



COMMERCIAL REAL ESTATE

RETAIL/WAREHOUSE PROPERTY FOR SALE



10/90 Industrial Park Retail
301 Commerce Boulevard
Midway, FL 32343

BRYAN CURETON

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

10/90 INDUSTRIAL PARK RETAIL

301 COMMERCE BOULEVARD, MIDWAY, FL 32343

**OFFERING SUMMARY****Sale Price:** \$2,950,000.00**Lot Size:** 2.853 Acres**Building Size:** 20,074 SF**APN:** 4-10-1N-2W-0000-00334-0200**PROPERTY OVERVIEW**

Fully-airconditioned retail/warehouse (Flex) for sale in Midway. Convenient to both I-10 and US 90. This property is adjacent to Peterbilt and is in proximity to the Comfort Inn and Suites of Midway. Building consists of 5 suites.

Located at the interchange of HWY 90 and I-10 on Commerce Blvd. in Midway, FL. Midway is approximately 20 minutes from Downtown Tallahassee.

PROPERTY HIGHLIGHTS

- 50 Paved Parking Spaces
- Excellent 1-10 Exposure
- Unique Building and Only Retail Space in the Industrial Park
- Air-Conditioned Building

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ADDITIONAL PHOTOS

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301 COMMERCE RETAILER MAP 10/90 INDUSTRIAL PARK RETAIL 301 COMMERCE BOULEVARD, MIDWAY, FL 32343



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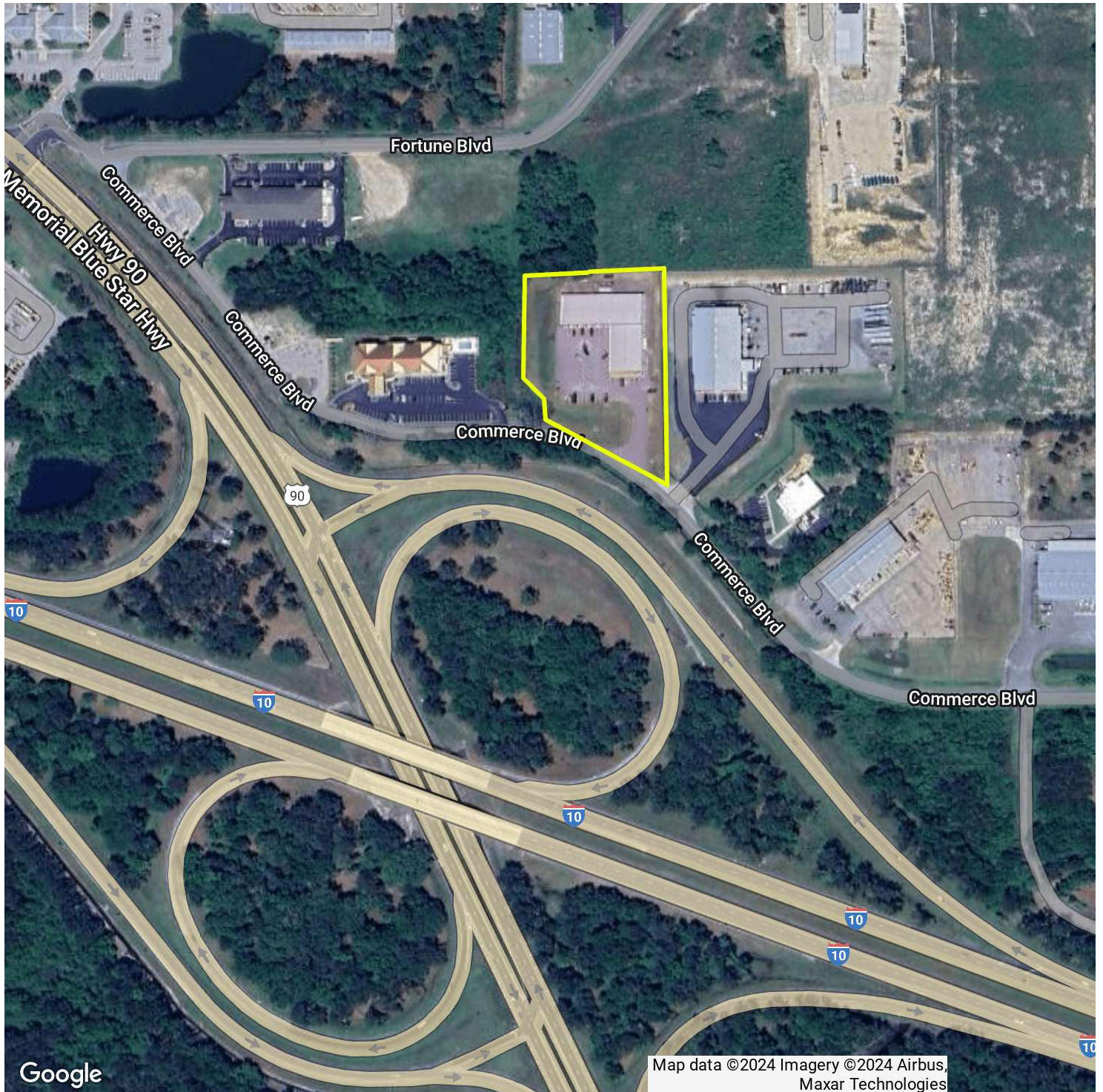




AERIAL/PARCEL

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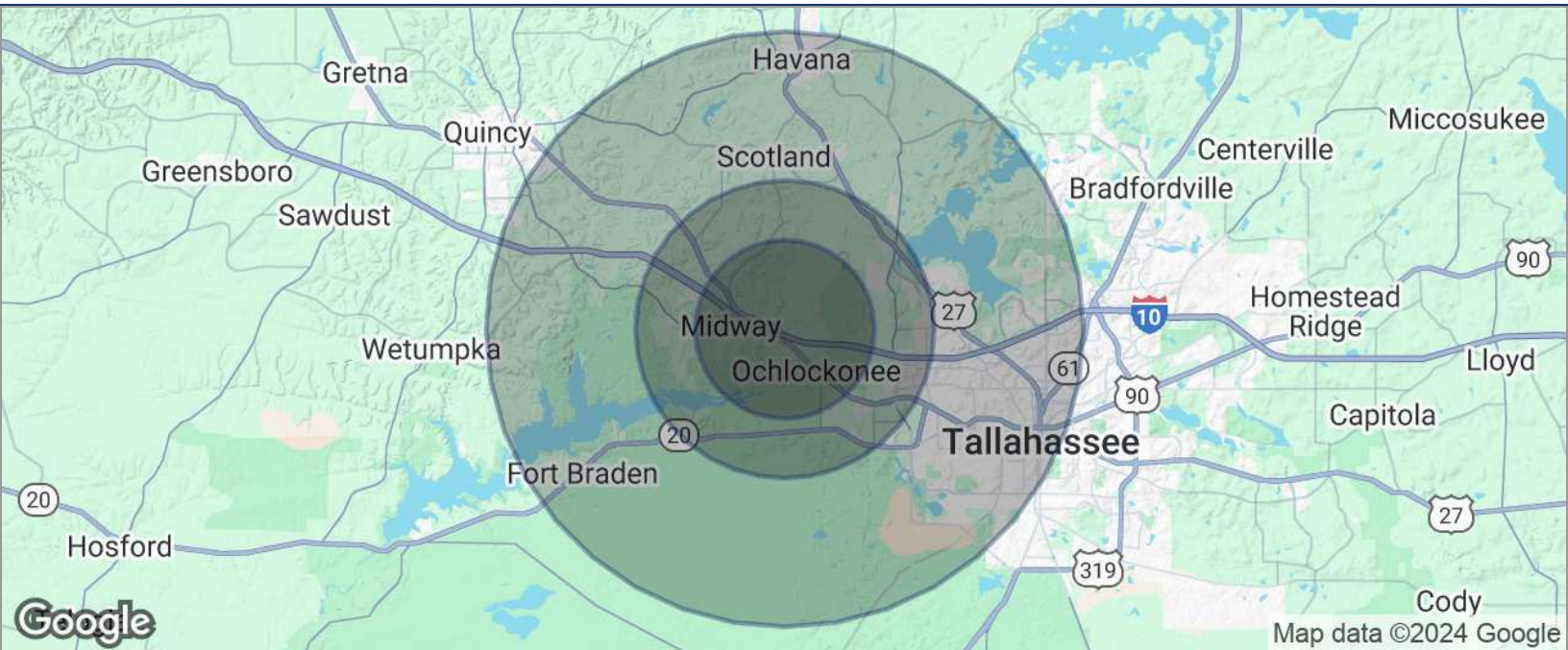




DEMOGRAPHICS MAP

10/90 INDUSTRIAL PARK RETAIL

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	2,692	26,909	162,252
MEDIAN AGE	40	37	35
MEDIAN AGE (MALE)	39	36	34
MEDIAN AGE (FEMALE)	40	38	35
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,035	10,612	65,735
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$77,616	\$76,294	\$73,460
AVERAGE HOUSE VALUE	\$250,577	\$224,297	\$245,471

* Demographic data derived from 2020 ACS - US Census

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