

FOR SALE OR LEASE
Retail / Restaurant

10251 HIGHWAY 97

McDavid, FL 32568

PRESENTED BY:

CARYN CIESLA

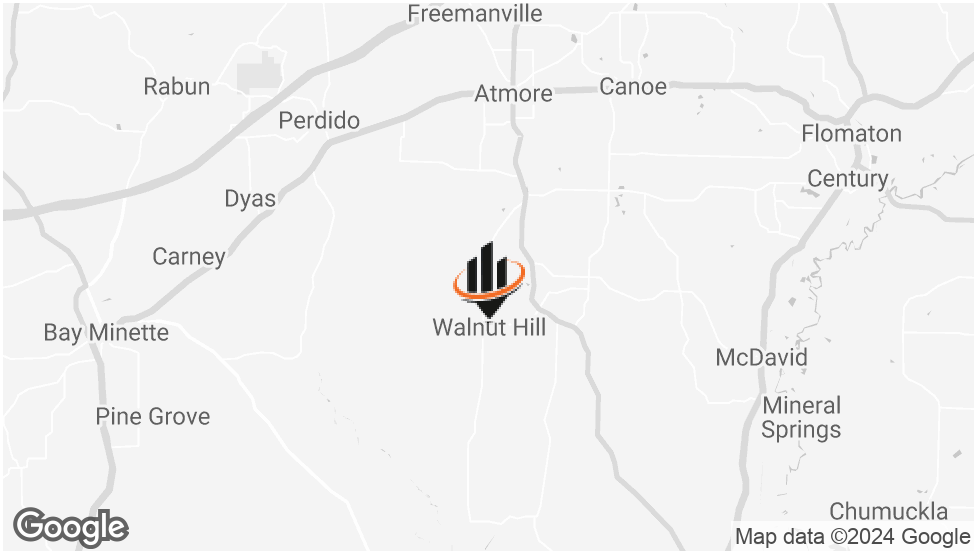
O: 850.434.7500

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FL #SL3507763



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,600.00 per month (NNN)
BUILDING SF:	4,743 SF
LOT SIZE:	1.929 Acres
YEAR BUILT:	1990
ZONING:	RMU - Rural Mixed Use
APN:	385N321202002003

PROPERTY OVERVIEW

This fantastic property is zoned mixed-use and offers potential for a variety of business uses. Previously a restaurant and country store, the floorplan is open with commercial restrooms and kitchen space equipped with exhaust. The 744 SF front porch is charming and welcoming. The attached metal building with roll-up door provides ease of access for storage needs, large equipment, or even an indoor/outdoor dining concept. There is a second-floor loft area for additional storage. Excellent visibility with 250’ of road frontage on the main highway into Atmore.

HIGHLIGHTS

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ADDITIONAL PHOTOS



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COUNTRY STORE | 10251 Highway 97 Walnut Hill, FL 32568

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AERIAL MAP



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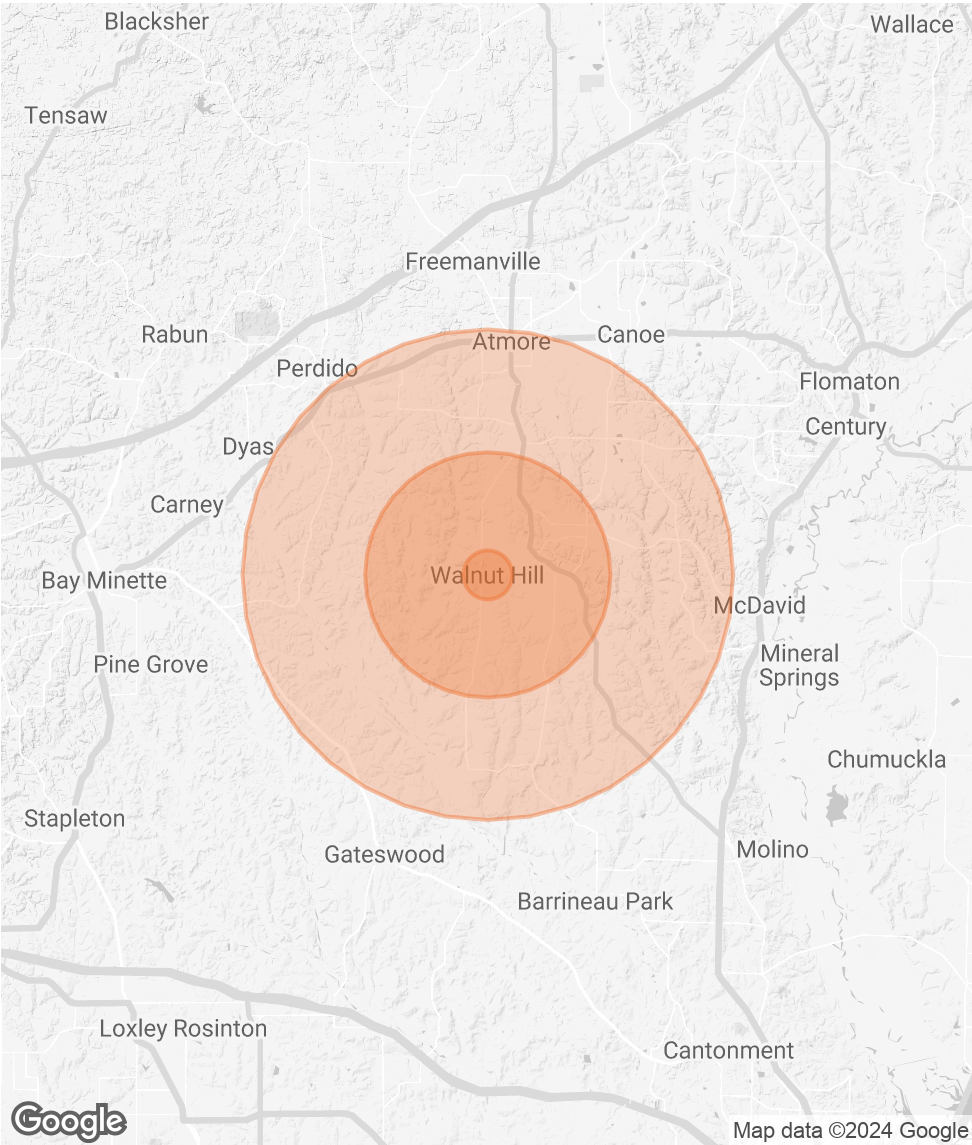
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	771	6,197	13,441
AVERAGE AGE	44.6	41.3	43.1
AVERAGE AGE (MALE)	33.6	38.3	41.2
AVERAGE AGE (FEMALE)	47.9	48.3	46.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	356	2,238	5,638
# OF PERSONS PER HH	2.2	2.8	2.4
AVERAGE HH INCOME	\$36,794	\$42,025	\$48,103
AVERAGE HOUSE VALUE	\$58,129	\$78,418	\$106,272

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



CARYN CIESLA

Associate Advisor

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PROFESSIONAL BACKGROUND

Caryn Ciesla is an Associate Advisor with SVN | Southland Commercial in Pensacola, FL.

A native of the Panhandle, Caryn is excited to be working in commercial real estate to help facilitate the growth of business diversity within her community.

Caryn has a passion for learning and recognizes that there is always knowledge to be gained from one another. She is a firm believer in the SVN model of collaboration and will strive to explore all resources to deliver an ideal solution for her clients’ needs. Her education background includes a Master of Public Health, Bachelor of Science in Allied Health, Florida Master Naturalist courses, and numerous CRE courses. She has been an active member of the Coast Guard Reserves for over 12 years and continues to be “Semper Paratus”.

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