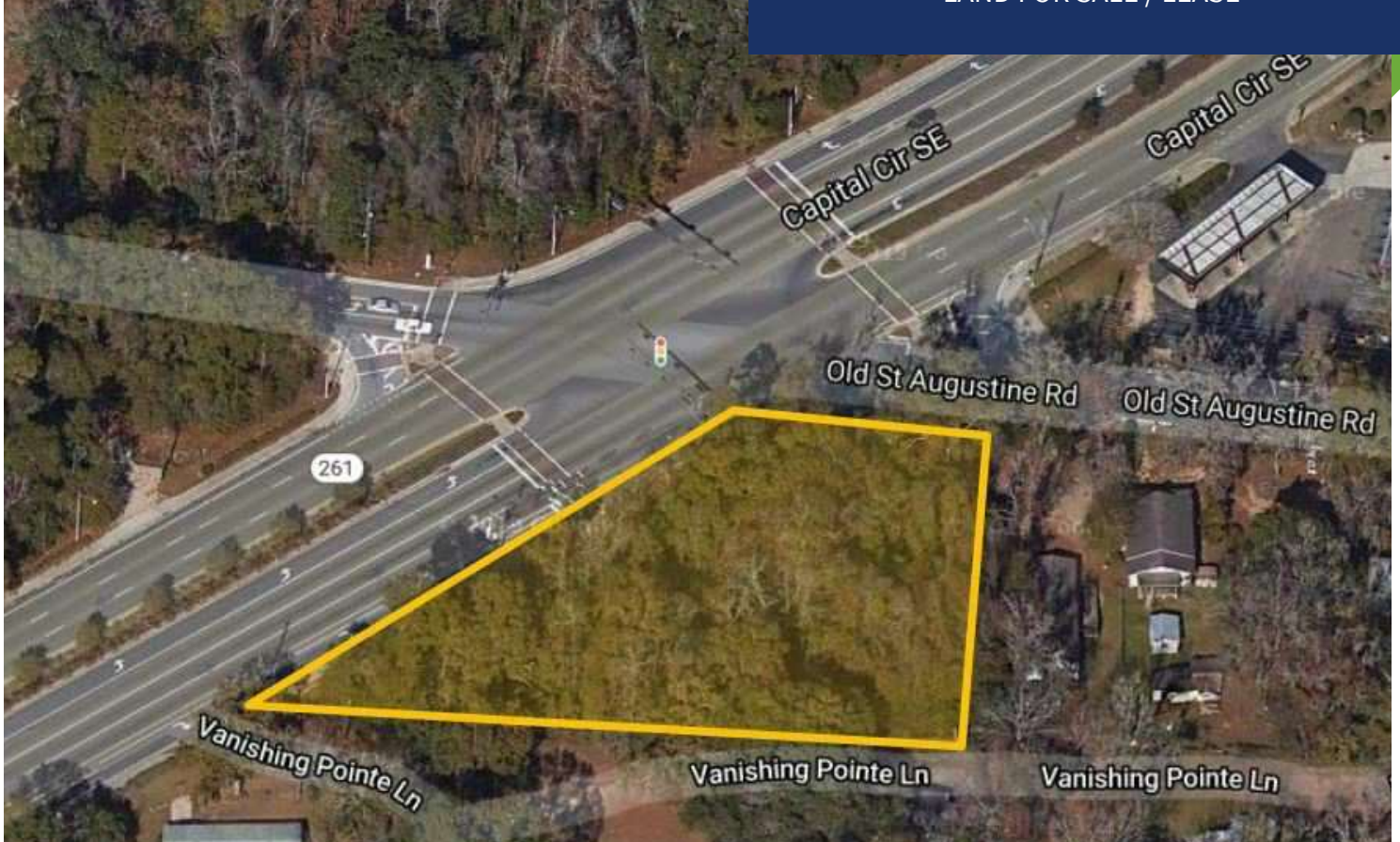


TLG

COMMERCIAL REAL ESTATE

LAND FOR SALE / LEASE



SE CORNER OF CCSE & OLD ST. AUGUSTINE RD
Tallahassee, FL 32301

BRYAN CURETON

Sales Associate
850.545.3687
bryan@tlgproperty.com

TLG REAL ESTATE SERVICES

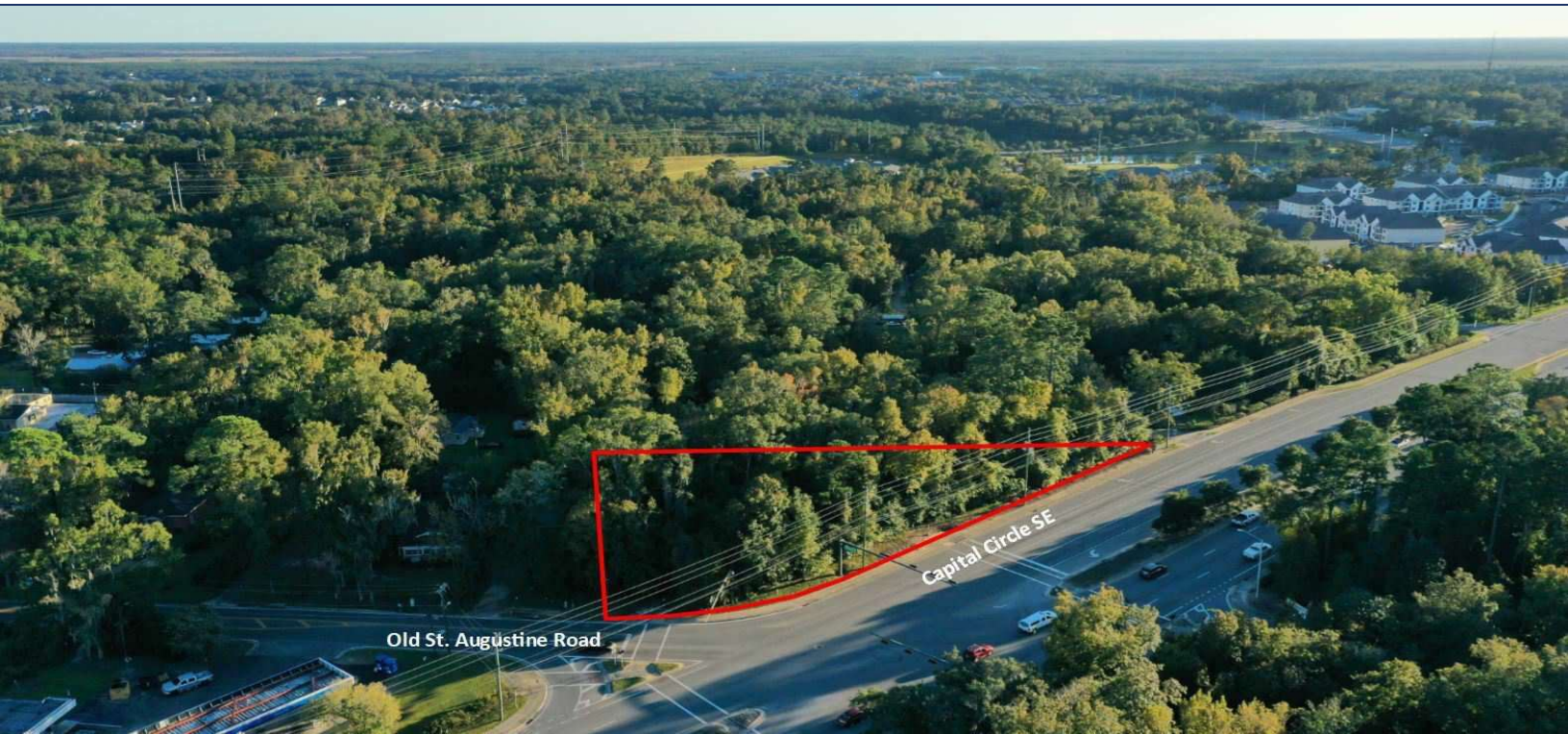
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

SE CORNER OF CCSE & OLD ST. AUGUSTINE RD

TALLAHASSEE, FL 32301



OFFERING SUMMARY

Sale Price:	\$700,000
Annual Lease Rate:	\$70,000 (Ground Lease)
Lot Size:	1.02 Acres
Zoning:	C2
APN:	31-04-70-000-0021

PROPERTY OVERVIEW

1.02 (+/-) acres of vacant land located just North of the Southwood Community and less than a two minute drive to Apalachee Parkway. The Southwood Community encompasses the new VA Hospital, Federal Courthouse, two high schools, and several hundred thousand square feet of State of Florida Office Complexes.

Close in proximity to major retailers, restaurants and hotels including Publix, Target, ABC Fine Wine & Spirits, Dairy Queen, Waffle House, Zaxby's, Hampton Inn, Fairfield Inn and many many more.

LOCATION OVERVIEW

Located at the SE corner of Capital Circle SE and Old St. Augustine Road in Tallahassee.

[Click Here for Zoning Information](#)

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RETAILER MAP

SE CORNER OF CCSE & OLD ST. AUGUSTINE RD

TALLAHASSEE, FL 32301



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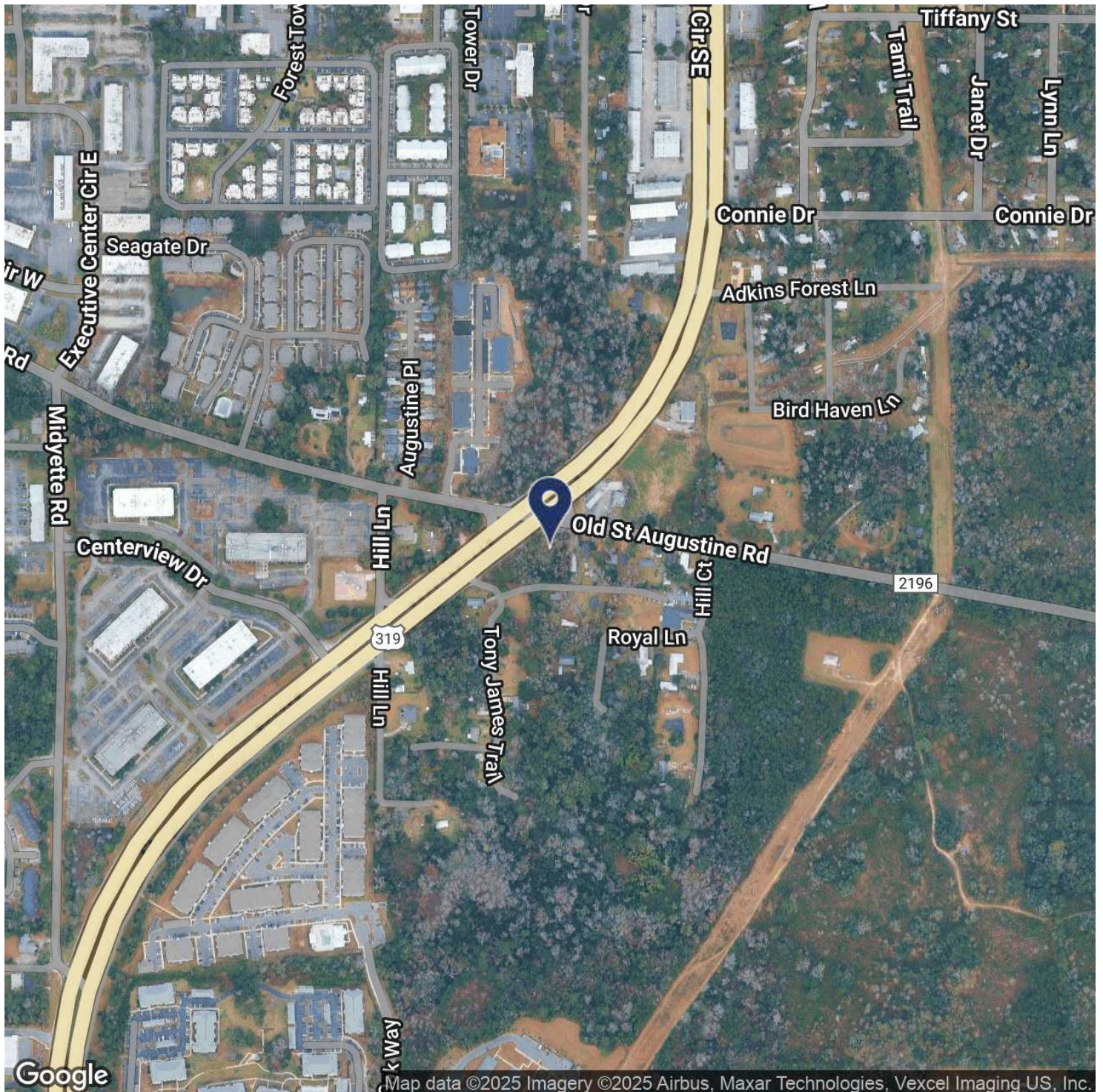




LOCATION MAP

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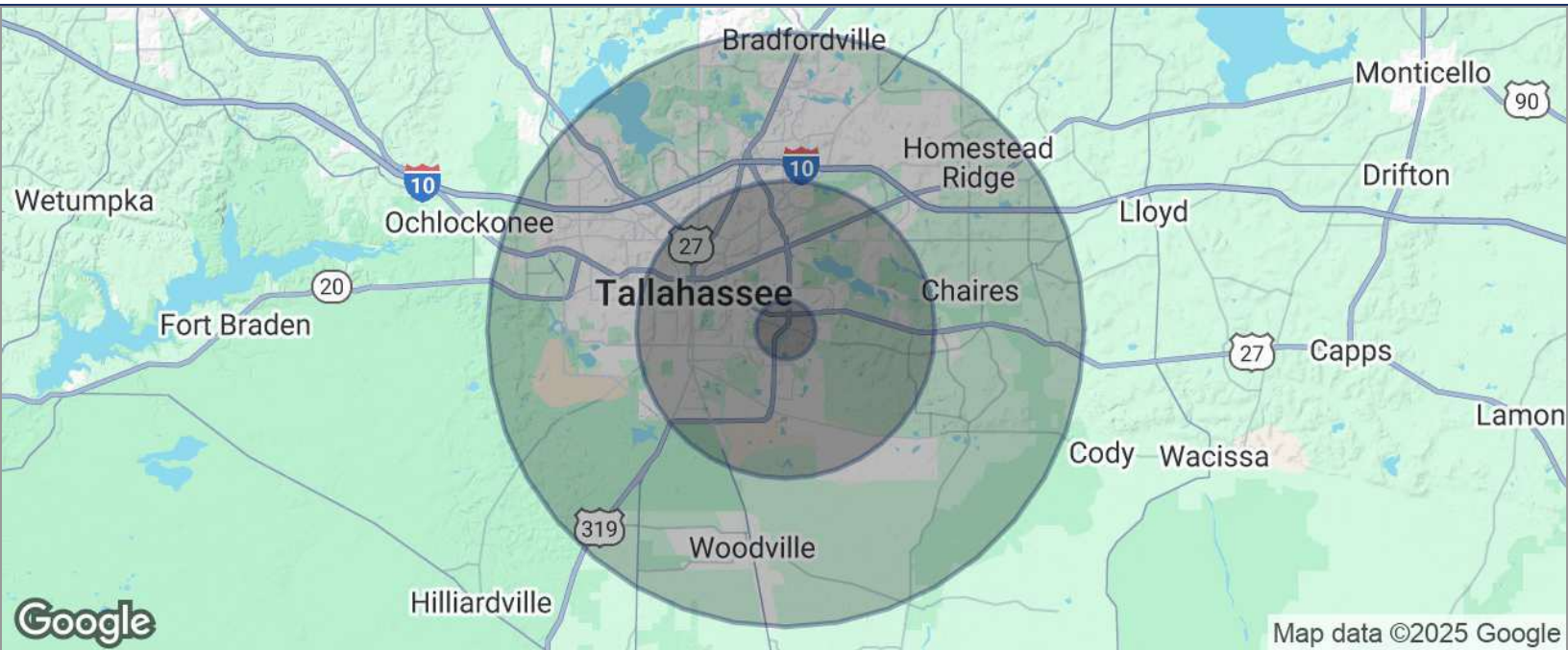
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DEMOGRAPHICS MAP

SE CORNER OF CCSE & OLD ST. AUGUSTINE RD

TALLAHASSEE, FL 32301



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,846	125,074	253,543
MEDIAN AGE	36	37	37
MEDIAN AGE (MALE)	35	36	36
MEDIAN AGE (FEMALE)	37	38	38
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,664	52,288	106,646
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$87,845	\$85,188	\$84,753
AVERAGE HOUSE VALUE	\$273,815	\$300,404	\$283,883

* Demographic data derived from 2020 ACS - US Census

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