

# MULTIPLE PARCEL OPPORTUNITY OFFICE ~ INDUSTRIAL ~ VACANT PARCEL



COLDWELL BANKER  
**COMMERCIAL**  
HARTUNG



**405 E JEFFERSON ST**  
**QUINCY, FL 32351**

## OFFERING:

Three parcel opportunity with option to expand

**SALE PRICE: \$950,000**

**TOTAL BLDG SF: 21,250 +/-**

**TOTAL ACRES: 2 ACRES +/-**

*Office space. Warehouse capacity. Loading docks. Room to grow. Developers, investors, business owners — this kind of assemblage does not come available often in a market like this. And when it does it does not sit long.*

## HIGHLIGHTS

- A city block. For sale. In Quincy, Florida!
- This is a rare opportunity to acquire a significant commercial footprint in the heart of charming, historic Quincy, FL.
- Two 1,500+ square foot office buildings with a courtyard.
- An 18,000 sqft warehouse with loading docks.
- A quarter acre vacant lot.
- Two additional quarter acre lots are available adjacent with strong offers. Office space. Warehouse capacity. Loading docks. Room to grow.

**JOANN JACOBS**

REALTOR®, GRI • JACOBS CHAVEZ TEAM

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🌐 www.TallyOpenHouses.com

📍 3303 Thomasville Rd, Tallahassee, FL 32308

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**RAMSEY TRUSTED**

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3303 Thomasville Rd.  
Tallahassee, FL 32308  
850.386.6160 Office

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# 405 E JEFFERSON ST



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405 E Jefferson St, Quincy Fl 32351

Parcel #: 3-07-2N-3W-0740-00000-0010

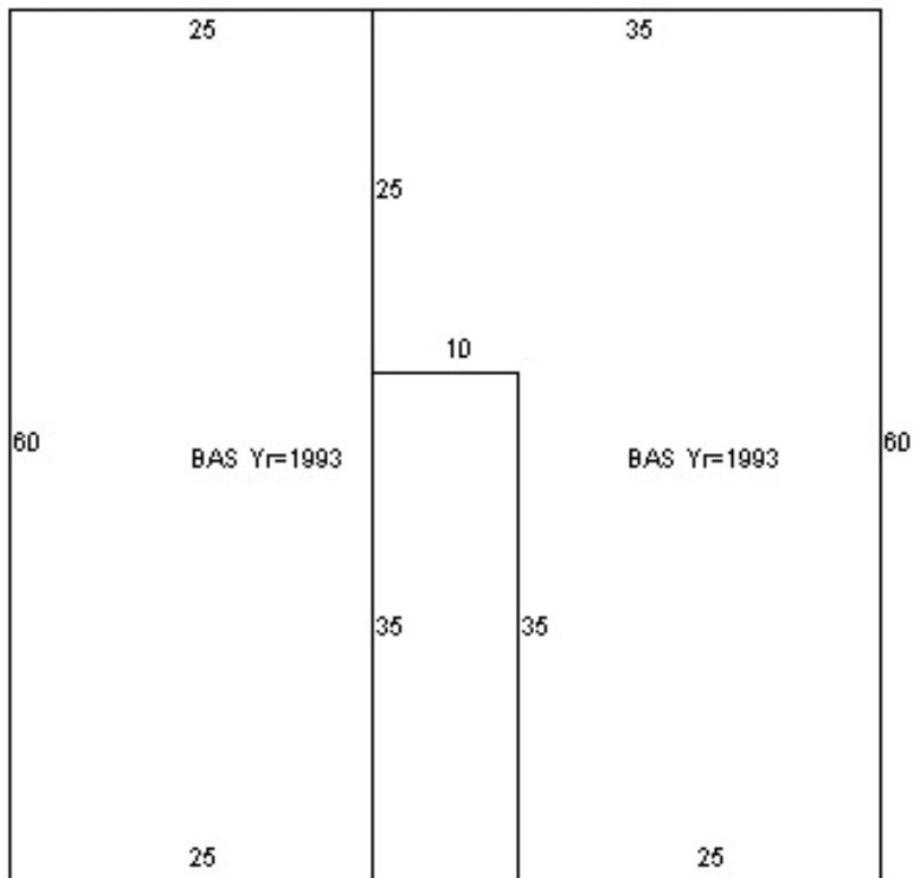
3,250 sqft of office space and parking. 1500 sqft on one side with a court yard in the middle and 1750 sqft on the other side. Each side has bathrooms and the 1500 sqft space has a kitchen area.

This sits on .40 acres. Of course everything could be reconfigured to meet the buyers needs.

0.40 acres.

Zoned C-2

Built 1941



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# 3<sup>RD</sup> LOT + GIS MAP



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Parcel #: 3-07-2N-3W-0740-00000-0020 which is the vacant .30 acre lot facing Jefferson St and adjacent to the Offices. Zoned C-2.



## NOTE:

With an acceptable offer, he willing to also sell the .46 acre tract of land behind the warehouse at 104 MCArthur St. This lot can be divided into 2 equal lots. Zoned R-2.

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# AERIAL MAGES



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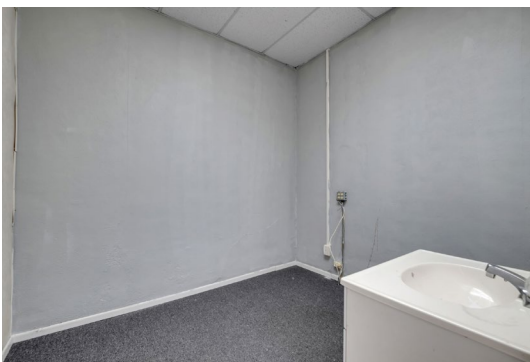
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# IMAGES



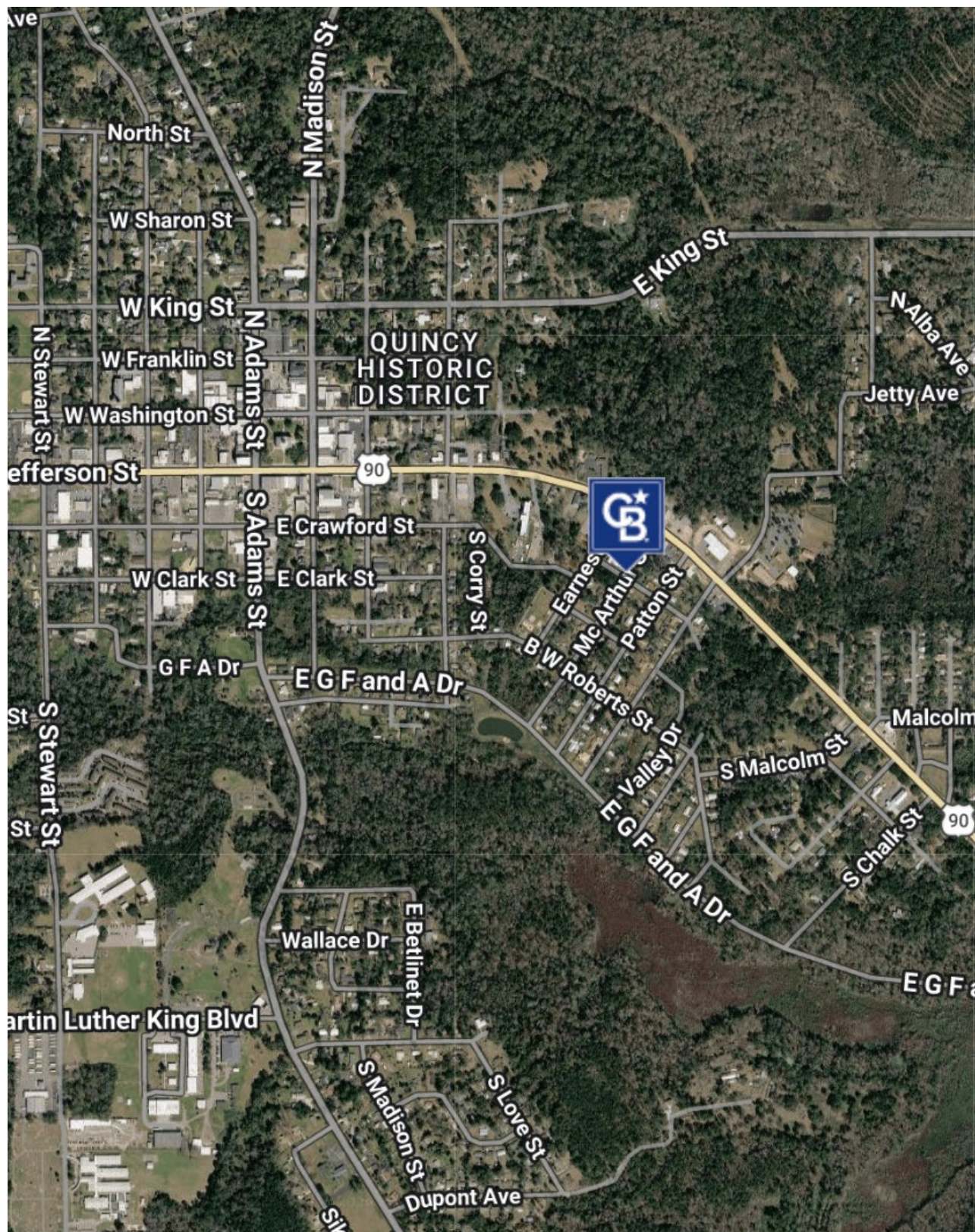
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# AERIAL LOCATION MAP



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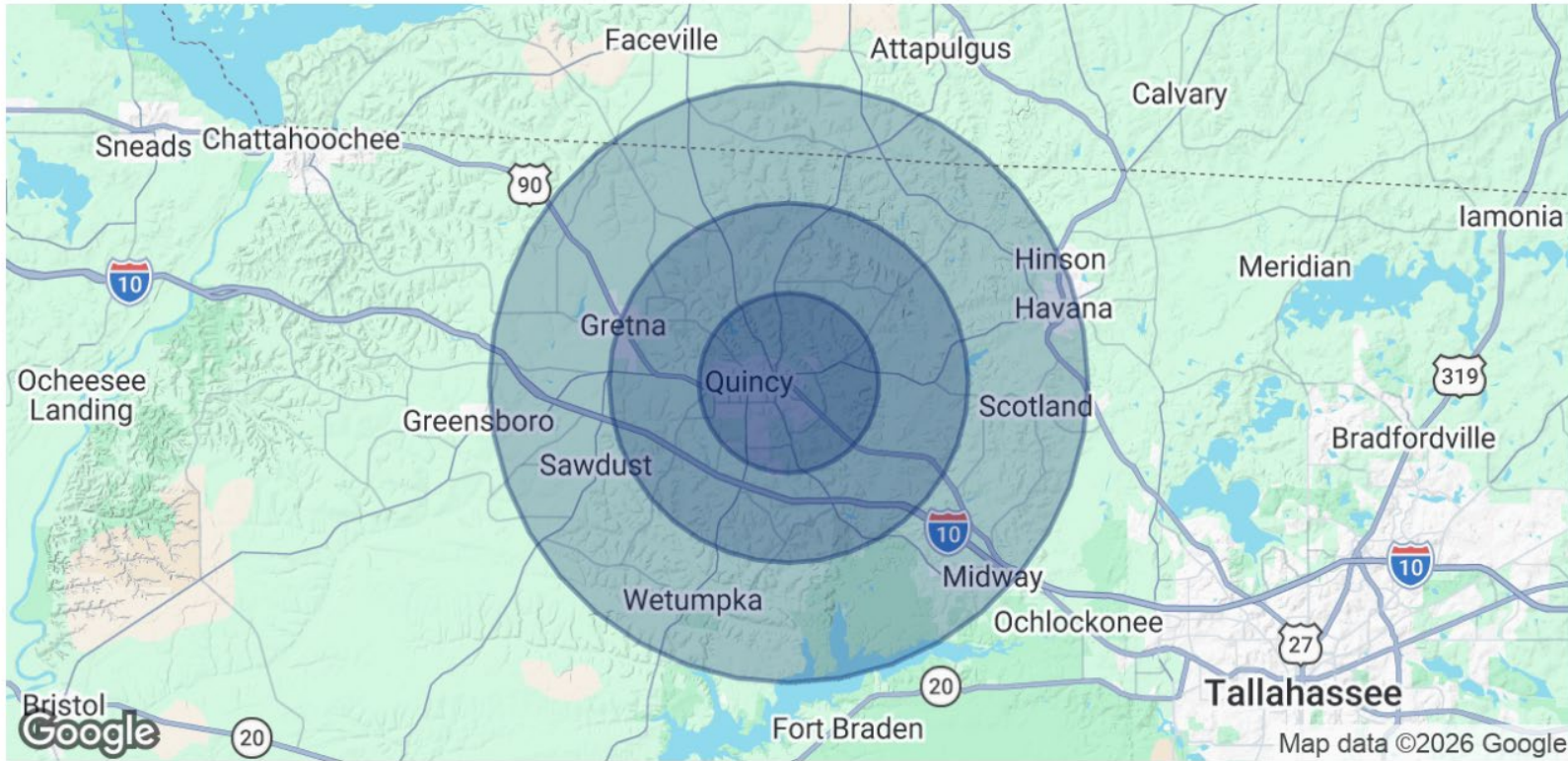
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# DEMOGRAPHICS



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POPULATION	3 MILES	6 MILES	10 MILES
Total Population	8,730	17,765	31,197
Average Age	35.2	36.7	41.1
Average Age (Male)	31.6	34.2	39.5
Average Age (Female)	38.6	38.5	42.2

HOUSEHOLDS & INCOME	3 MILES	6 MILES	10 MILES
Total Households	3,076	5,976	11,581
# of Persons per HH	2.8	3	2.7
Average HH Income	\$49,808	\$53,672	\$59,445
Average House Value	\$128,482	\$155,899	\$181,570

2023 American Community Survey (ACS)

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