

RETAIL REDEVELOPMENT OPPORTUNITY

2238 S Byron Butler Parkway | Perry, Florida 32348



Byron Butler Parkway - 16,700 AADT

- True repositioning play with existing infrastructure
- +24,375 SF existing structure allows for adaptive reuse, phased redevelopment, or full scrape
- Rare large-site control along primary retail corridor
- +4.26 acres with 380' of frontage on US-19
- Multiple pad development upside
- Located in Perry's primary retail node
- Proven retail corridor with daily needs traffic

Get more information

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Aerial map

2238 S Byron Butler Parkway
Perry, FL



Jefferson Street - 10,400 AADT

Hampton Springs Avenue - 4,300 AADT

Byron Butler Parkway - 16,700 AADT

bealls
OUTLET™

ZAXBY'S
TACO BELL
POPEYES
Auto Zone
Pizza Hut

Mama's MEXICANO RESTAURANT
Mama's ITALIAN Restaurant
REGENCY INN & SUITES
Hampton by HILTON

TIMBERLAND
Ford

Walmart SONIC verizon
DOLLAR TREE Domino's T-Mobile

Save a Lot ANYTIME FITNESS DOLLAR GENERAL
CHEVROLET gurdull ellianos coffee
KFC McDonald's SHERWIN-WILLIAMS

Advance Auto Parts EconoLodge SUBWAY

Subject property

TSC TRACTOR SUPPLY CO

Holiday Inn Express

Perry-Foley Airport

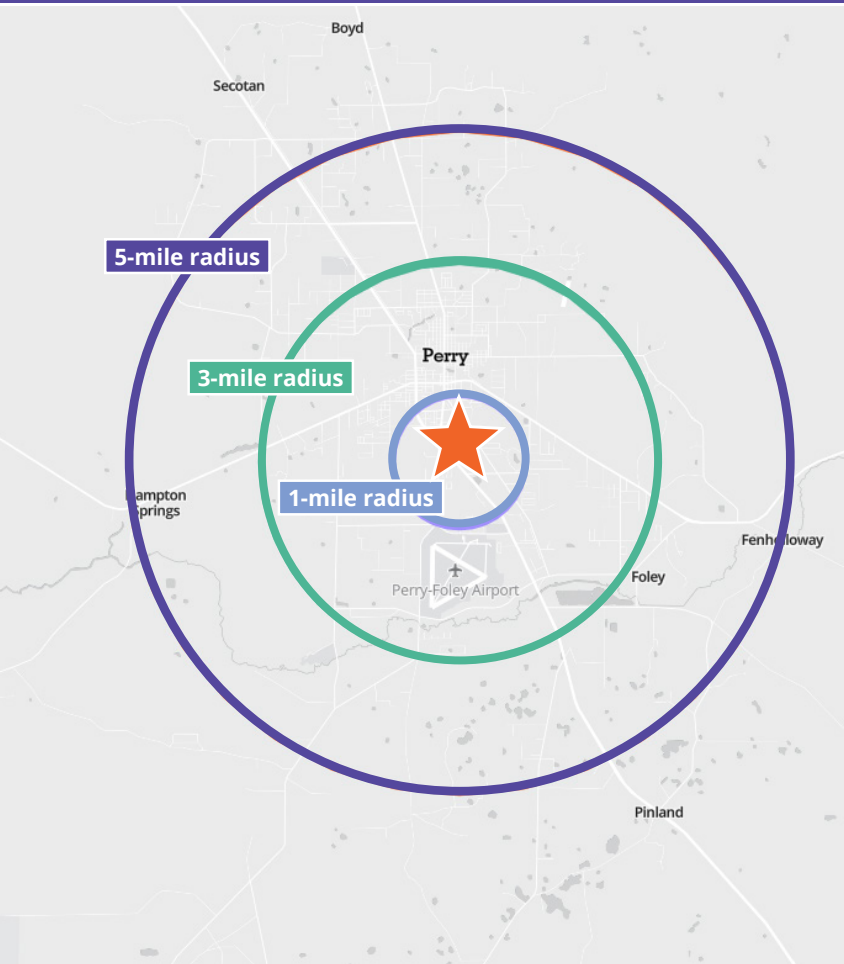
Photos

2238 S Byron Butler Parkway
Perry, FL



Demographics

2238 S Byron Butler Parkway
Perry, FL



Population: Over 9,000 people within a five mile radius.



Density: Over 3,000 households within a five mile radius.



Income: Average household income of \$67,529 within a five mile radius.



Home Value: Median home value of \$119,240 within a five mile radius.



Employment: Employment population of over 3,307 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	675	7,357	9,319
Median age	33	36	37
Households & Income	1 Miles	3 Miles	5 Miles
Total households	242	2,873	3,610
Average HH income	\$96,566	\$63,120	\$67,529
Median house value	\$179,999	\$123,296	\$119,240
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	73	392	441
Total employees	624	3,024	3,307

If you would like to discuss this further,
please get in touch.



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