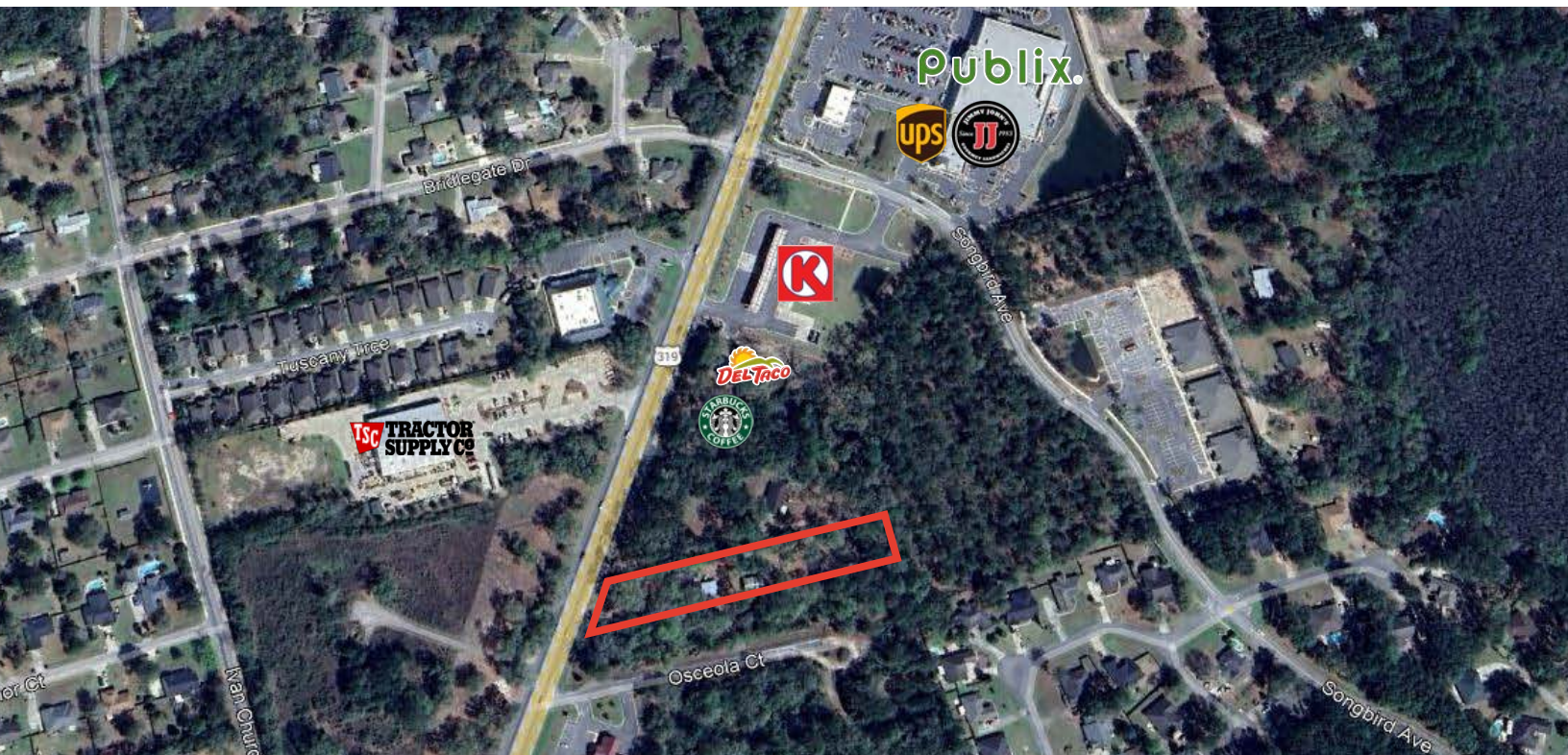


# LAND FOR SALE

## 2427 Crawfordville Hwy

2427 CRAWFORDVILLE HWY • TALLAHASSEE, FL • 32327



**PRICE REDUCED! 1.22 AC 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  | \$525,000               |

### 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



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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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