



## EXECUTIVE SUMMARY

## FORMER BADCOCK BUILDING

304 W JEFFERSON ST, QUINCY, FL 32351



## OFFERING SUMMARY

<b>Sale Price:</b>	\$600,000
<b>Price / SF:</b>	\$73.33
<b>Lot Size:</b>	0.34 Acres
<b>Year Built:</b>	1986
<b>Building Size:</b>	8,182 SF
<b>Zoning:</b>	C-1
<b>APN:</b>	3-07-2N-3W-0730-00000-0760

## PROPERTY OVERVIEW

Offered for sale, the former Badcock building presents a strong opportunity for an owner-user or investor seeking a flexible commercial asset. The property features a large, open interior with high ceilings, allowing for a variety of potential uses such as retail, showroom, or storage. With its established structure and adaptable layout, the building is well-positioned for repositioning or immediate occupancy.

## LOCATION OVERVIEW

304 W Jefferson Street sits along the highly traveled Highway 90 corridor, offering strong visibility and easy accessibility. The property is positioned within the downtown commercial district, surrounded by local businesses, government offices, and community services, making it a central hub for both foot traffic and daily commuters. Its location in Gadsden County provides convenient access to nearby Tallahassee while maintaining a small-town setting, ideal for retail, office, or service-oriented uses.

**Lewis Buford**  
850.591.6363  
lewis@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
850.385.6363





ADDITIONAL PHOTOS  
**FORMER BADCOCK BUILDING**  
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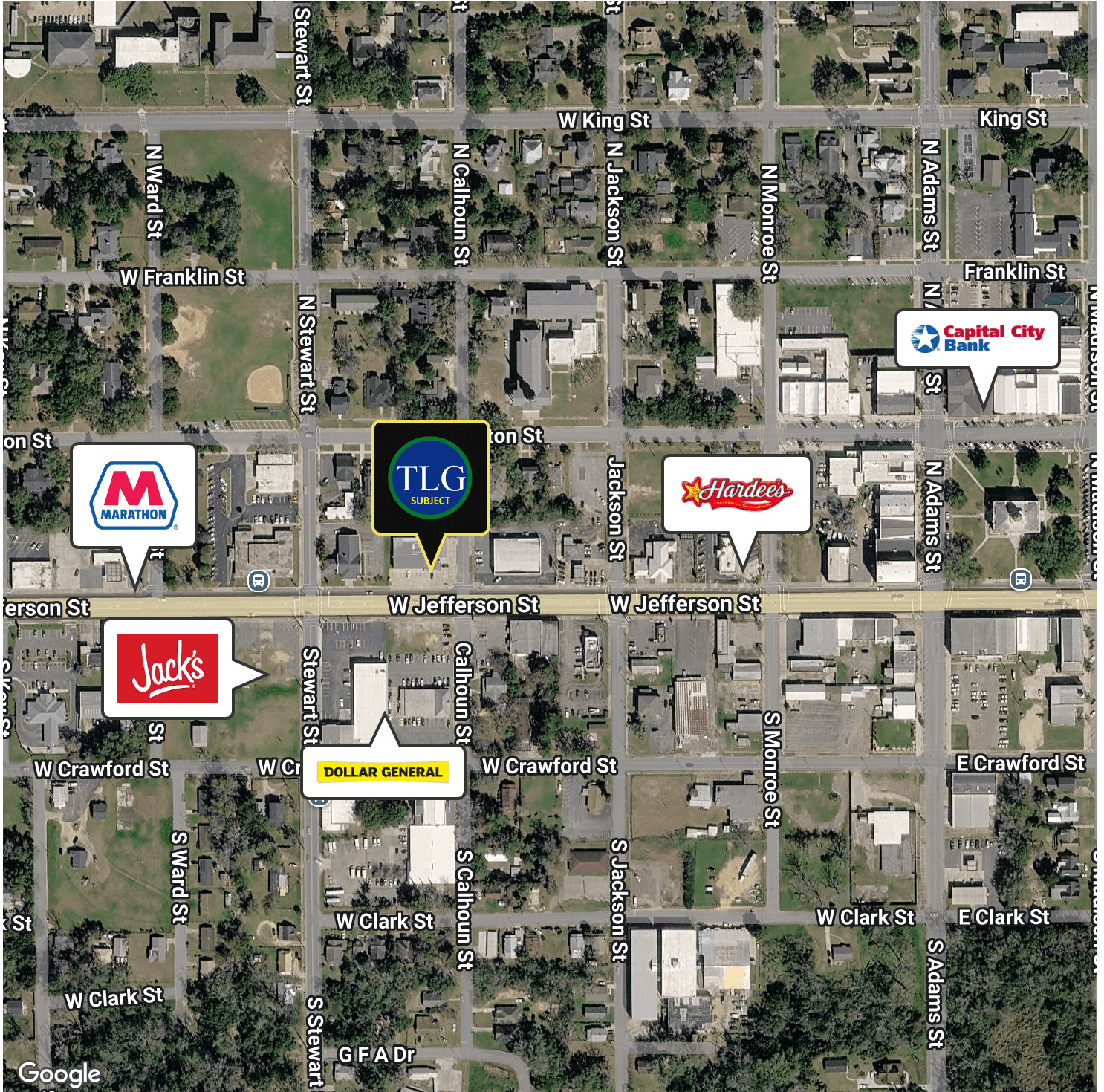




RETAILER MAP

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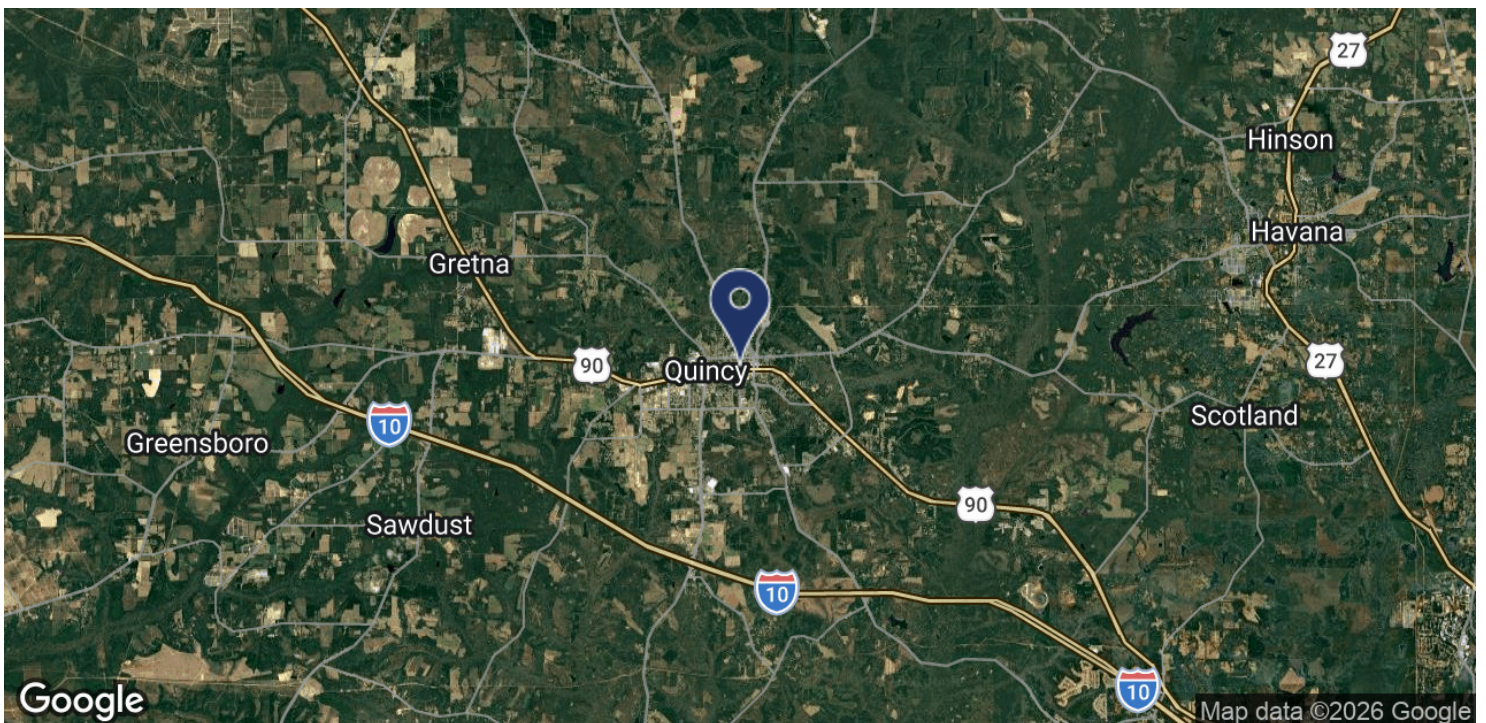
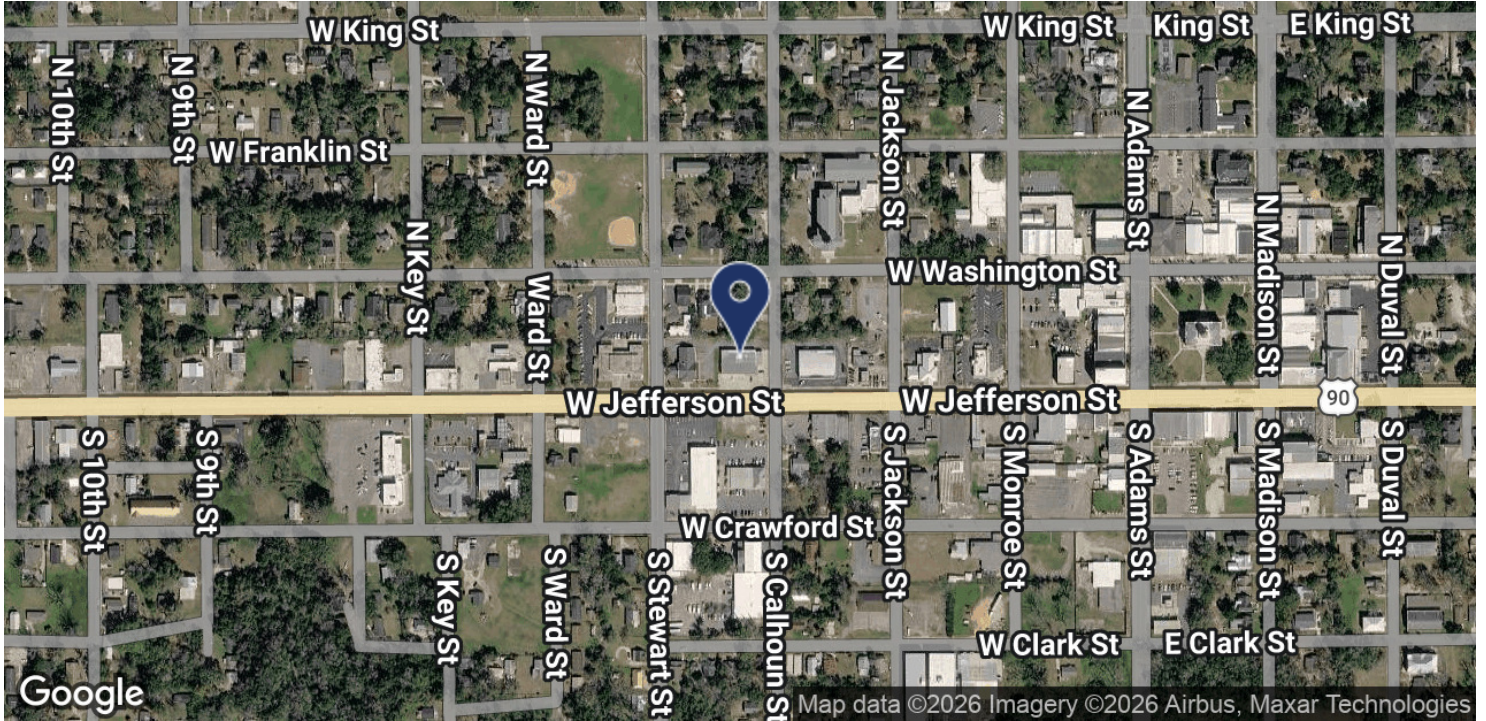




LOCATION MAP

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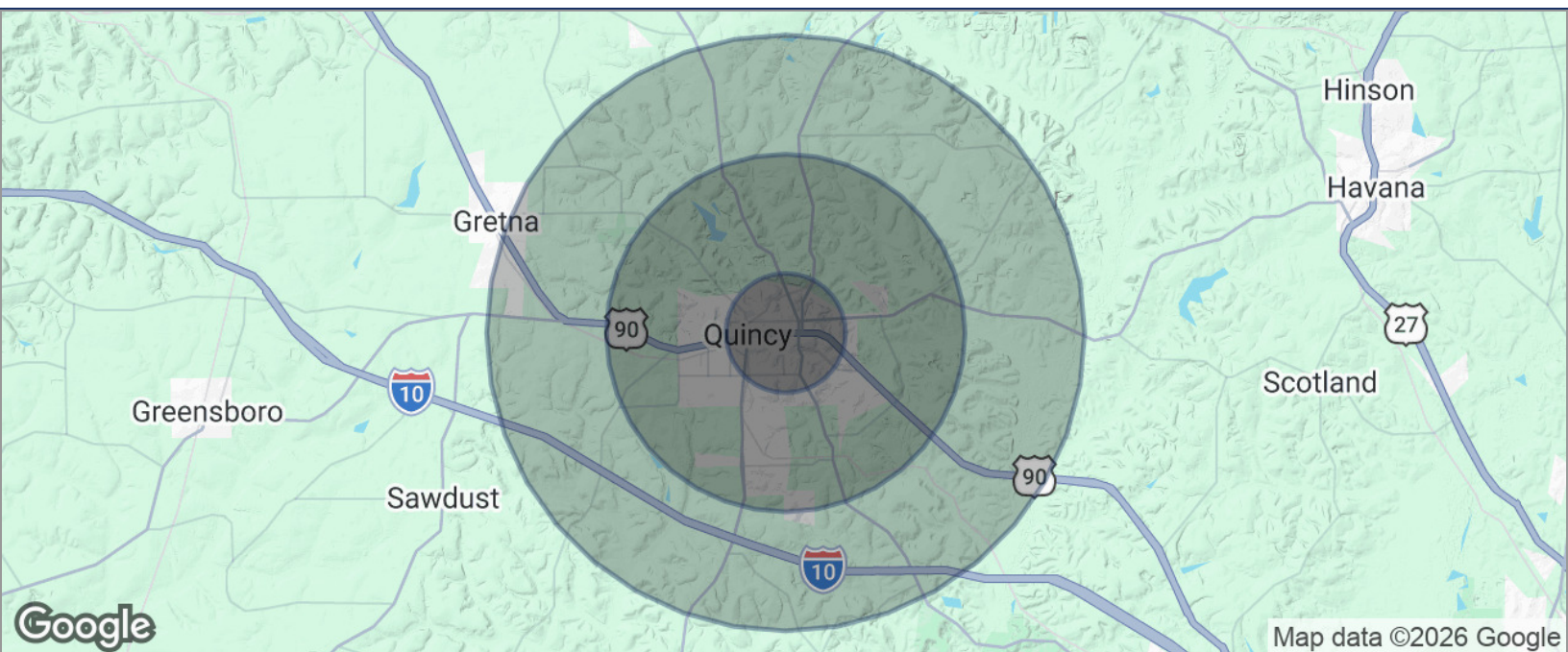




## DEMOGRAPHICS MAP

## FORMER BADCOCK BUILDING

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	2,664	9,206	14,406
MEDIAN AGE	34.6	34.7	35.9
MEDIAN AGE (MALE)	33.4	31.4	32.6
MEDIAN AGE (FEMALE)	37.2	38.3	38.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	954	3,159	4,765
# OF PERSONS PER HH	2.8	2.9	3.0
AVERAGE HH INCOME	\$56,802	\$50,114	\$51,051
AVERAGE HOUSE VALUE	\$118,411	\$124,311	\$140,950

\* Demographic data derived from 2020 ACS - US Census

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