



Jefferson Square For Lease

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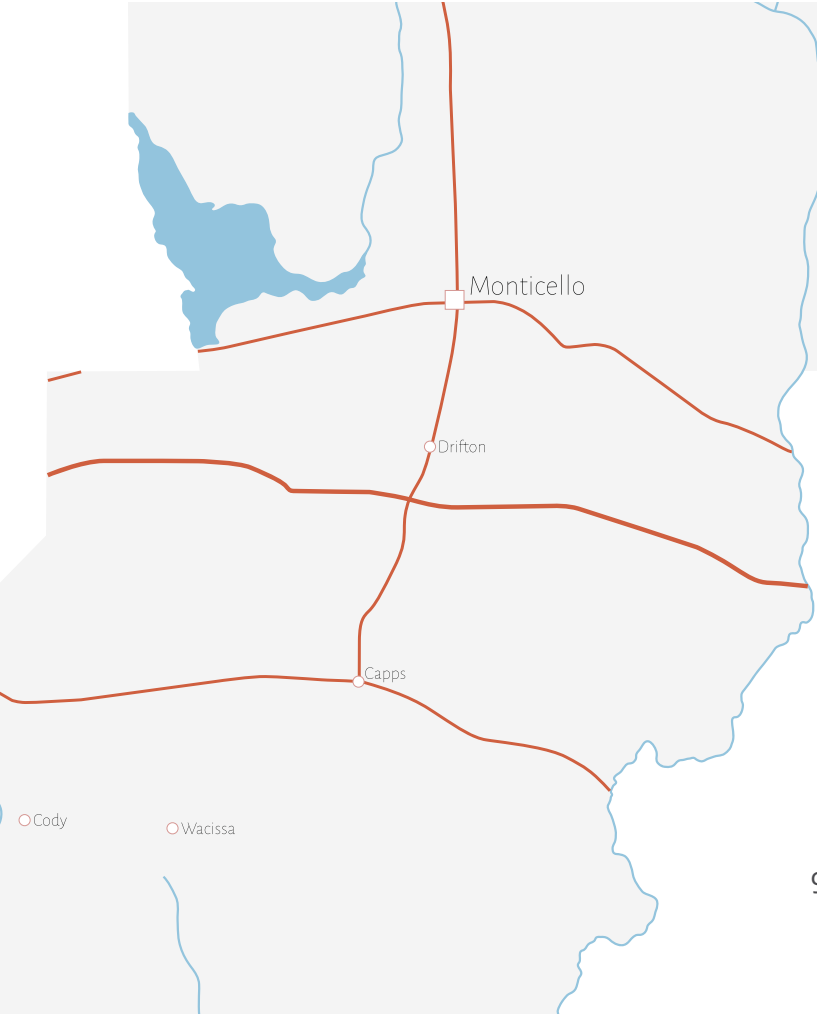
1245 S. Jefferson Street Monticello | FL 32344

- 8,940 SF available in Winn-Dixie anchored center
- Located in a thriving, growing community with a strong demand for businesses and services
- Historic Monticello is the county seat of Jefferson County, located just 28 miles northeast of Tallahassee
- Ample parking with 217 spaces
- Average household incomes over \$79,000
- Prime frontage facing US 19 with excellent visibility



Availabilities

Suite	Tenant	SF
1225	A2Z Beauty Supply	1,350
1245	Winn-Dixie	45,463
1257	Roscoe's Food for the Soul	1,050
1265	Crystal Nails	1,050
1267	H&R Block	900
1277	Bari's Liquors	2,100
1285	Flashfoot Academy	6,370
1287	Restored Glory	1,500
1295	Available	815
1307	Caminez & Yeary, PA	4,500
1315	AP Smoke Shop	1,405
1317	Israel United in Christ	10,782
1319	Available	8,940
1321	Carquest Auto Parts	8,250



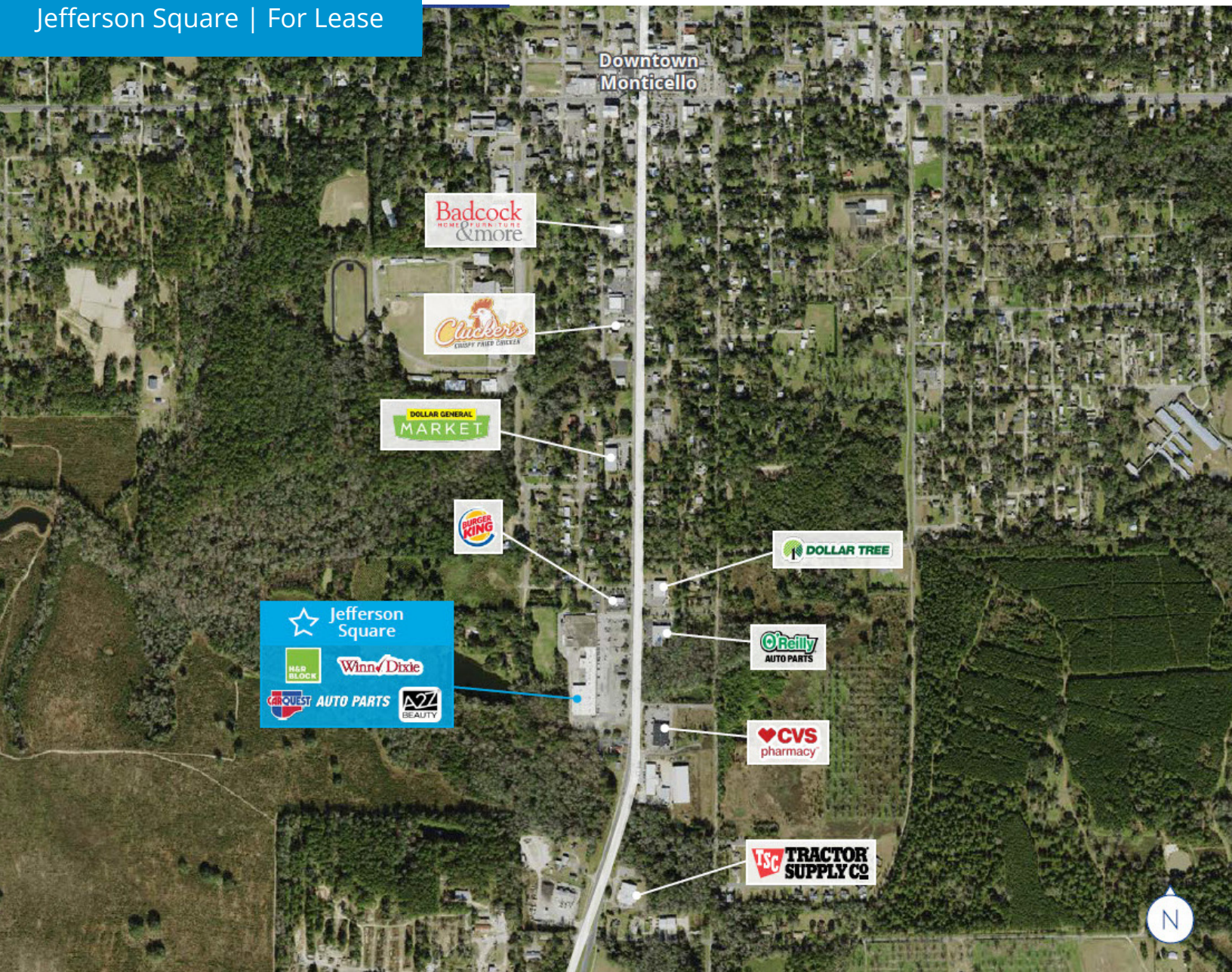
Monticello, FL

Jefferson County

Located just east (and a short drive from) Tallahassee, Florida’s capital city, Jefferson County and Monticello, its county seat, is an excellent destination for visitors wishing to visit a vibrant small town. Jefferson County is mostly rural, but Monticello, near I-10 and at the crossroads of US-90 and US-19 is active, with a laid-back lifestyle, historic homes, an opera house and lots of great things to eat.



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Demographics

	10 Min DT	15 Min DT	20 Min DT
Total Population	5,515	9,529	13,814
Daytime Population	5,223	7,741	10,454
Avg. Household Income	\$68,868	\$73,499	\$79,348
Median Age	47.4	44.9	45.5

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