



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



Gadsden Square

1509 W Jefferson Street
Quincy, FL 32351

BRAD PARKER

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

GADSDEN SQUARE

1509 W JEFFERSON STREET, QUINCY, FL 32351



OFFERING SUMMARY

Available SF:	3,020 - 34,120 SF
Lease Rate:	\$4.50 - 12.00 SF/yr (CAM Included; MG)
Lot Size:	9.763 Acres
Building Size:	75,197 SF

PROPERTY HIGHLIGHTS

- MAJOR RENOVATIONS COMPLETED AT Gadsden Square. New asphalt, new roofs, new HVAC, and Professional Real Estate Management. This will be the premier center in Quincy, FL
- Great location off of Highway 90
- Ample parking
- Tenants include: Roses, Country Buffet, Internet Arcade, Goodwill, and Citi Trends
- Available space shown on site plan

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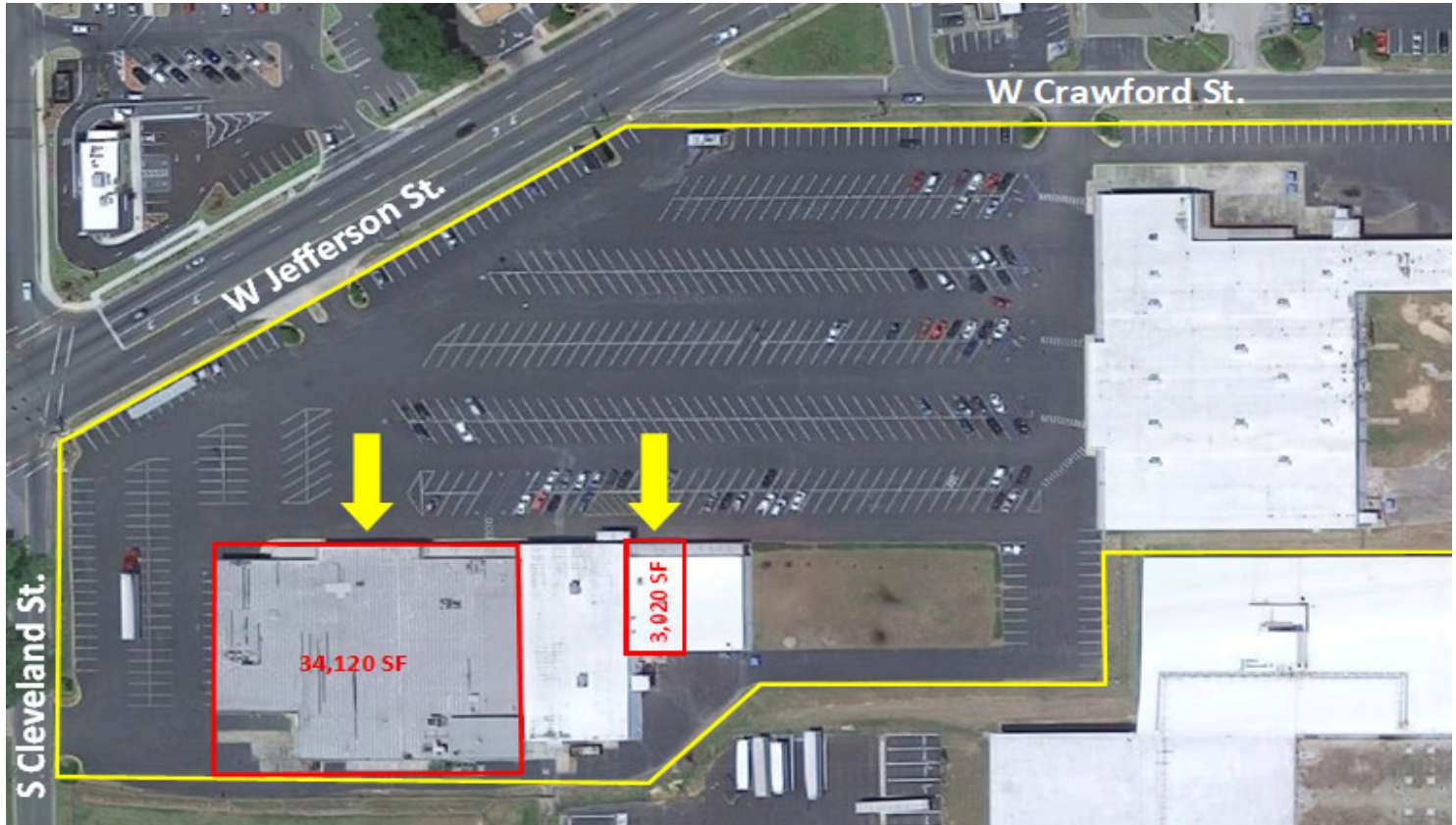




AVAILABLE SPACES

GADSDEN SQUARE

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
1	Strip Center	\$4.50 SF/YR	CAM Included	34,120 SF	Negotiable
C	Strip Center	\$12.00 SF/YR	CAM Included	3,020 SF	Negotiable

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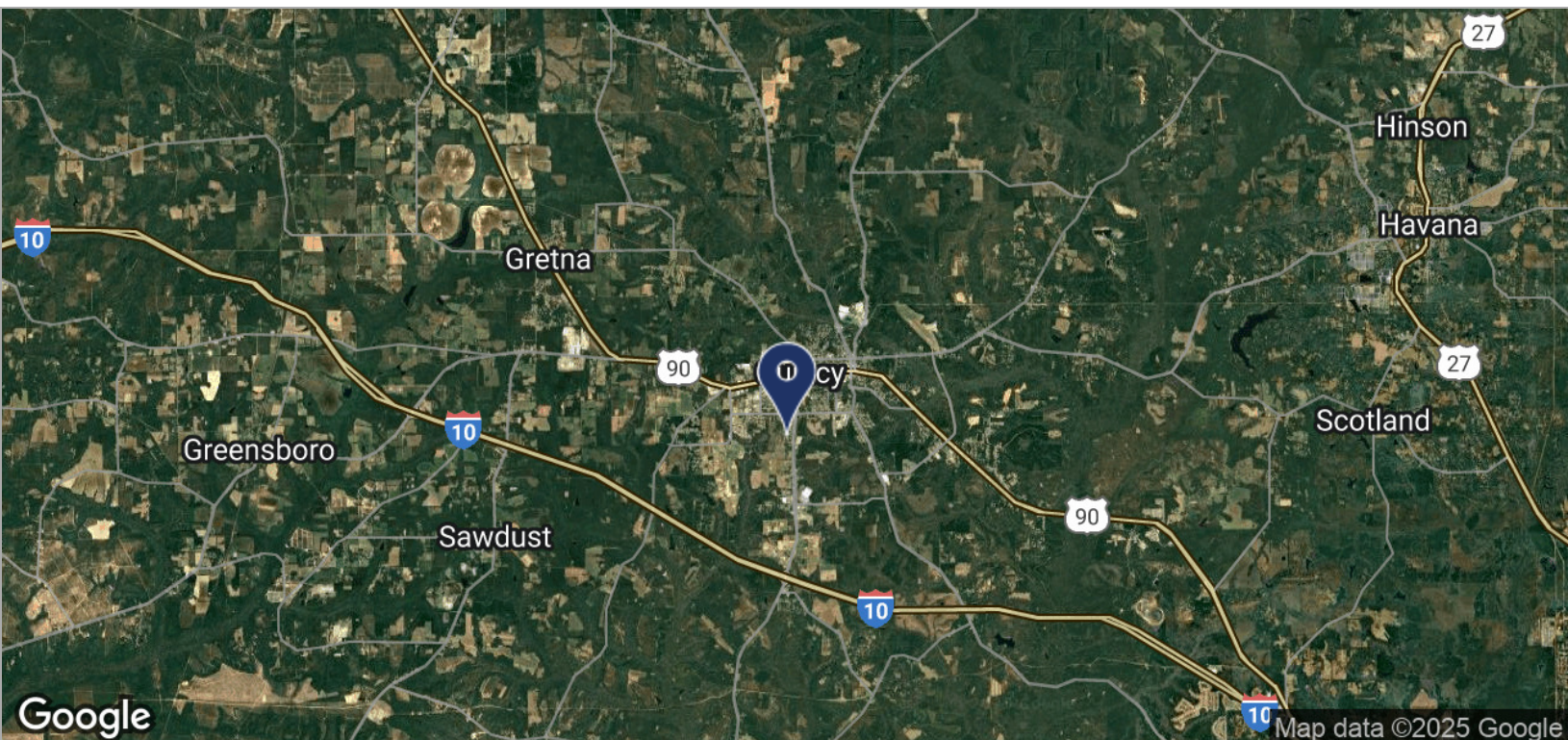
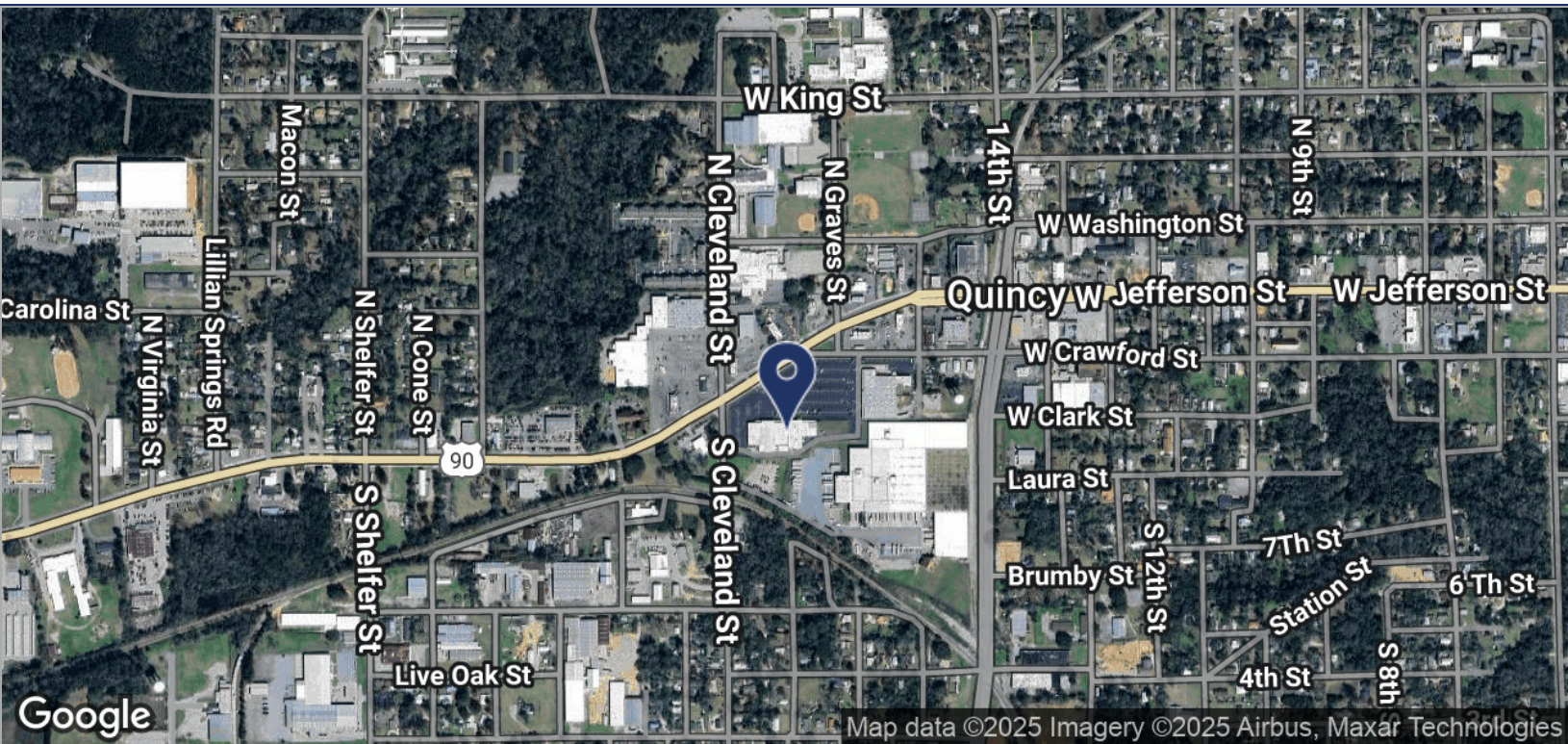




LOCATION MAPS

GADSDEN SQUARE

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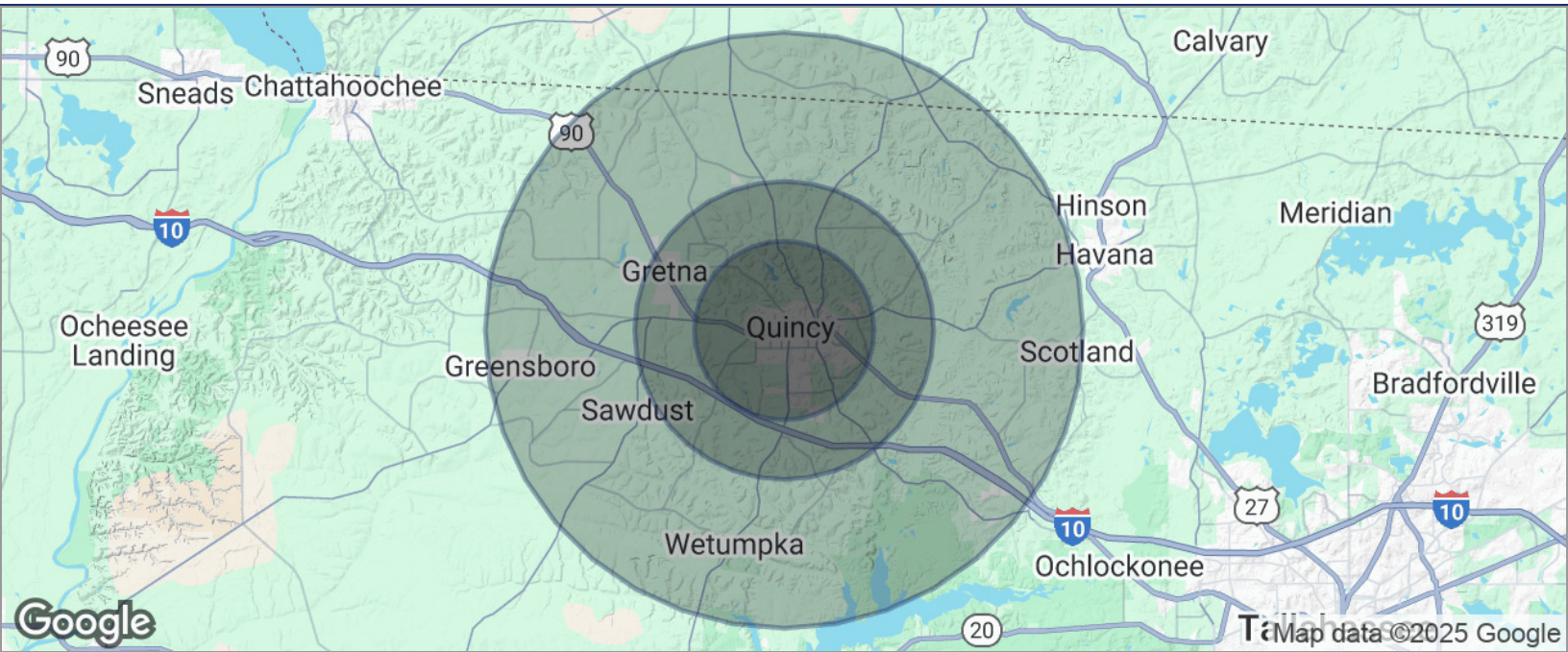




DEMOGRAPHICS MAP

GADSDEN SQUARE

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	5,043	12,940	27,083
MEDIAN AGE	34.2	34.1	36.0
MEDIAN AGE (MALE)	34.0	33.9	35.5
MEDIAN AGE (FEMALE)	34.3	34.2	35.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,669	4,276	9,243
# OF PERSONS PER HH	3.0	3.0	2.9
AVERAGE HH INCOME	\$39,029	\$38,747	\$42,562
AVERAGE HOUSE VALUE	\$124,004	\$123,518	\$145,589

* Demographic data derived from 2020 ACS - US Census

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