

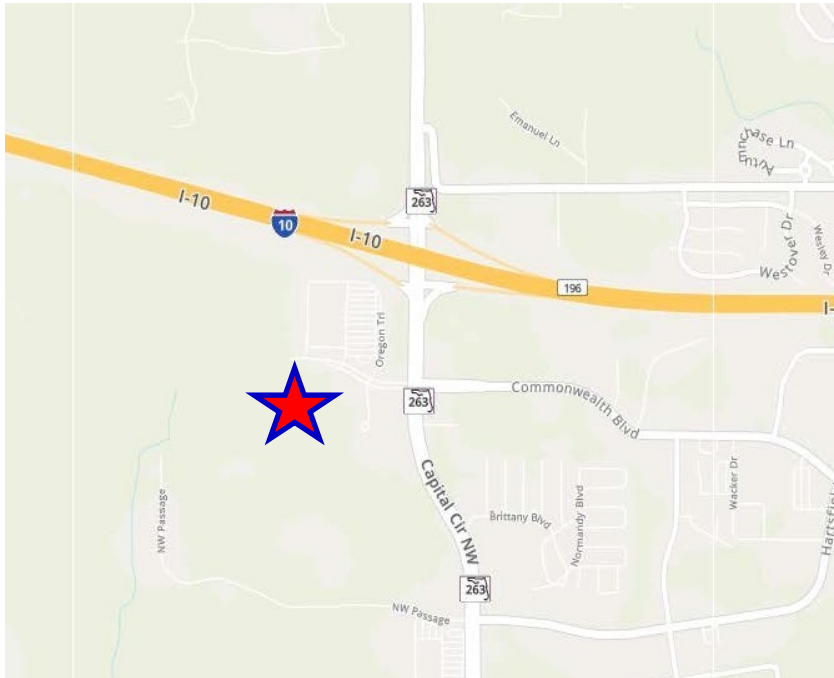
**NORTHWEST  
TALLAHASSEE**

**28 ACRES  
COMMONWEALTH BLVD.**

**NEAR I-10 &  
CAPITAL CIRCLE NW  
(SR 263)**

**ZONING ALLOWS  
LIGHT INDUSTRIAL -  
FLEX-SPACE, OFFICE,  
STORAGE, WAREHOUSE,  
DISTRIBUTION & OTHER USES**

QUICK & EASY ACCESS TO I-10 Exit 196  
Frontage on Commonwealth Boulevard  
Directly across from Capital Circle LOWES®  
I-10 exit for Tallahassee International Airport  
Existing Public Utilities already near site  
Part of Hopkins Crossing planned development



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**MEYER DEVELOPMENT, LLC**  
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West Palm Beach, FL, 33406

Tallahassee POP 198,000 • MSA 393,000 • Daytime Employment 26,000 (3 miles)  
Traffic Count +36,000 AVD • 1 Million Sq. Ft. Office & Industrial Space (within 1 mile)  
7th Largest Florida City • State Capitol • 12<sup>th</sup> fastest growing Metro area (12.4% growth )  
1.5 million people within 90 miles (regional market) • 2.4 million visitors in 2019  
Over 75,000 students & faculty in local marketplace (FSU, FAMU, TCC + )  
Selected “**10th Best City in the South** “ (2020 Southern Living Magazine®)

DIAGRAM OF HOPKINS CROSSING industrial Land (28+ acres)

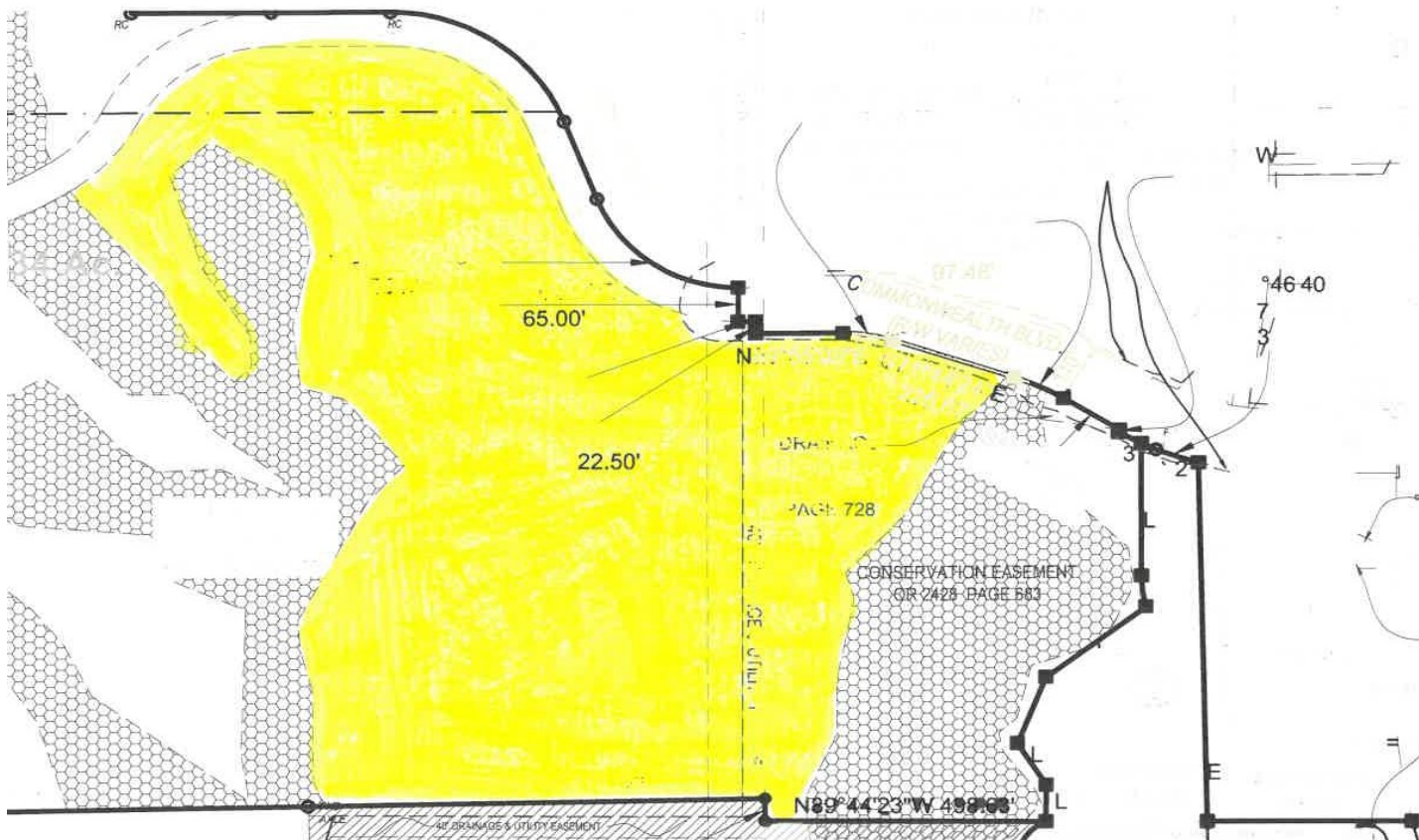


DIAGRAM OF HOPKINS CROSSING Planned Development

