

1.19 Acres

**VACANT LOTS
ON
CRAWFORDVILLE
RD.**

CRAWFORDVILLE ROAD
TALLAHASSEE, FL 32305

2.41 Acres

Property Summary



OFFERING SUMMARY

LOT A PRICE	1.19 ACRES \$155,500.00
LOT B PRICE	2.41 ACRES \$315,000.00
ZONING	C-2
TRAFFIC COUNT	20,500 ADT

PROPERTY OVERVIEW

Offered For Sale, 2 Outparcel Lots located on the Southern border of Tallahassee off of Highway 319. Lots are vacant and in ideal locations for potential development.

LOCATION OVERVIEW

Two Outparcel Lots located on the Southern border of Tallahassee off of Highway 319, a frequently traveled connection for commuters between Crawfordville, FL and Tallahassee, FL. Also a route for beach goers and tourists.

PROPERTY HIGHLIGHTS

- Located on the AM side of highway 319, a heavily traveled commuter route from Crawfordville to Tallahassee.
- 20,500 ADT Traffic.
- Exposure to beach travelers and tourists property is located off a major route to some of Tallahassee's nearest beaches.

Retailer Map



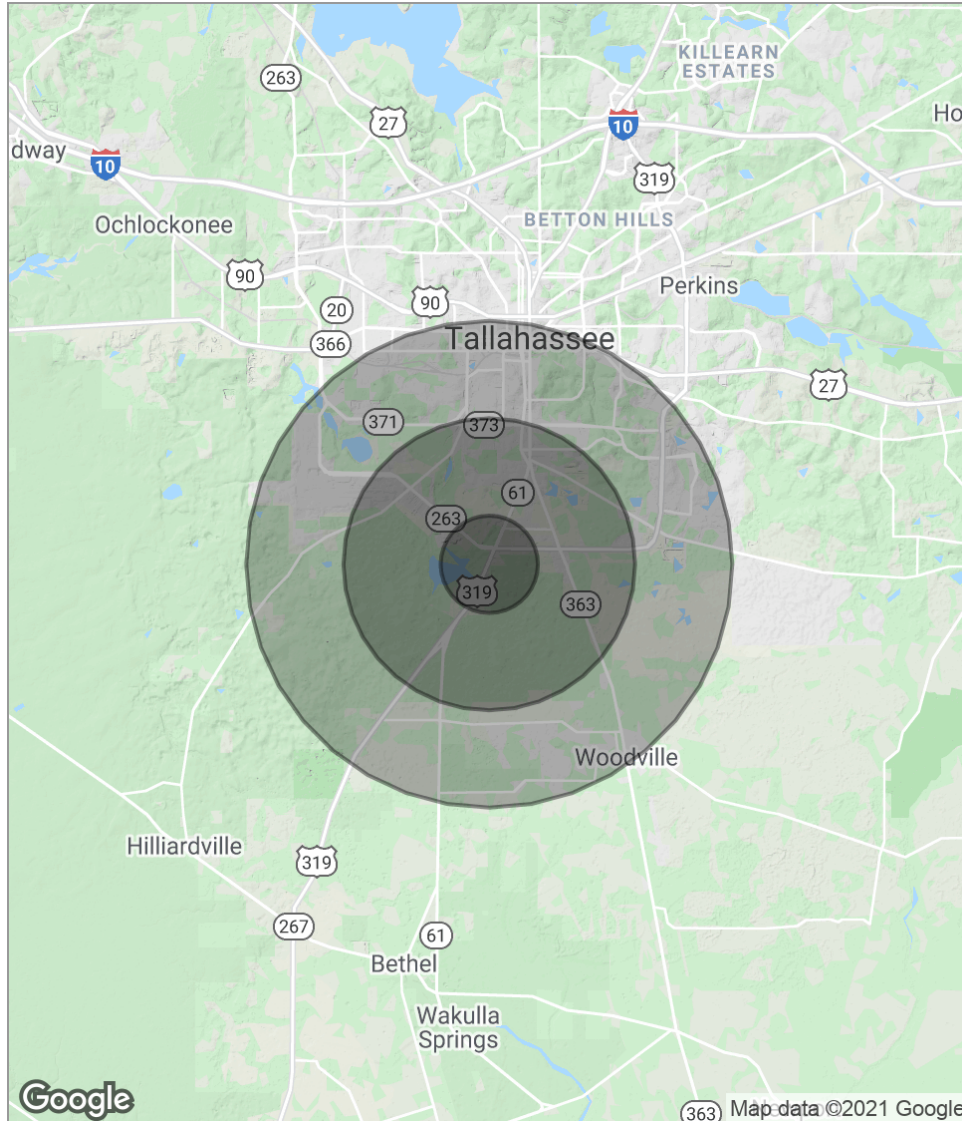
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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,599	15,821	63,497
Median age	31.0	32.4	28.3
Median age (Male)	27.7	28.6	25.9
Median age (Female)	33.7	35.9	30.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	642	6,583	25,204
# of persons per HH	2.5	2.4	2.5
Average HH income	\$38,799	\$40,360	\$36,993
Average house value	\$127,451	\$133,608	\$134,770

* Demographic data derived from 2010 US Census