



COMMERCIAL REAL ESTATE

LAND FOR SALE



Pablo Avenue, Lots 16-20, Block A Centerville Park Subdivision Tallahassee, FL 32308

SAM FRAZIER
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
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EXECUTIVE SUMMARY

PABLO AVENUE, LOTS 16-20, BLOCK A CENTERVILLE PARK SUBDIVISION

TALLAHASSEE, FL 32308



OFFERING SUMMARY

Sale Price:	\$170,000
Lot Size:	0.76 Acres
Zoning:	Light Industrial
Parcel ID#:	111530 A0160
FDOT AADT:	11,600

PROPERTY OVERVIEW

*Rare M-1 Zoning in the Northeast quadrant.

*Master stormwater in place for the Centerville Park Subdivision with capacity available.

*Pre-submittal with city indicates a 5000+/- sq. ft. building can be built on this lot.

LOCATION OVERVIEW

Close to the intersection of Fleischman Drive and Centerville Road. Directly across the road from the new Canopy Development.

[Click For Zoning Information](#)

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RETAILER MAP

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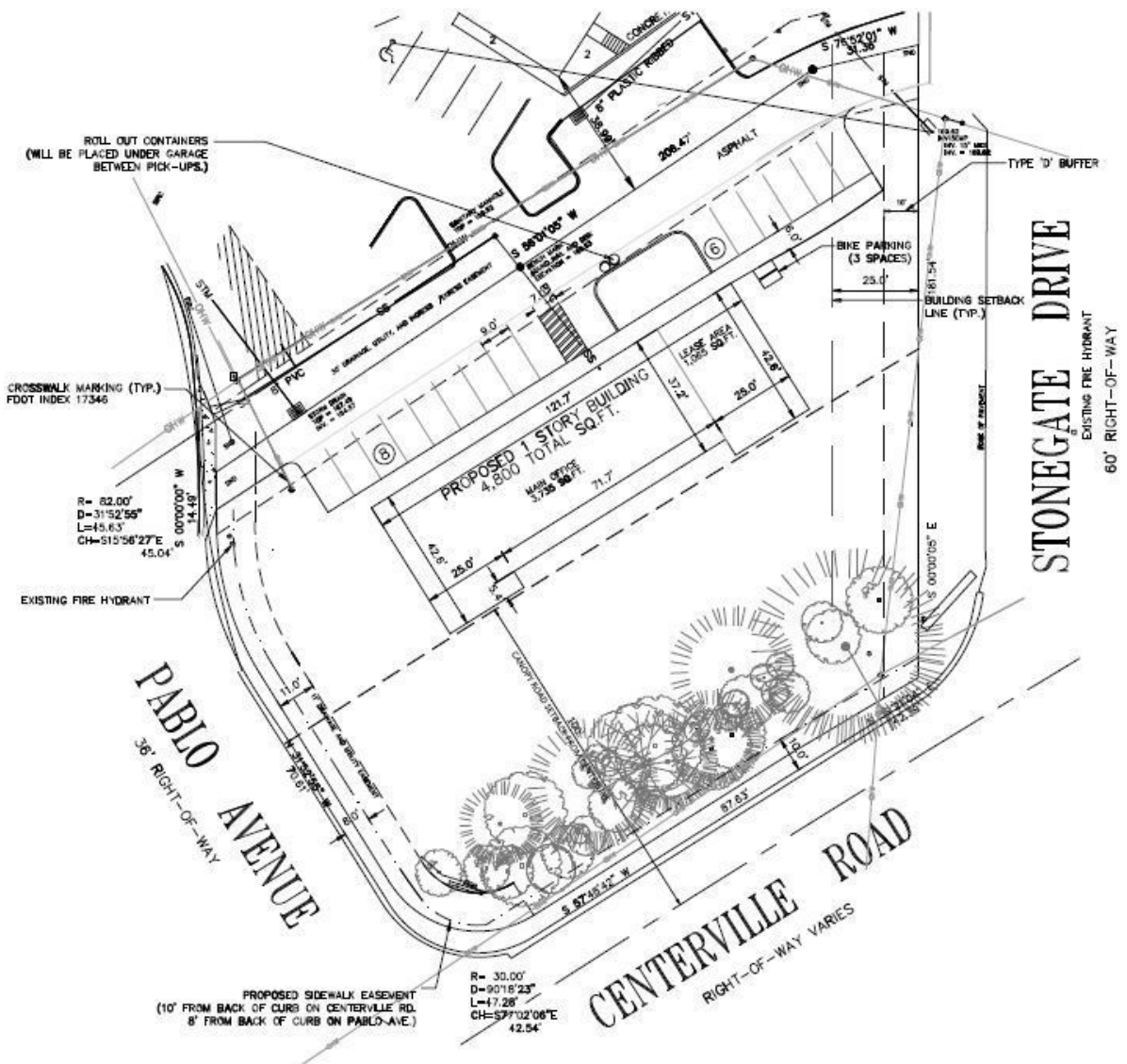
CONCEPT PLAN

PABLO AVENUE, LOTS 16-20, BLOCK A CENTERVILLE PARK SUBDIVISION

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0 15 30
1 Inch = 30 Feet



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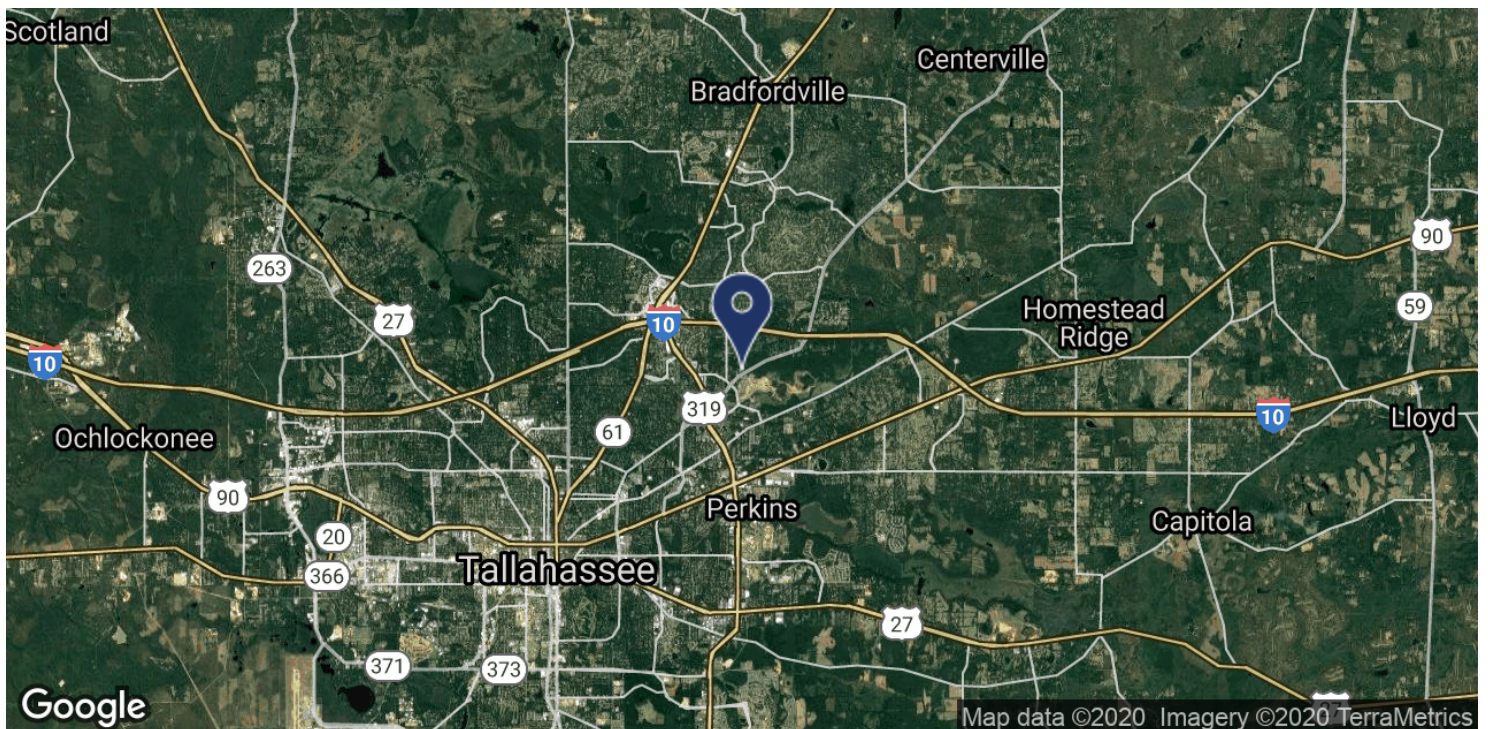
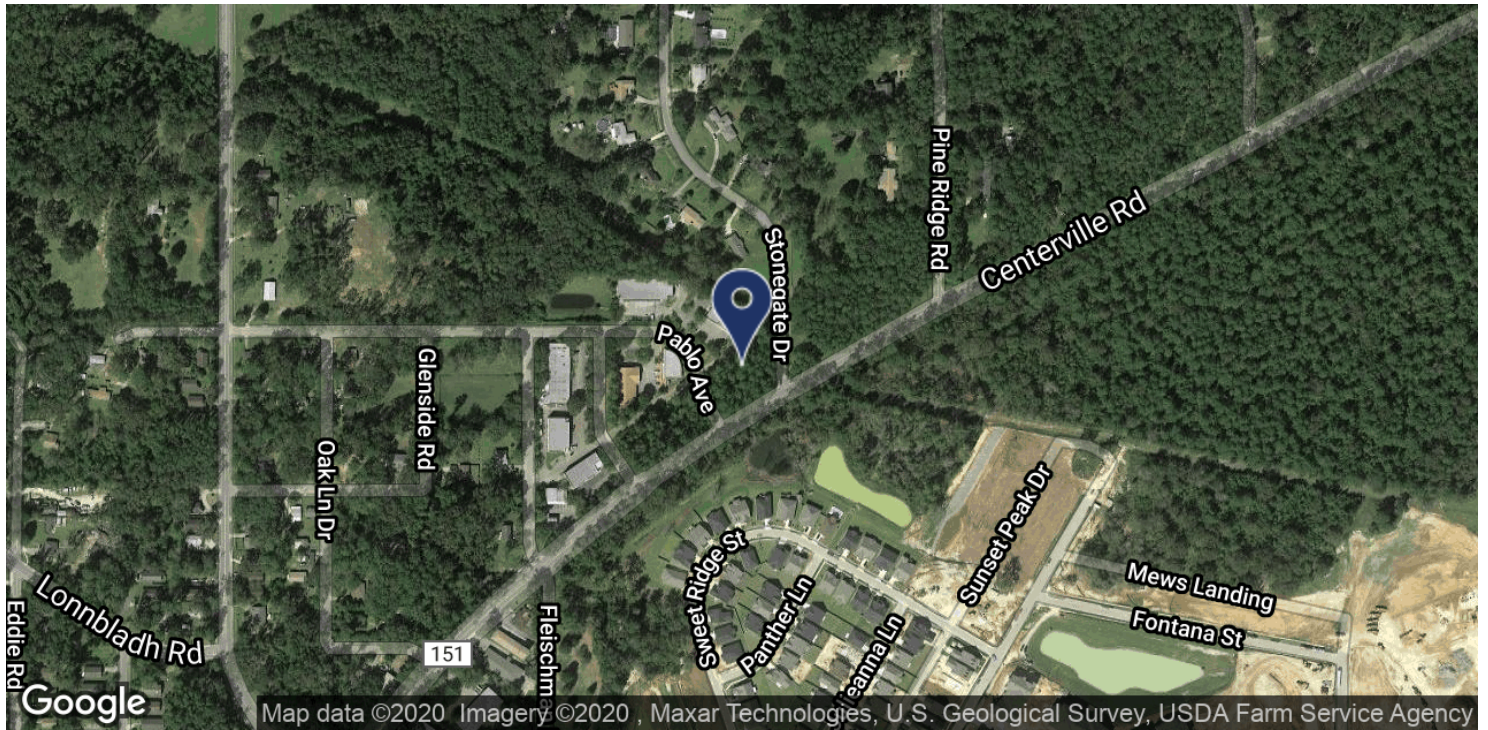




LOCATION MAPS

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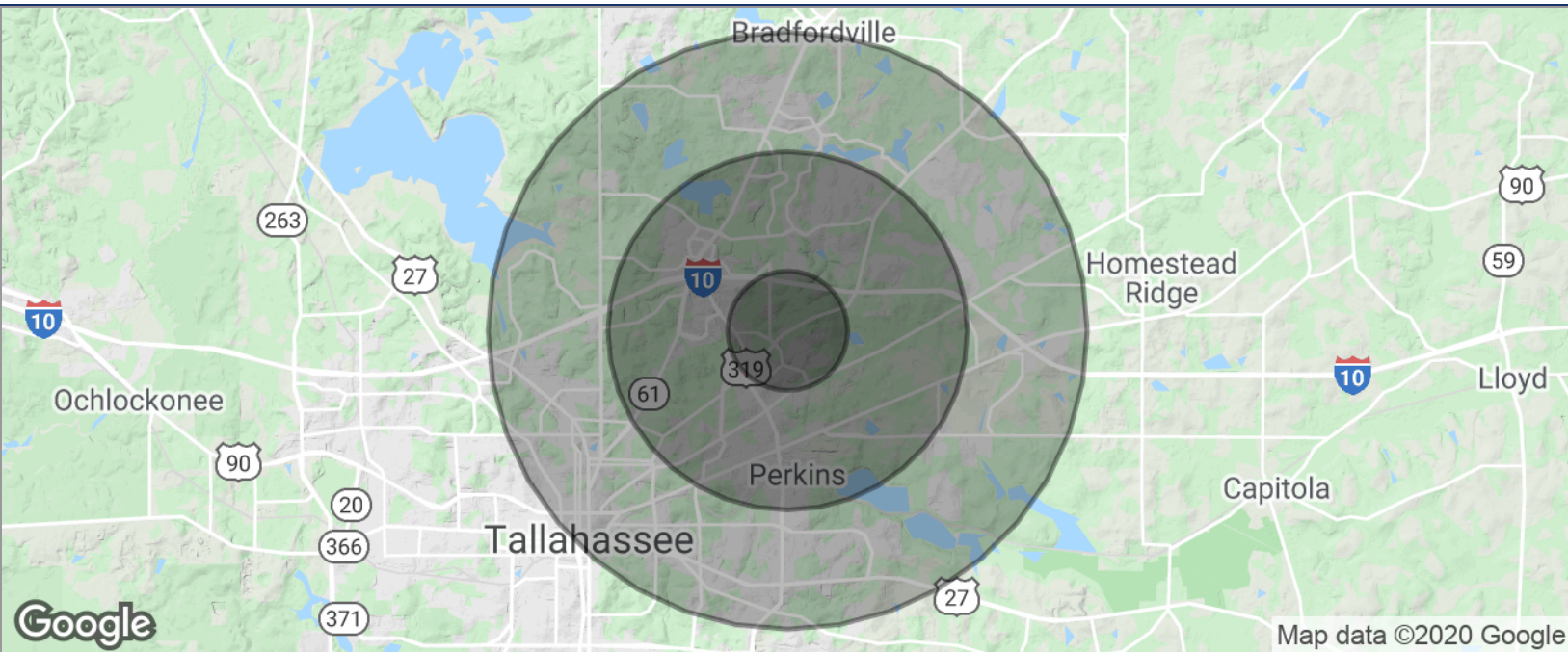




DEMOGRAPHICS MAP

PABLO AVENUE, LOTS 16-20, BLOCK A CENTERVILLE PARK SUBDIVISION

TALLAHASSEE, FL 32308



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,463	38,032	95,889
MEDIAN AGE	39.5	41.1	38.0
MEDIAN AGE (MALE)	37.4	40.3	37.2
MEDIAN AGE (FEMALE)	41.3	42.1	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,487	17,545	43,622
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$74,520	\$81,489	\$77,588
AVERAGE HOUSE VALUE	\$217,158	\$261,623	\$277,558

* Demographic data derived from 2010 US Census

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