

Land Property
FOR SALE

SOLD

**AVAILABLE
2 +/- AC**

662 CROSSWAY RD

Tallahassee, FL 32308

HAGAN MICHAEL

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

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PROPERTY DESCRIPTION

Premier Commercial Group proudly presents 662 Crossway Rd, in Tallahassee, Florida. This remaining 2-acre industrially zoned lot offers a secure, fenced, and gated space, ideal for various industrial uses. Currently leased by a local contractor as a storage and laydown yard, the lease ends in one year, providing an opportunity for renegotiation or new tenancy. Positioned in a rapidly growing area, the property benefits from nearby developments, including FDOT's expansion of Woodville Highway, DR Horton's residential projects, the upcoming Charlie Ward Ranch sports facility, an AAA concrete plant next door, and a Wawa under construction at the intersection.

PROPERTY HIGHLIGHTS

- Fully fenced and gated for secure use
- Long-term tenant (local contractor) using as a storage and laydown yard with current lease ends in 1 year, open for renegotiation or new tenancy
- Access to Crossway Rd, close to major transportation routes and infrastructure
- Woodville Highway expansion FDOT in design
- Crawfordville Highway expansion under construction

OFFERING SUMMARY

| | |
|-----------------|-----------|
| Sale Price: | \$500,000 |
| Available Size: | 2 Acres |
| Lot Size: | 12 Acres |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,351 | 10,051 | 38,221 |
| Total Population | 3,180 | 24,572 | 95,364 |
| Average HH Income | \$57,737 | \$65,381 | \$65,068 |

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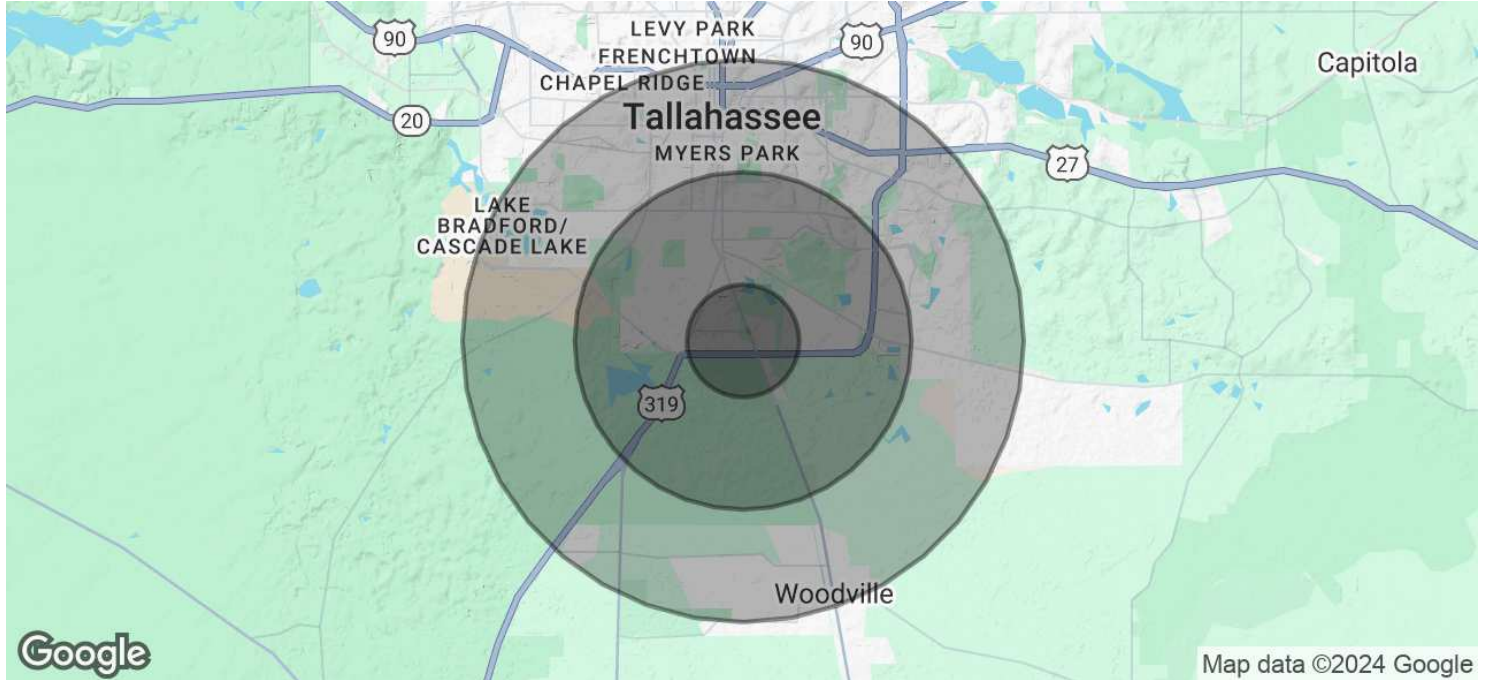
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 3,180 | 24,572 | 95,364 |
| Average Age | 38 | 37 | 32 |
| Average Age (Male) | 37 | 35 | 32 |
| Average Age (Female) | 40 | 38 | 33 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 1,351 | 10,051 | 38,221 |
| # of Persons per HH | 2.4 | 2.4 | 2.5 |
| Average HH Income | \$57,737 | \$65,381 | \$65,068 |
| Average House Value | \$218,702 | \$236,997 | \$245,903 |

Demographics data derived from AlphaMap

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