

**FOR LEASE**

# **BLOUNTSTOWN SQUARE**

17932 MAIN STREET HIGHWAY 71 | BLOUNTSTOWN, FL 32424

**RETAIL/OFFICE SPACE AVAILABLE**



## **PROPERTY INFO**

### **PREMIUM SHOPPING CENTER**

The highly visible and well maintained ±52,000 SF neighborhood center offers availability within the property to include grocery store shadow in-line space. Favorably prominent suites will accommodate retail, office or restaurant tenants.

Other tenants include grocery, financial and restaurant uses. It is ideally located on heavily traveled Highway 71 intersection and at the entrance to Main Street of town, Pear Street.

The center is positioned at the gateway into downtown Blountstown. Its central proximity to all points optimally serves Blountstown, Highway 20 and much of Calhoun county; convenient access to surrounding residential.

Blountstown square offers attractive lease terms for high quality retail, restaurant and professional service tenants.

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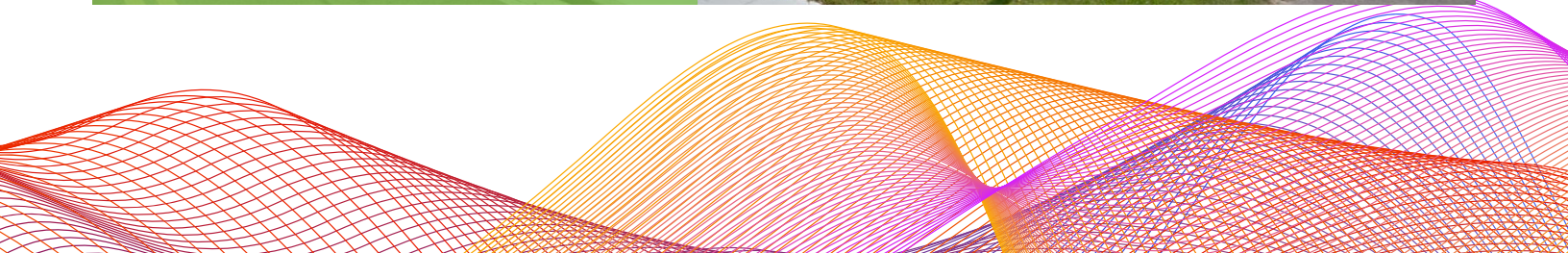
## PROPERTY HIGHLIGHTS

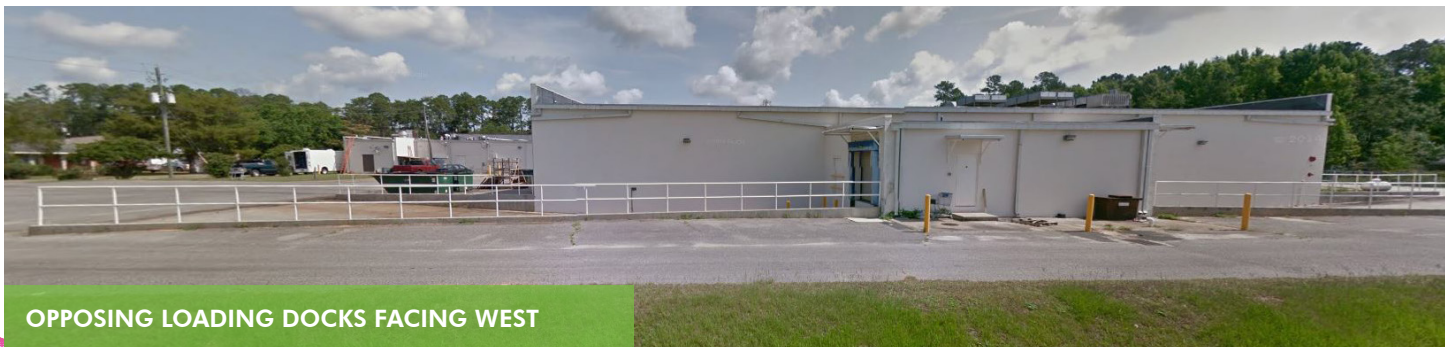
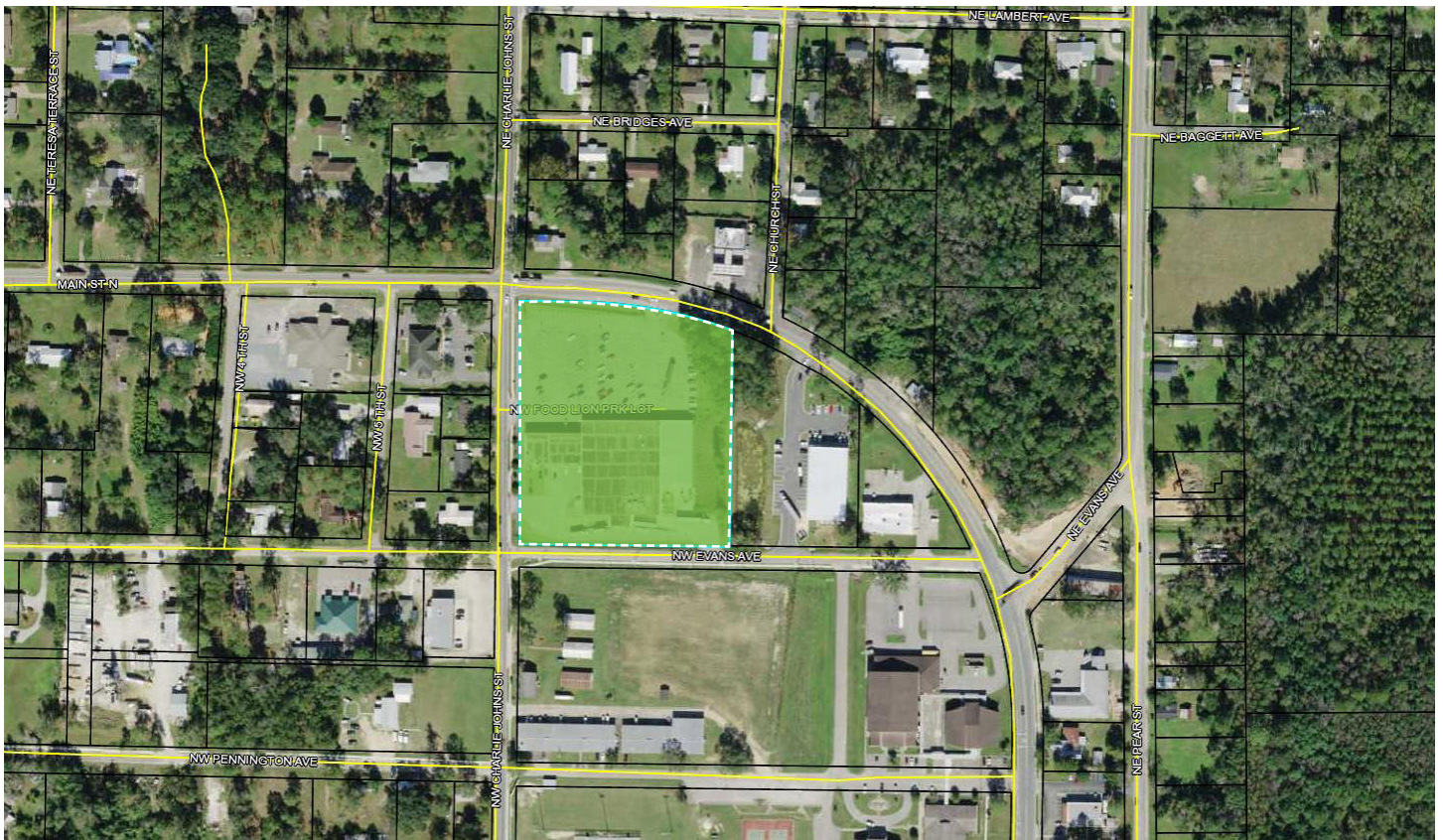
### PREMIUM SHOPPING CENTER

- + Availability from 6,500 +/- SF to 1,800 SF
- + Pylon signage availability, Main Street frontage
- + The most attractive potential grocery anchored center in Blountstown.
- + Ample parking immediate to center with 200+ spaces
- + Convenient, immediate access from Main Street and Charlie John Street, a traffic lit intersection
- + Positioned approx. 15 miles from Interstate 10 with ease of truck access from major Highway 20
- + Center is of immediate walking distance to Blountstown Middle School
- + Blountstown Elementary, US Post Office, and Gateway Childcare within approx. 1/2 mile away
- + Multiple loading dock existing



LOADING DOCK FROM SW CORNER OF CENTER





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## 2020 Demographics

	1 mile	3 miles	5 miles
2020 Population	2,147	5,008	8,723
Annual Population Growth 2020-2025	0.18%	0.21%	0.20%
2020 Housing Value	\$138,465	\$134,814	\$132,675
2020 Housing Units	825	2,114	3,005

## CONTACT US

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