



COMMERCIAL REAL ESTATE

LAND FOR SALE



9.7 Acres of PUD Zoned Land - CCSW

407 Capital Circle SW, Tallahassee, FL 32304

LEWIS BUFORD
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850.591.6363
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
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O: 850.385.6363



EXECUTIVE SUMMARY

9.7 ACRES OF PUD ZONED LAND - CCSW

407 CAPITAL CIRCLE SW, TALLAHASSEE, FL 32304

**OFFERING SUMMARY**

Sale Price:	\$2,500,000
Price / Acre:	\$257,732
Lot Size:	9.7 Acres
Zoning:	PUD
APN:	21-29-20-606-0000

PROPERTY OVERVIEW

This PUD allows for retail, apartments and industrial uses. A full movement median cut allows for full traffic movement to the site.

Contact agent for more information.

LOCATION OVERVIEW

Located on Capital Circle SW, less than one mile from W. Tennessee Street.

[Click here for zoning information](#)

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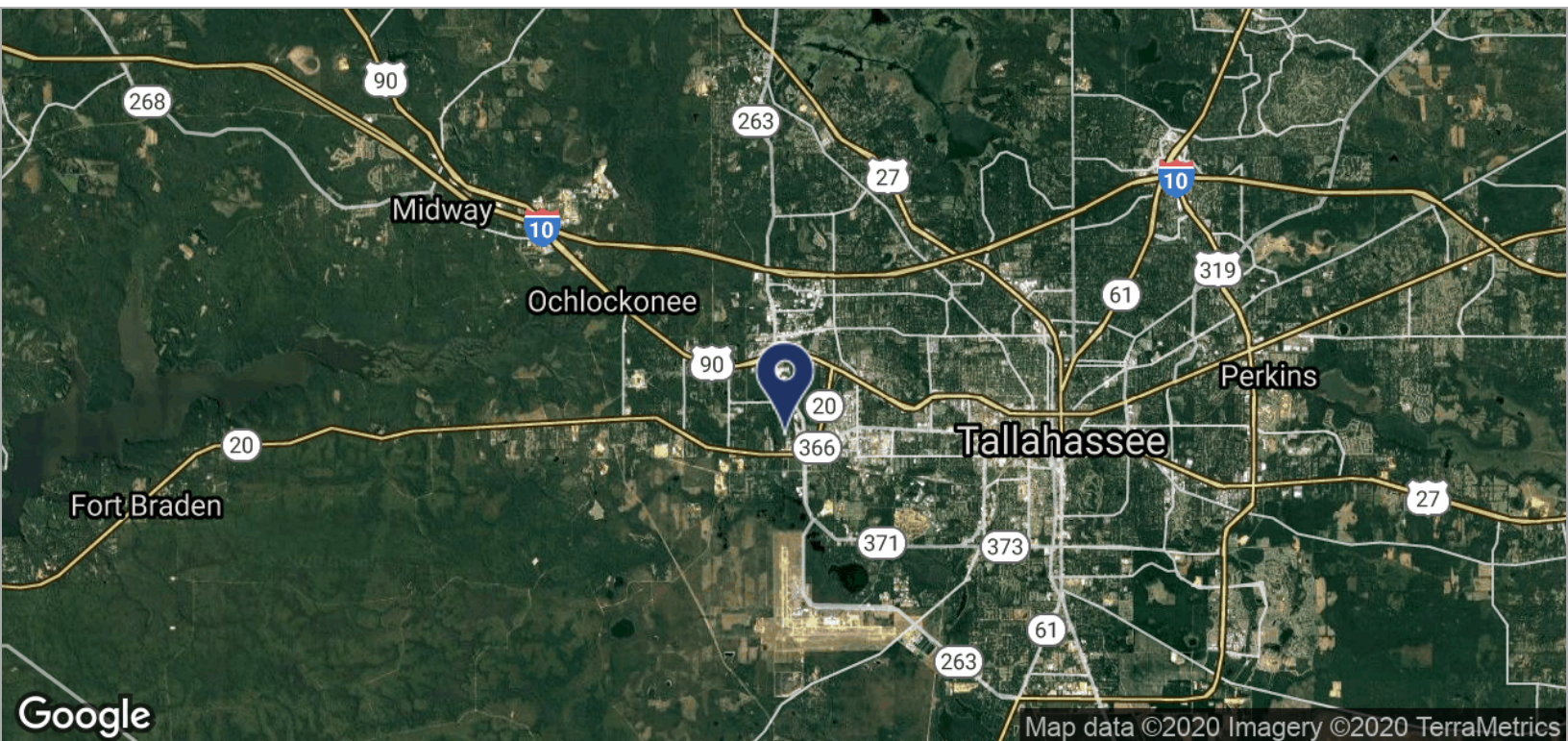
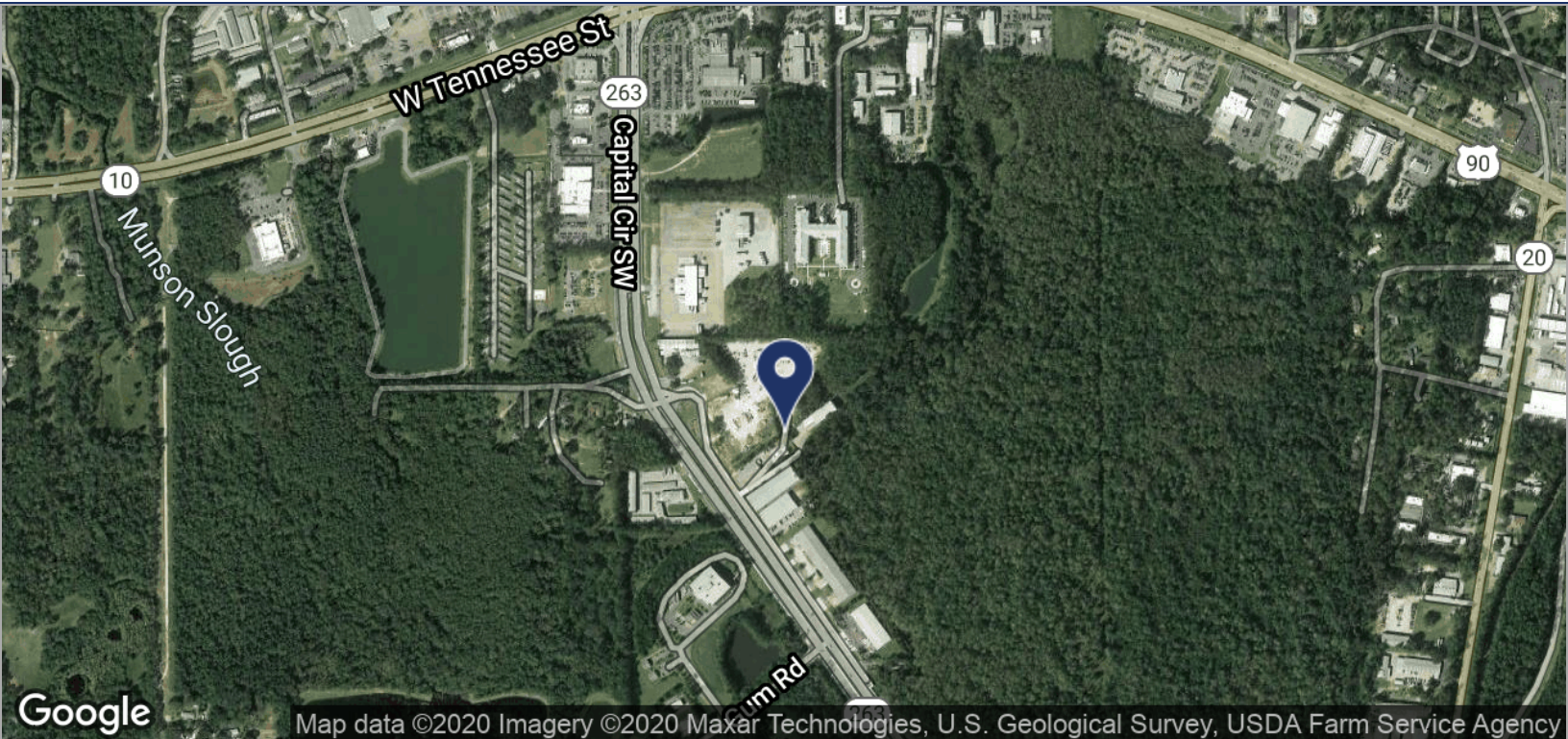




LOCATION MAPS

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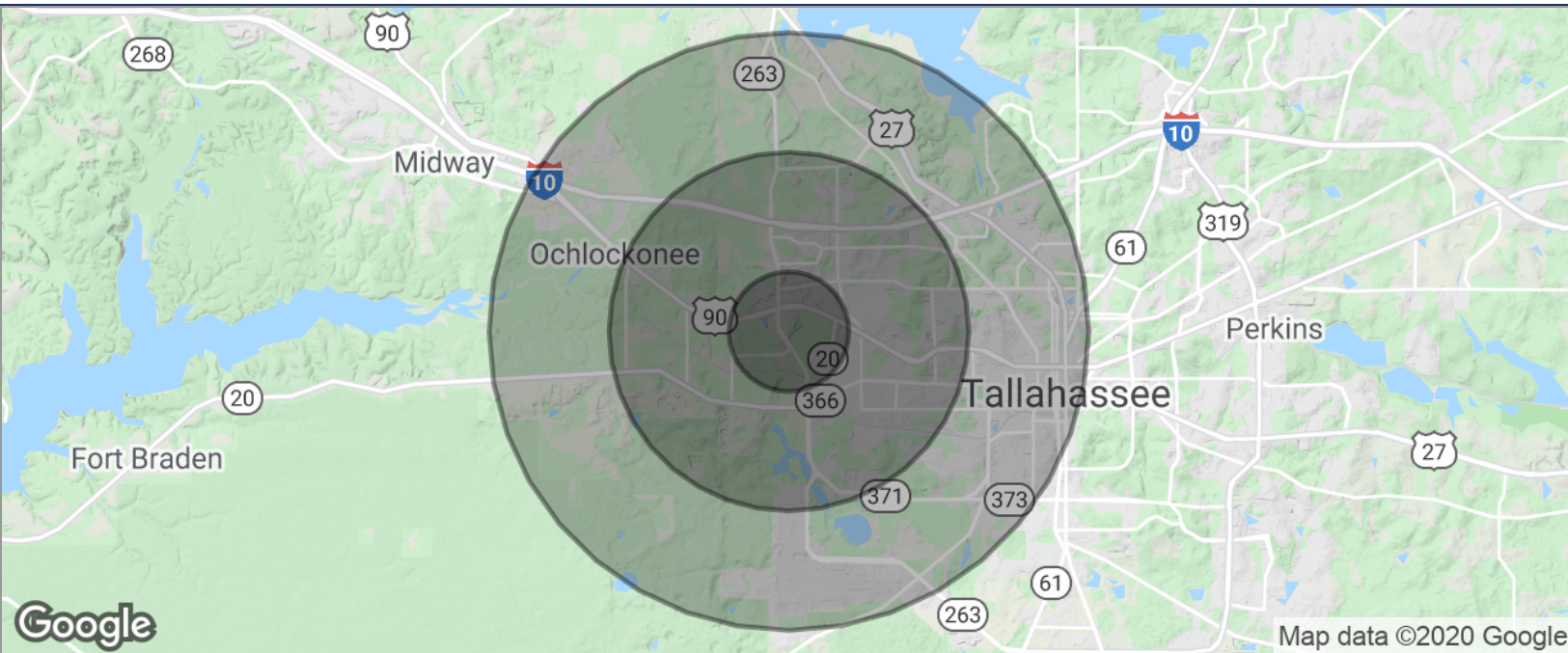




DEMOGRAPHICS MAP

9.7 ACRES OF PUD ZONED LAND - CCSW

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,155	43,475	112,993
MEDIAN AGE	26.0	24.7	25.8
MEDIAN AGE (MALE)	27.0	24.9	25.8
MEDIAN AGE (FEMALE)	25.2	24.5	25.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,091	17,202	42,777
# OF PERSONS PER HH	2.9	2.5	2.6
AVERAGE HH INCOME	\$37,441	\$36,334	\$37,046
AVERAGE HOUSE VALUE	\$123,210	\$151,618	\$152,707

* Demographic data derived from 2010 US Census

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