

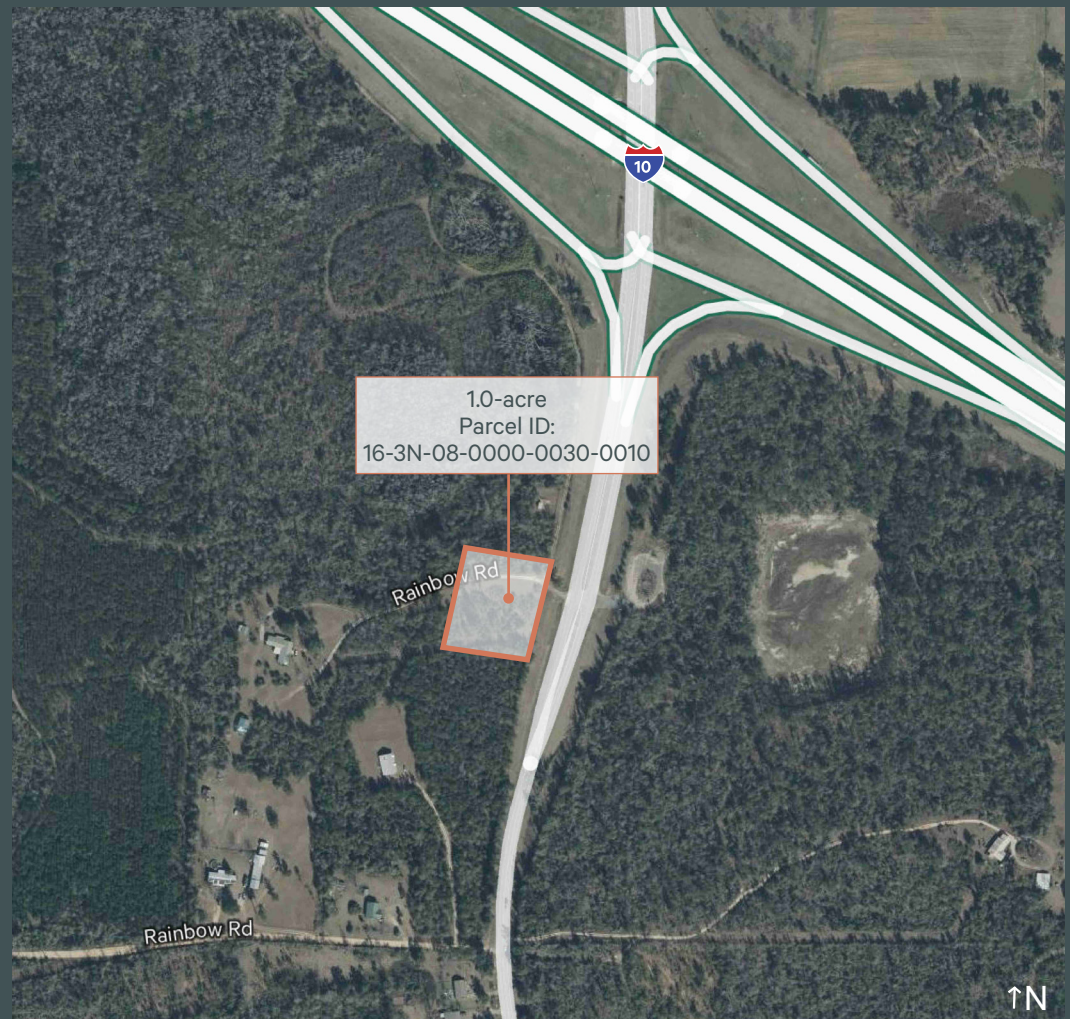
Commercial Land Opportunity

1231 FL-69, Grand Ridge, FL 32442

1-Acre Available for QSR, Hospitality, Gas Station/Convenience store , Retail, and Service Oriented Uses

Key Highlights:

- + 1.0 acre commercial development site in Grand Ridge, Florida
- + Frontage along State Road 69 with excellent visibility and convenient access
- + Strategic location, minutes from Interstate 10 and the Grand Ridge town center
- + Ideal size for a quick service restaurant, coffee concept, convenience retail, automotive service, or other neighborhood serving use
- + Positioned along a well traveled corridor connecting surrounding Jackson County communities
- + Flat, functional site suitable for a variety of commercial development formats
- + Opportunity to establish a presence in an underserved local market
- + Accessible location for commuters, residents, and visitors traveling through the area



Location and Access

State Road 69 Frontage

Direct frontage on Highway 69, providing visibility and accessibility for customer focused commercial uses.

Interstate 10 Connectivity

Convenient access to Interstate 10, connecting the site to Marianna, Tallahassee, and the broader Florida Panhandle.

Community Serving Location

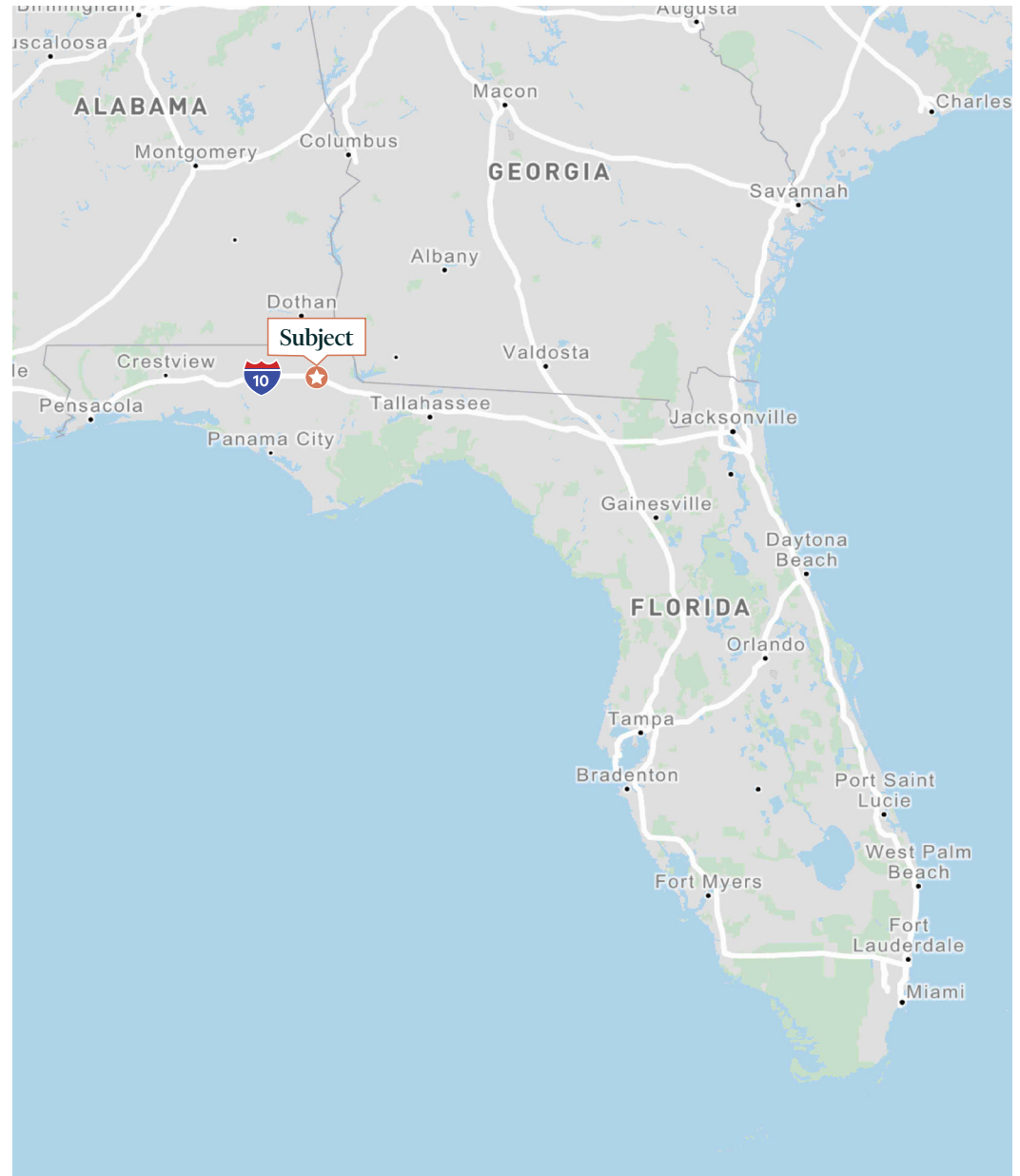
Positioned to serve residents of Grand Ridge and surrounding Jackson County communities.

Regional Access

Located within reasonable driving distance of major employment, retail, and service centers throughout the region.

Commercial Development Potential

Appropriately sized for a variety of retail, restaurant, convenience, and service oriented uses.



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For Lease



Located at 1231 Highway 69 in Grand Ridge, Florida, this 1.0 acre commercial development site offers frontage along a primary route serving eastern Jackson County and convenient access to Interstate 10. Positioned between local neighborhoods, schools, and regional travel patterns, the property is well situated for businesses serving both residents and pass through traffic. The site's visibility, accessibility, and manageable size make it an excellent opportunity for quick service restaurants, convenience retail, coffee concepts, automotive services, and other customer focused commercial uses seeking a presence in an established community along the I 10 corridor.

For More Information, Please Contact:

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Jackson County Demographics	
Population	49,666
Housing Units	20,772
Average Household Income	\$70,644
2020-2025 Annual Population Growth Rate	0.76%
Businesses	1,588

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