

TWO PARCELS FOR SALE COTTONDALE, FLORIDA  
 2638 U.S. 231, Cottondale, FL 32431



**OFFERING SUMMARY**

#7283-1: 5.09 Acres  
 Price: \$1,000,000

#7283-2: 1.81 Acres  
 Price: \$900,000

**LOCATION OVERVIEW**

Two strategically positioned parcels located on both sides of the new QuikTrip Travel Center in Cottondale, Florida, offering excellent visibility and frontage along Highway 231. The site benefits from strong traffic counts of approximately 9,800 VPD on Highway 231 and 27,125 VPD along I-10, and is situated immediately off the I-10 interchange—providing outstanding regional access and exposure for retail, restaurant, or service-oriented users.

**DEMOGRAPHICS**

	3 MILES	5 MILES	10 MILES
Total Households	789	2,006	7,626
Total Population	1,923	4,920	19,209
Average HH Income	\$75,030	\$72,032	\$70,547

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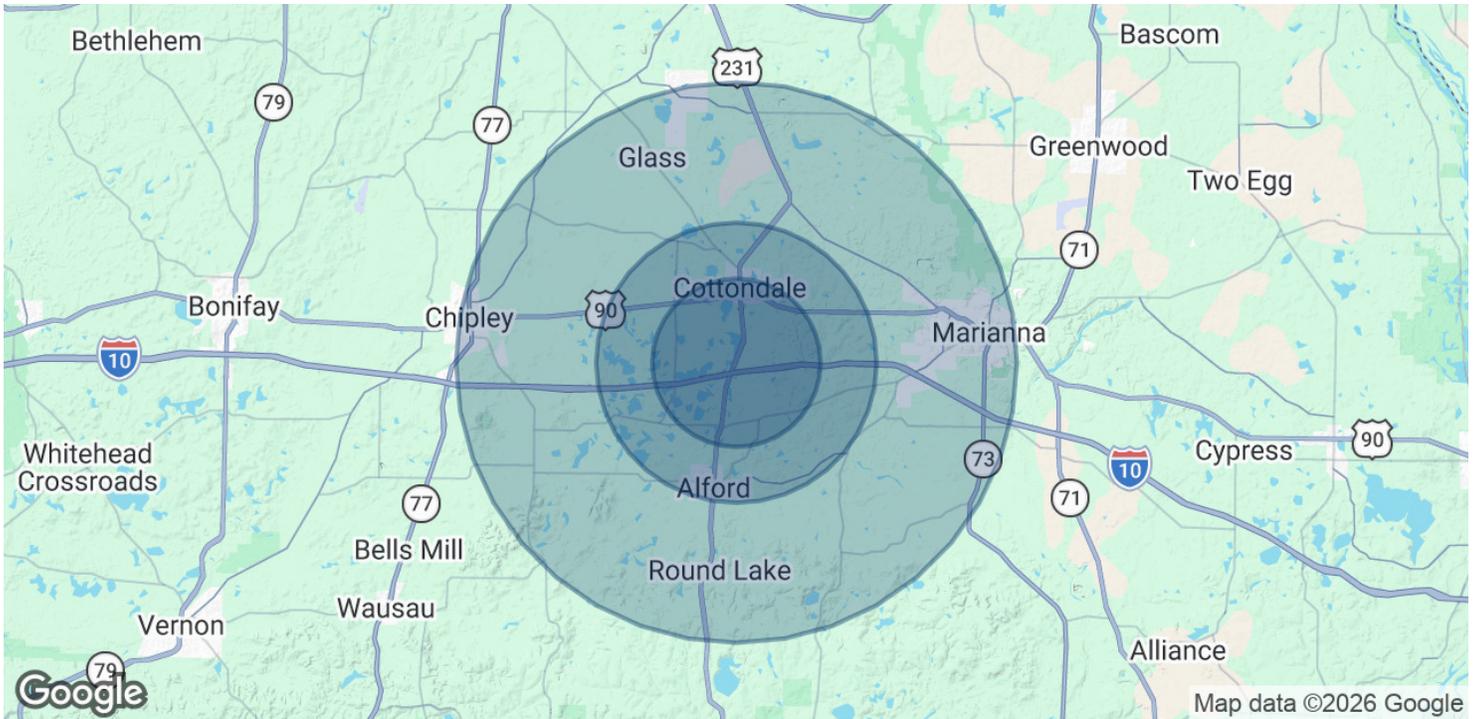
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,923	4,920	19,209
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	43	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	789	2,006	7,626
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$75,030	\$72,032	\$70,547
Average House Value	\$190,705	\$188,708	\$183,614

Demographics data derived from AlphaMap

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