

RETAIL/INDUSTRIAL
FOR SALE

106 Industrial Drive

106 INDUSTRIAL DRIVE • BONIFAY, FL • 32426



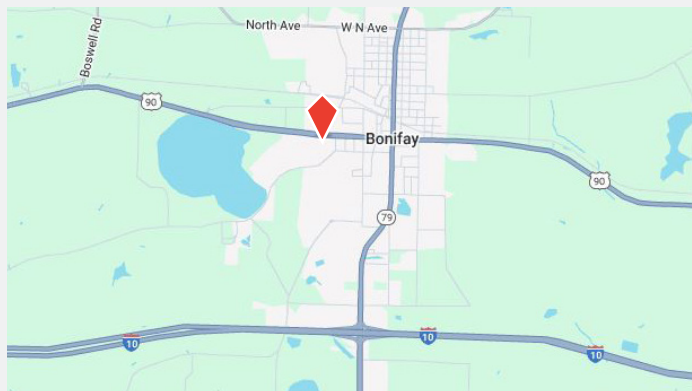
GREAT FOR RETAIL OR CONTRACTOR

PROPERTY OVERVIEW

Property Size	7,200 sf
Lot Size	1.22 Acres
Year Built	2006
Zoning	Commercial/Industrial/Office
Asking Price	\$558,000.00

PROPERTY FEATURES

- + Building has retail storefront with open and flexible floor plan
- + Fenced/Secured outside storage/lay down yard
- + Semi Truck and Trailer accessible
- + Great visibility from Hwy 90
- + Traffic count of 5,700 AADT
- + Strong daytime work population



LOCATION

- + In the growing Bonifay, FL area with current investments in Holmes County
- + Easy access with its close proximity to I-10
- + Approximately 1 hour +/- from Panama City, Destin, Enterprise, and Dothan
- + Influx of new State of Florida funds to spur growth in Holmes County



J.R. Long, CCIM
(850) 509-2137 mobile
jrlong@ciminelli.com



RETAIL/INDUSTRIAL FOR SALE

106 Industrial Drive

106 INDUSTRIAL DRIVE • BONIFAY, FL • 32426

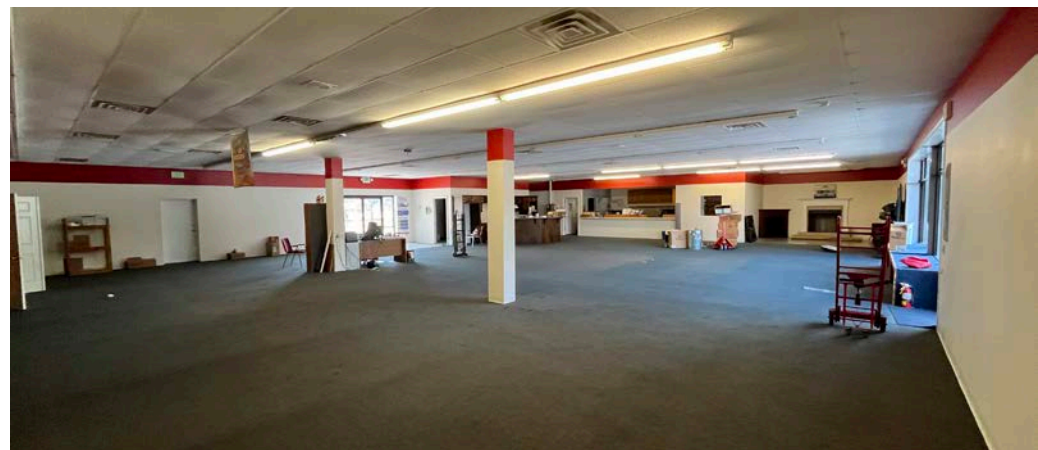
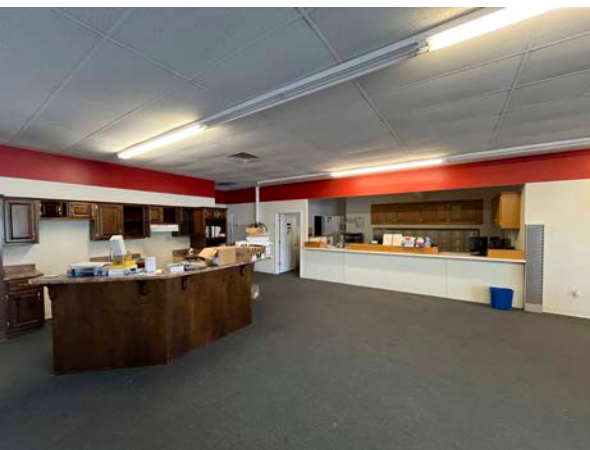
2024 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	2,080	6,279	7,437
Total Households	819	1,917	2,379
Median Age	39.1	40.7	41.1
Median HH Income	\$43,495	\$44,614	\$45,287

Source: Esri Market Profile/US Census Bureau

DRIVE TIMES

Dothan, AL	39.0 miles	53 minutes
Enterprise, AL	41.2 miles	50 minutes
Panama City Beach, FL	46.4 miles	50 minutes
Destin, FL	69.5 miles	75 minutes
Tallahassee, FL	93.6 miles	87 minutes
Pensacola, FL	109 miles	97 minutes



J.R. Long, CCIM
(850) 509-2137 mobile
jrlong@ciminelli.com

