BY AGE	3 MILE	10 MILE	20 MILE
Median Household Income 25-34	\$58,002	\$56,503	\$57,244
Average Household Income 25-34	\$67,029	\$67,619	\$71,328
Median Household Income 35-44	\$64,863	\$63,651	\$65,106
Average Household Income 35-44	\$88,170	\$82,774	\$87,994
Median Household Income 45-54	\$62,883	\$63,766	\$62,480
Average Household Income 45-54	\$77,865	\$78,660	\$82,390
Median Household Income 55-64	\$51,643	\$53,092	\$54,175
Average Household Income 55-64	\$68,727	\$69,084	\$73,381
Median Household Income 65-74	\$40,806	\$41,398	\$43,217
Average Household Income 65-74	\$57,960	\$58,439	\$60,306
Average Household Income 75+	\$53,319	\$50,162	\$51,546

Population By Age



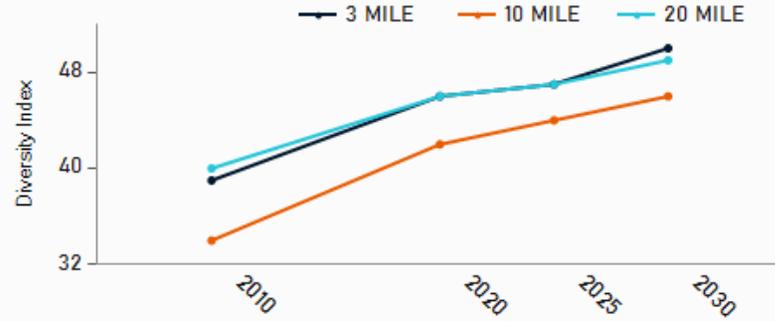
DIVERSITY INDEX	3 MILE	10 MILE	20 MILE
Diversity Index (+5 years)	50	47	49
Diversity Index (current year)	47	44	47
Diversity Index (2020)	46	42	46
Diversity Index (2010)	39	34	40

POPULATION BY RACE



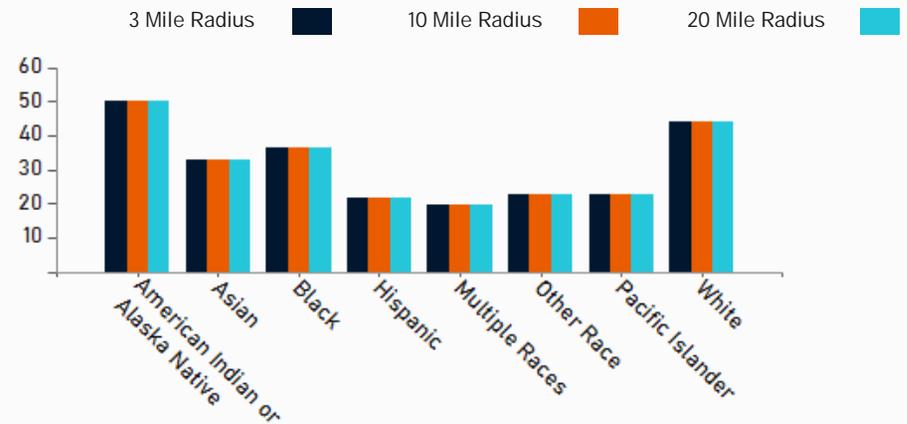
2025 POPULATION BY RACE	3 MILE	10 MILE	20 MILE
African American	16%	13%	16%
American Indian	1%	1%	1%
Asian	1%	1%	1%
Hispanic	4%	4%	5%
Multiracial	7%	7%	6%
Other Race	1%	1%	2%
White	71%	73%	71%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	3 MILE	10 MILE	20 MILE
Median American Indian/Alaska Native Age	50	49	49
Median Asian Age	33	40	38
Median Black Age	36	36	39
Median Hispanic Age	22	30	31
Median Multiple Races Age	20	23	28
Median Other Race Age	23	32	34
Median Pacific Islander Age	23	33	39
Median White Age	44	44	45

2025 MEDIAN AGE BY RACE



Drive-Thru Restaurant for Lease

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