

FOR SALE

S JEFFERSON HWY (US Hwy 19) & Campground Road Monticello, FL 32336

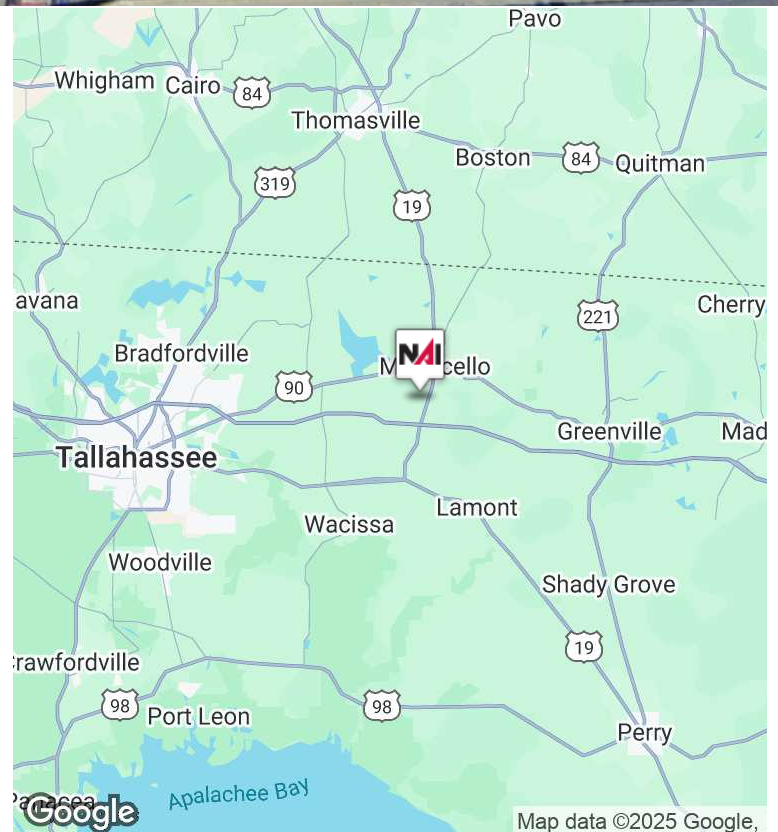


**1.876 ACRES
AVAILABLE**

Commercial | 1.876 Acres

- Zoned Mixed Use - Interchange Business
- Strategic location near I-10 Interchange, 15 minutes east of Tallahassee
- Ample space for retail establishments
- Versatile parcel for dynamic property development
- Exceptional return on investment potential

Sale Price: \$325,000



✉ **Billy Rhodes**
+1 850 545 9779
brhodes@talcor.com

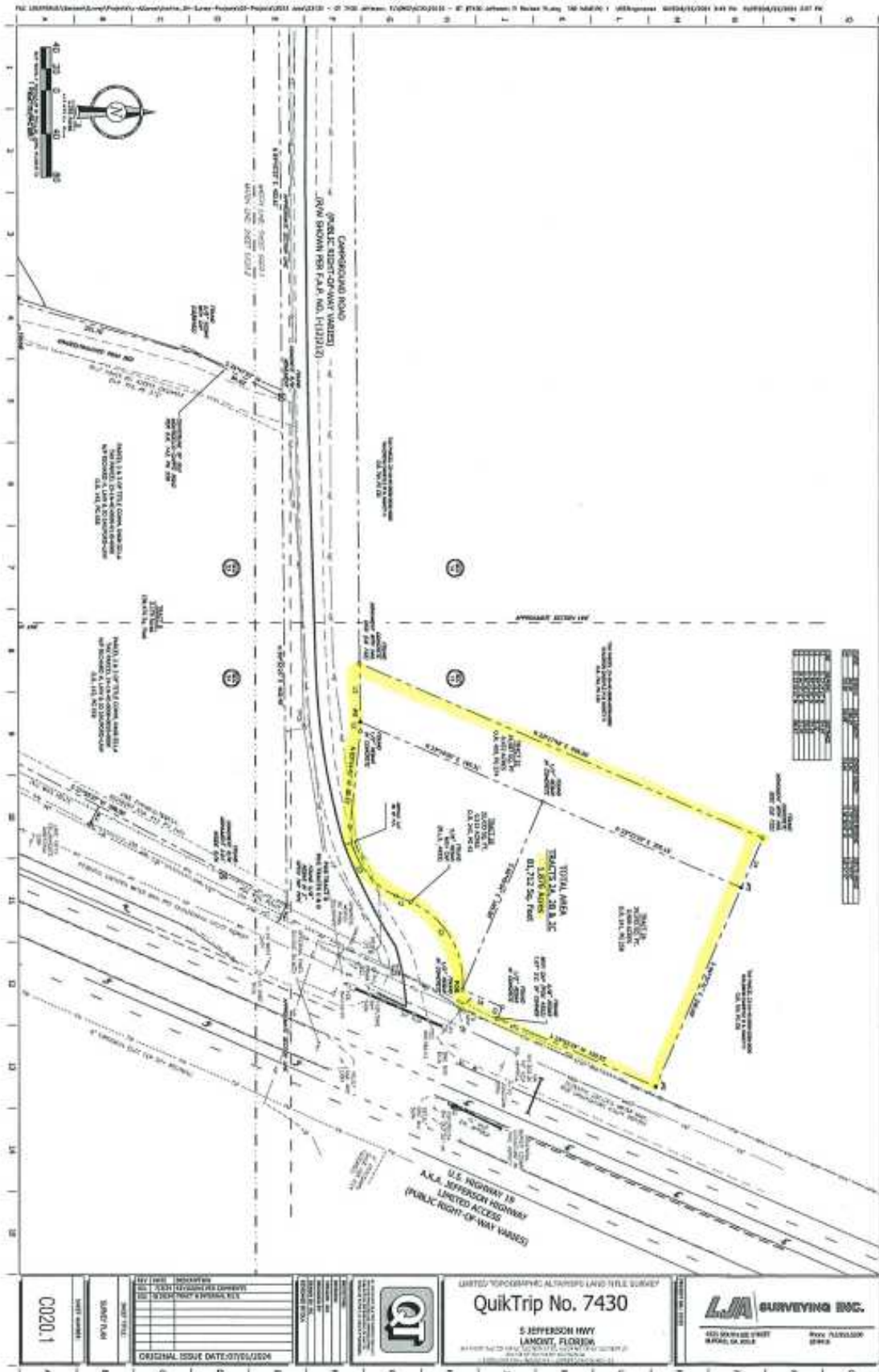
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NAI TALCOR
1018 Thomasville Road, Suite 200A
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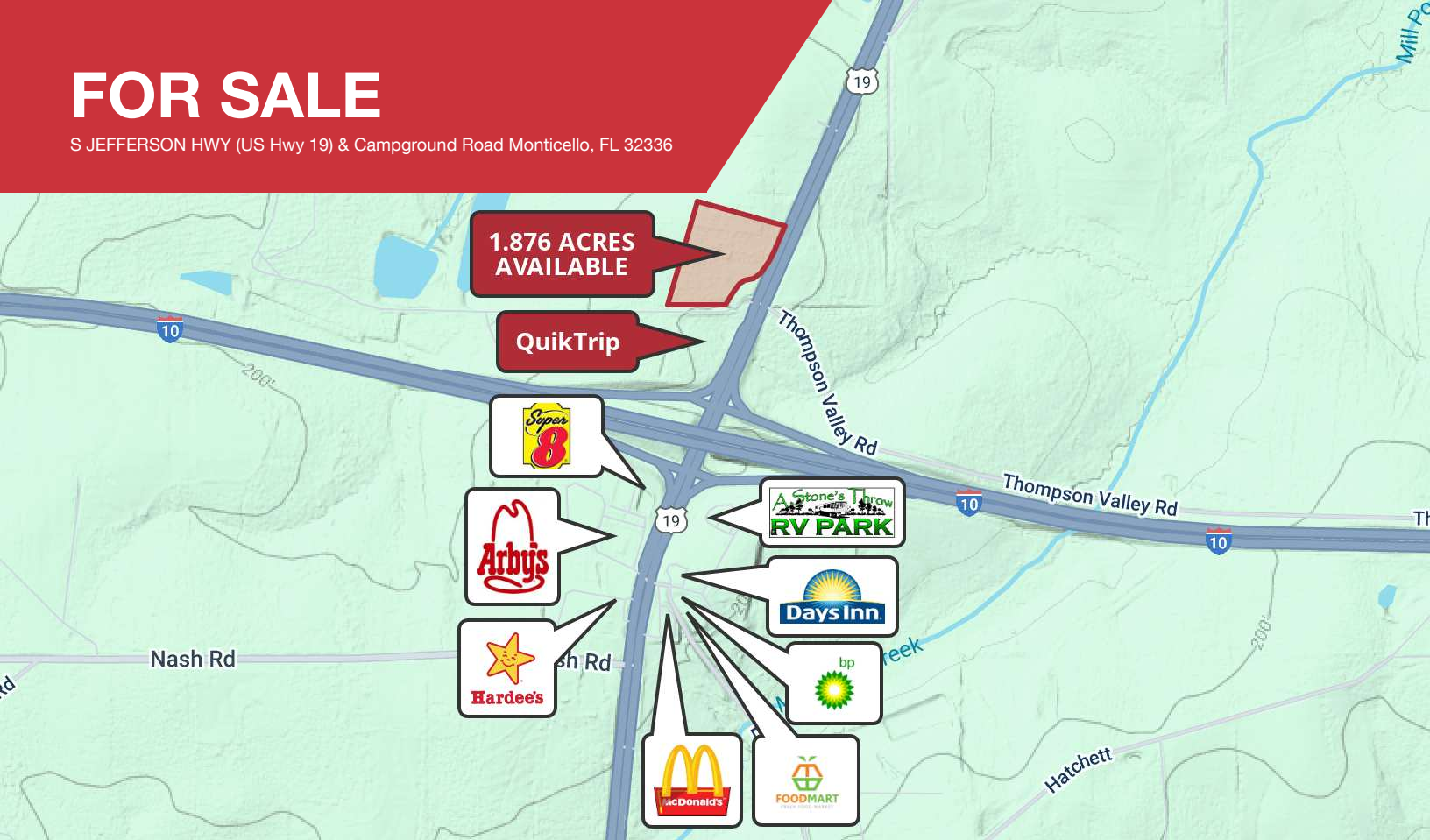

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Lorem Ipsum Dolor Amet Consectetur Lorem Ipsum Dolor Amet Consectetur



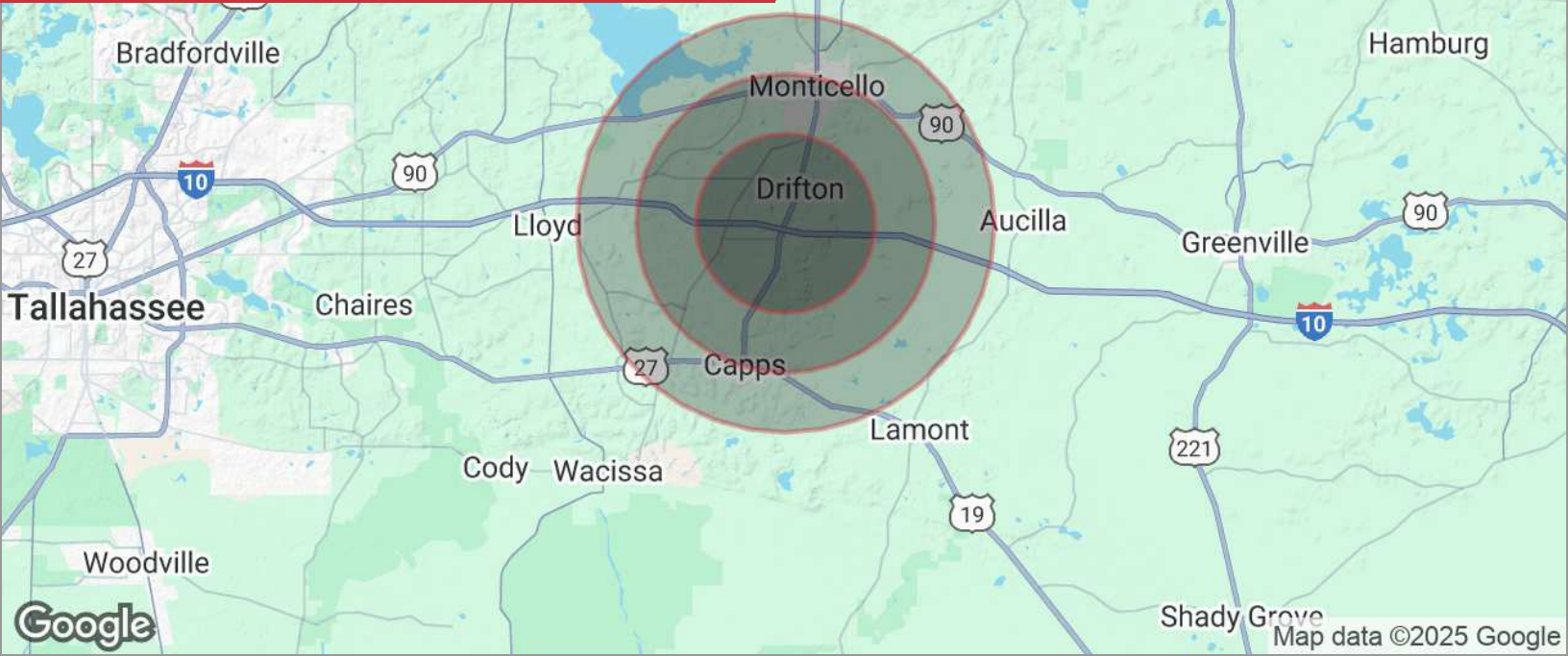
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NAITALCOR

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DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	7 MILES
Total population	1,649	5,539	9,468
Median age	46	46	46
Median age (male)	44	45	45
Median age (Female)	47	47	47
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	652	2,255	3,656
# of persons per HH	2.5	2.5	2.6
Average HH income	\$86,132	\$81,999	\$85,406
Average house value	\$265,317	\$249,209	\$248,435

* Demographic data derived from 2020 ACS - US Census