

Exceptional Highway Frontage. Flexible Commercial Potential.

OFFERING MEMORANDUM | 114 SOUTH BYRON BUTLER PARKWAY | PERRY, FL

Exclusively Listed by

Jared Hatcher - Commercial Advisor | (850) 443-2289 | jaredhatcher@kw.com | FL

Brailey Horne - Co-Listing Agent | (850) 491-8099 | braileyhorne@kw.com

KW Commercial | Tallahassee

1520 Killearn Center Blvd.

Tallahassee, FL 32309

Each Office is Independently Owned and Operated

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SECTION I

Property Information

Executive Summary



Price:	\$1,350,000
Price Per SF	\$122.60
Sale Type	Investment or Owner User
Property Type	Flex
Building SF:	11,011
No. Stories	1
Lot Size:	1.32 AC
Tenancy	Single
Year Built:	1946
Building Class:	C

Property Overview

Located at 114 S. Byron Butler Parkway (U.S. Highway 27), this 11,011± SF flex commercial property offers exceptional visibility along Perry's primary commercial corridor. The property features a durable concrete block and brick main building, four detached warehouse buildings, and a fully fenced 1.32-acre site, providing flexible space for retail, warehouse, distribution, light industrial, or contractor operations.

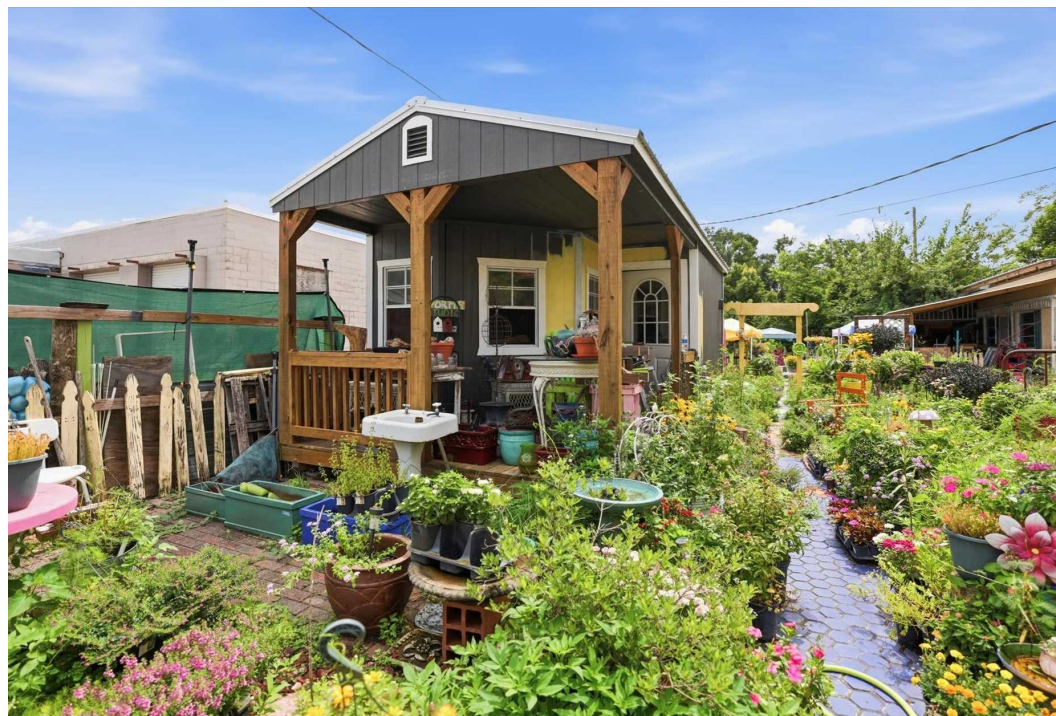
With outstanding highway frontage, convenient access, and a strategic location surrounded by established businesses, this property presents an excellent opportunity for both investors and owner-users seeking a versatile commercial asset with long-term value.

Property Highlights

- 11,011± SF commercial flex building
- 1.32-acre site with fully fenced yard
- Four detached warehouse/storage buildings for additional operational space
- Prime frontage on U.S. Highway 27 (Byron Butler Parkway)
- Excellent visibility and accessibility along Perry's primary commercial corridor
- Four restrooms, including one ADA-compliant restroom
- Single-tenant configuration ideal for owner-users or investors
- Surrounded by established retailers, restaurants, financial institutions, and commercial businesses



Property Photos



Property Photos

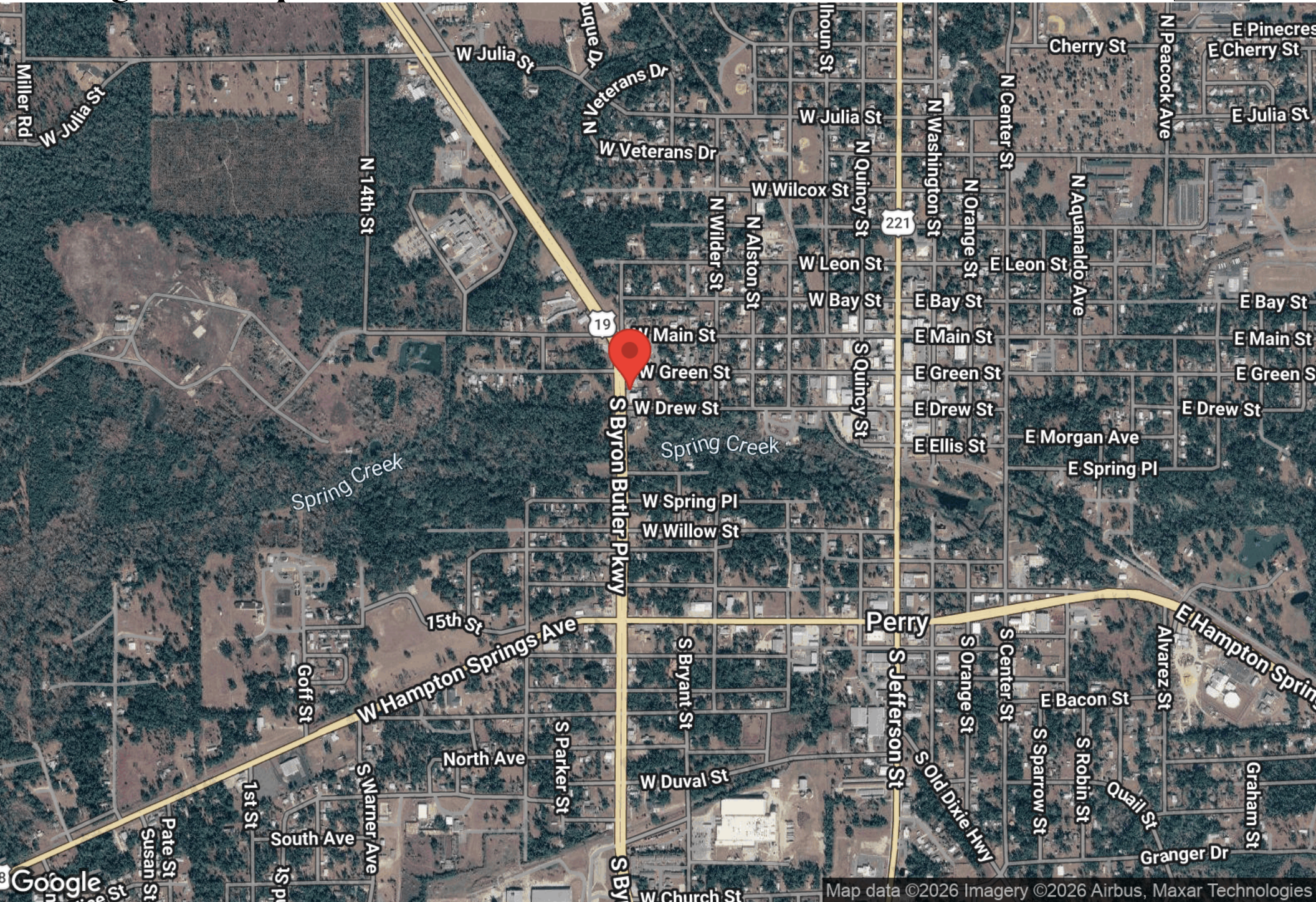




SECTION II

Location Information

Regional Map



Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies



SECTION III

Trade Area Overview

Business Map



North Florida College - Perry Location

Dorsett Stadium



Wells Fargo Bank

B Brooklyn's Event Center



Sunoco



Goodwill Retail Store & Donation Center



Capital City Bank



Walgreens



Domino's Pizza



Sonic Drive-In



Save A Lot



McDonald's



ALDI

Demographics



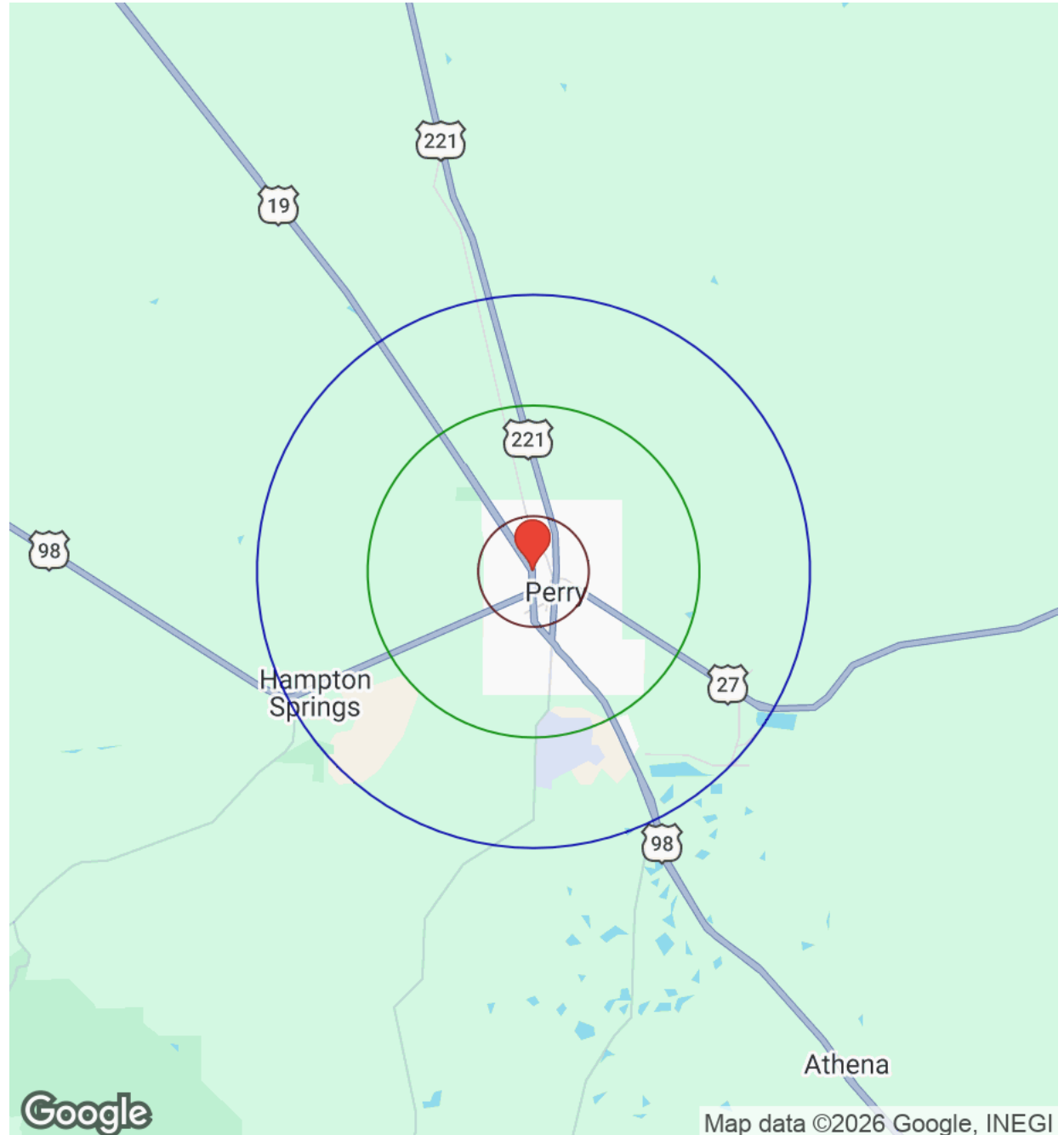
Population	1 Mile	3 Miles	5 Miles
Male	1,493	4,458	6,288
Female	1,370	4,475	6,284
Total Population	2,863	8,932	12,572

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,636	5,668	8,377
Black	1,012	2,572	3,203
Am In/AK Nat	10	34	48
Hawaiian	N/A	N/A	N/A
Hispanic	96	309	446
Asian	33	106	136
Multiracial	73	235	350
Other	3	8	11

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,393	4,441	6,238
Occupied	1,093	3,521	4,941
Owner Occupied	673	2,304	3,354
Renter Occupied	420	1,217	1,587
Vacant	300	919	1,298

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	617	1,914	2,621
Ages 15 - 24	374	1,122	1,540
Ages 25 - 54	1,024	3,222	4,578
Ages 55 - 64	290	953	1,374
Ages 65+	558	1,723	2,459

Income	1 Mile	3 Miles	5 Miles
Median	\$41,324	\$45,277	\$50,716
Under \$15k	116	391	559
\$15k - \$25k	97	394	544
\$25k - \$35k	252	604	732
\$35k - \$50k	178	409	609
\$50k - \$75k	197	644	887
\$75k - \$100k	128	430	629
\$100k - \$150k	75	395	558
\$150k - \$200k	41	179	310
Over \$200k	10	75	111



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

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