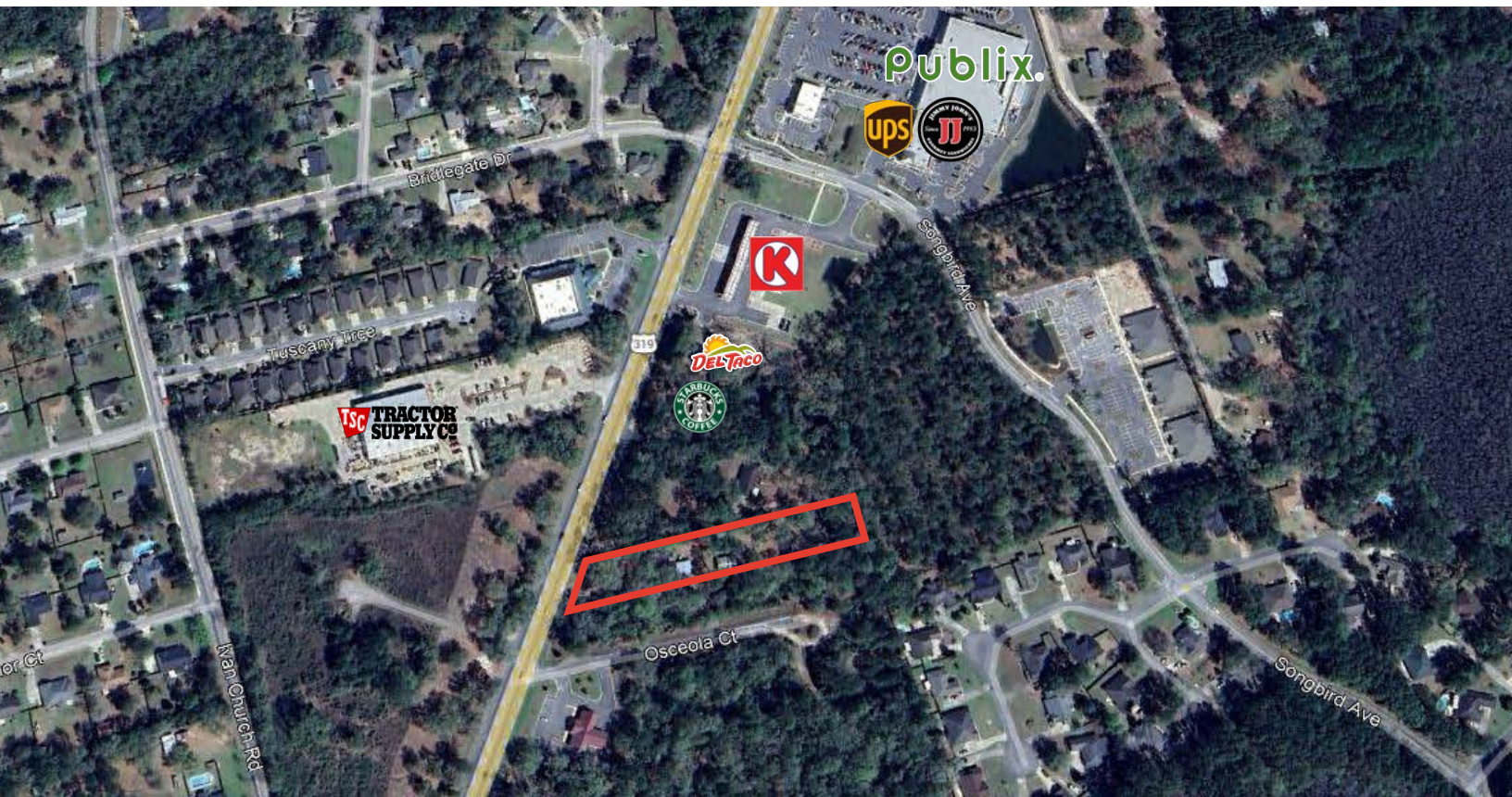


# LAND FOR SALE

## 2427 Crawfordville Hwy

2427 CRAWFORDVILLE HWY • TALLAHASSEE, FL • 32327



### 1.22 ACRES WITH IMPROVEMENTS FOR REDEVELOPMENT

#### PROPERTY OVERVIEW

Property Size	1.22 acres
Property Type	Land
Property Uses	Retail / Commercial
Zoning	C2 - General Commercial
Parcel ID	00-00-074-000-10199-000
Asking Price	\$599,900.00

#### PROPERTY FEATURES

- + Main road frontage on Crawfordville Highway, with Crawfordville Hwy currently undergoing road widening and intersection improvements
- + Current improvements potential for office conversion
- + City utilities currently on site
- + High exposure with 18,000 +/- vehicles per day
- + Major financial investment coming into Crawfordville



#### LOCATION

- + Adjacent to national retail tenants, including Tractor Supply, FSU Credit Union, Starbucks, Del Taco, and Publix
- + In the rapidly growing retail area of Crawfordville with national homebuilders in market
- + 25 minute drive to Tallahassee International Airport
- + On the "going to work" side of Crawfordville Hwy



**J.R. Long, CCIM**  
(850) 509-2137 mobile  
jrlong@ciminelli.com

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### 2024 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	2,944	11,483	33,342
Total Households	1,103	4,571	12,800
Median Age	40.5	40.4	41.9
Median HH Income	\$100,304	\$89,104	\$72,782

Source: Esri Market Profile/US Census Bureau

### DRIVE TIMES

Tallahassee International Airport	17.4 mi	25 minutes
Downtown Tallahassee	17.8 mi	27 minutes
I-10	21.6 mi	37 minutes



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