



LAKE BRADFORD COMMERCIAL BUILDING

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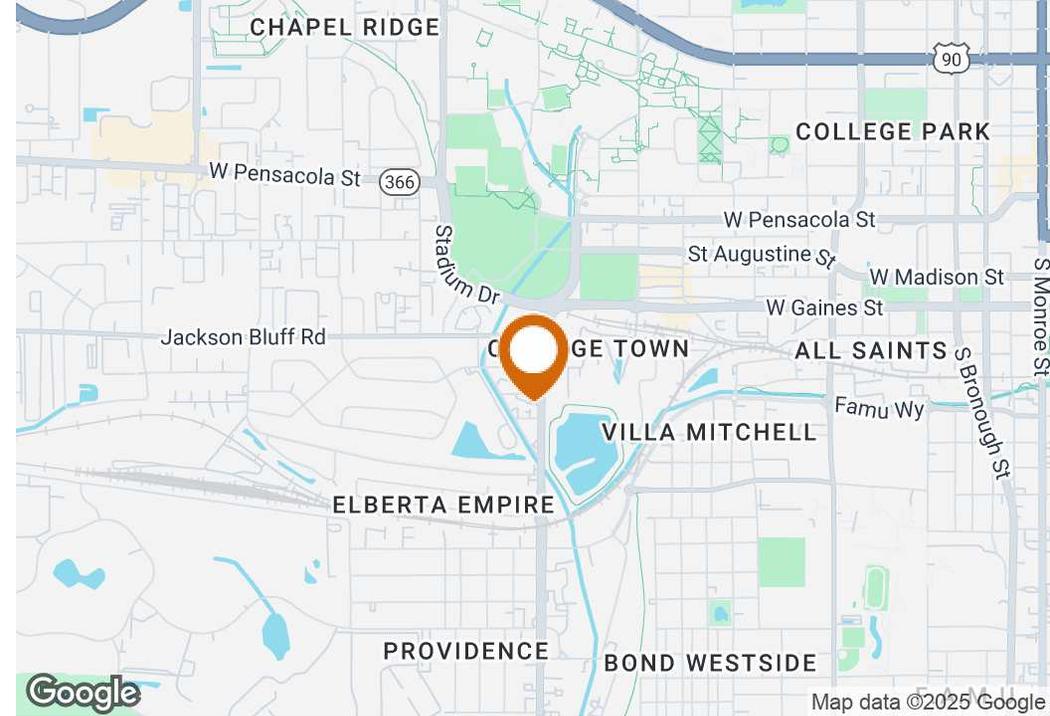
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Section 1

PROPERTY INFORMATION

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	0.78 Acres
Building Size:	14,557 SF
Price / SF:	\$82.43
APN:	410273 D0030
Property Type/Zoning:	Commercial CU-45
Average Daily Traffic:	26,000 ± Cars/Day

PROPERTY OVERVIEW

This is a .78 AC +/- commercial development lot with a 14,452 SF steel warehouse already existing on the property. The office space is 500+/- SF heated and cooled with living quarters above the office.

The current use of this site is an automotive repair shop that has been in business for over 30+ years.

The site is zoned commercial CU - 45 with multiple uses such as but not limited to: medium and high density residential development ranging from 4 dwelling units per acre to a maximum of 45, banks, bed and breakfast inns, retail drug store, retail department store, retail food and grocery and more.

PROPERTY HIGHLIGHTS

- .78 ± AC commercial lot with a 14,452 SF steel warehouse
- Excellent location near Florida State University, FAMU, Zoned CU-45 allowing residential, retail, and commercial uses
- Established automotive repair shop operating for 30+ years

LOCATION DESCRIPTION



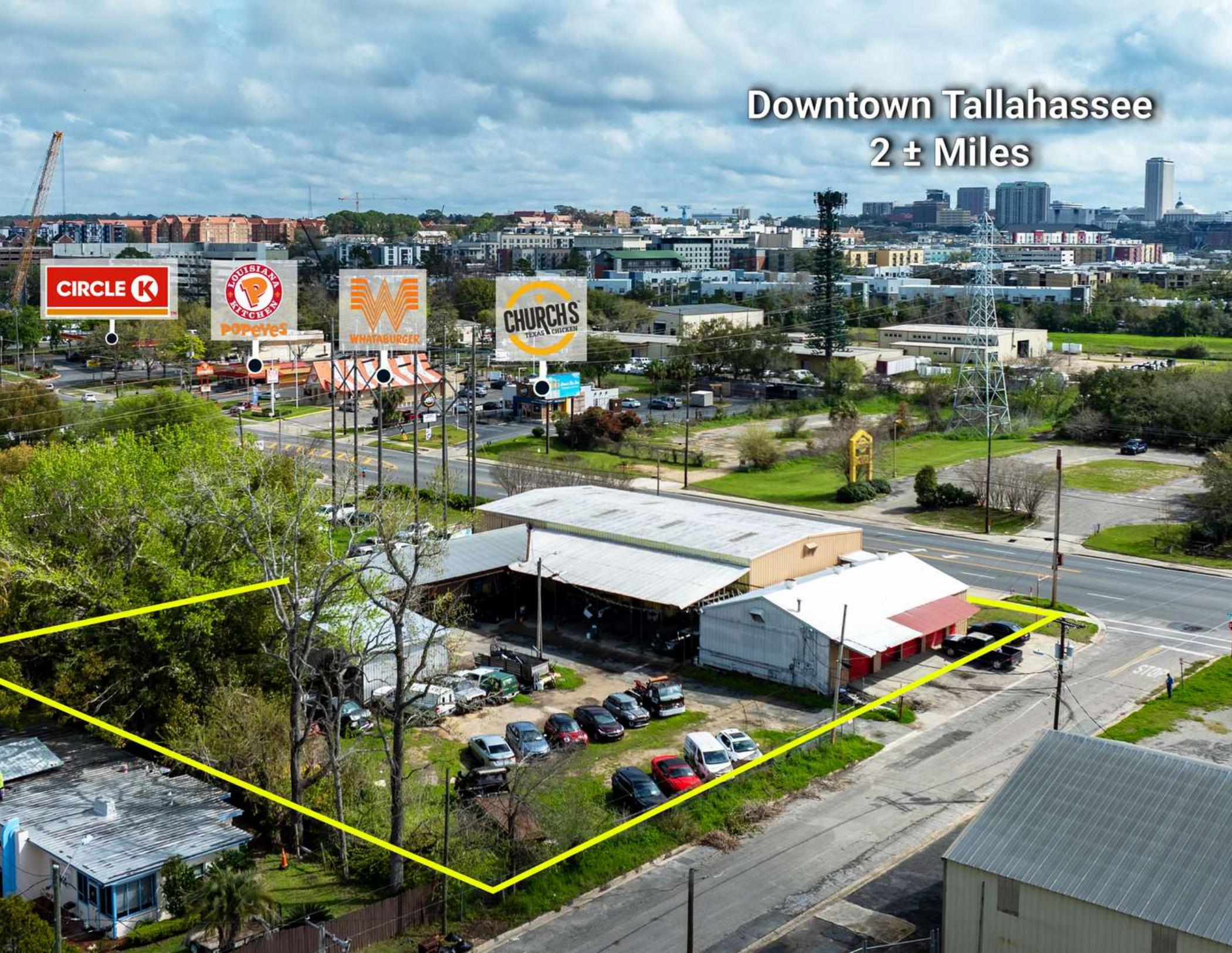
LOCATION DESCRIPTION

This property is located .4 miles south of Doak Campbell Stadium and only .7 miles for Florida State University campus. It is also conveniently located 4.5 miles from the Tallahassee International Airport.

It offers excellent accessibility in the heart of Tallahassee. Positioned just minutes from I-10, it provides convenient connectivity to regional and interstate travel routes. The site is also near West Tennessee Street (US-90), a key thoroughfare facilitating access to Florida State University, downtown Tallahassee, and surrounding commercial hubs

Located on one of the busiest, popular development areas this location sees an average of 26,000 ± vehicles driving by it every day.

Downtown Tallahassee 2 ± Miles



CIRCLE K

LOUISIANA
KITCHEN
POPEYES

WHATABURGER

CHURCH'S
TEXAS CHICKEN

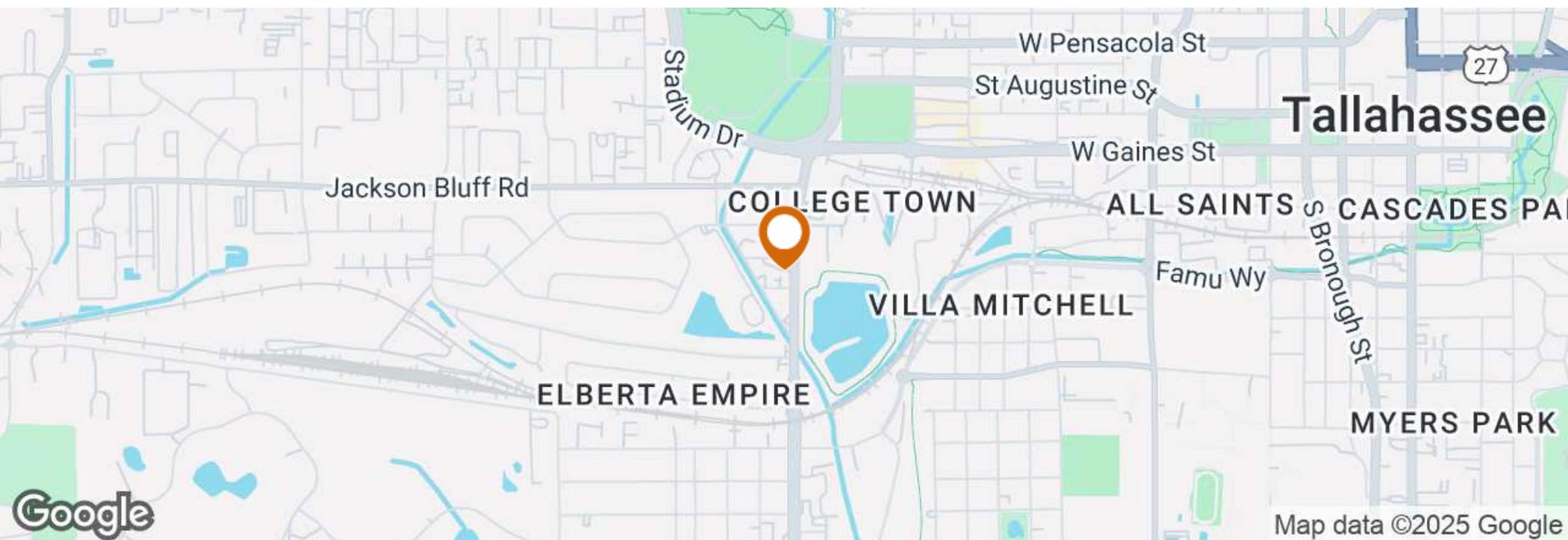
Doak S. Campbell Stadium

26,000 ±
Cars/Day

Lake Bradford Road

Section 2

LOCATION INFORMATION



NEIGHBORHOOD MAP



Doak Campbell Stadium (0.7 miles)

Madison Social (.6 miles)

Donald L. Tucker Civic Center (1.4 miles)



Publix

Gaines Street Pies



CHASE

Clean EatZ



FAMU Campus (1.9 miles)

Seminole Legacy Golf Club (2.5 miles)

Google

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

MARKET AREA MAP



Walmart

TSC
TALLAHASSEE
STATE COLLEGE

target

Doak S. Campbell Stadium

Seminole Legacy Golf Club

Tallahassee International Airport (4.5 Miles)

WHOLE
FOODS
MARKET

COSTCO
WHOLESALE

BEST
BUY

KOHL'S

sam's club



FLORIDA A&M UNIVERSITY

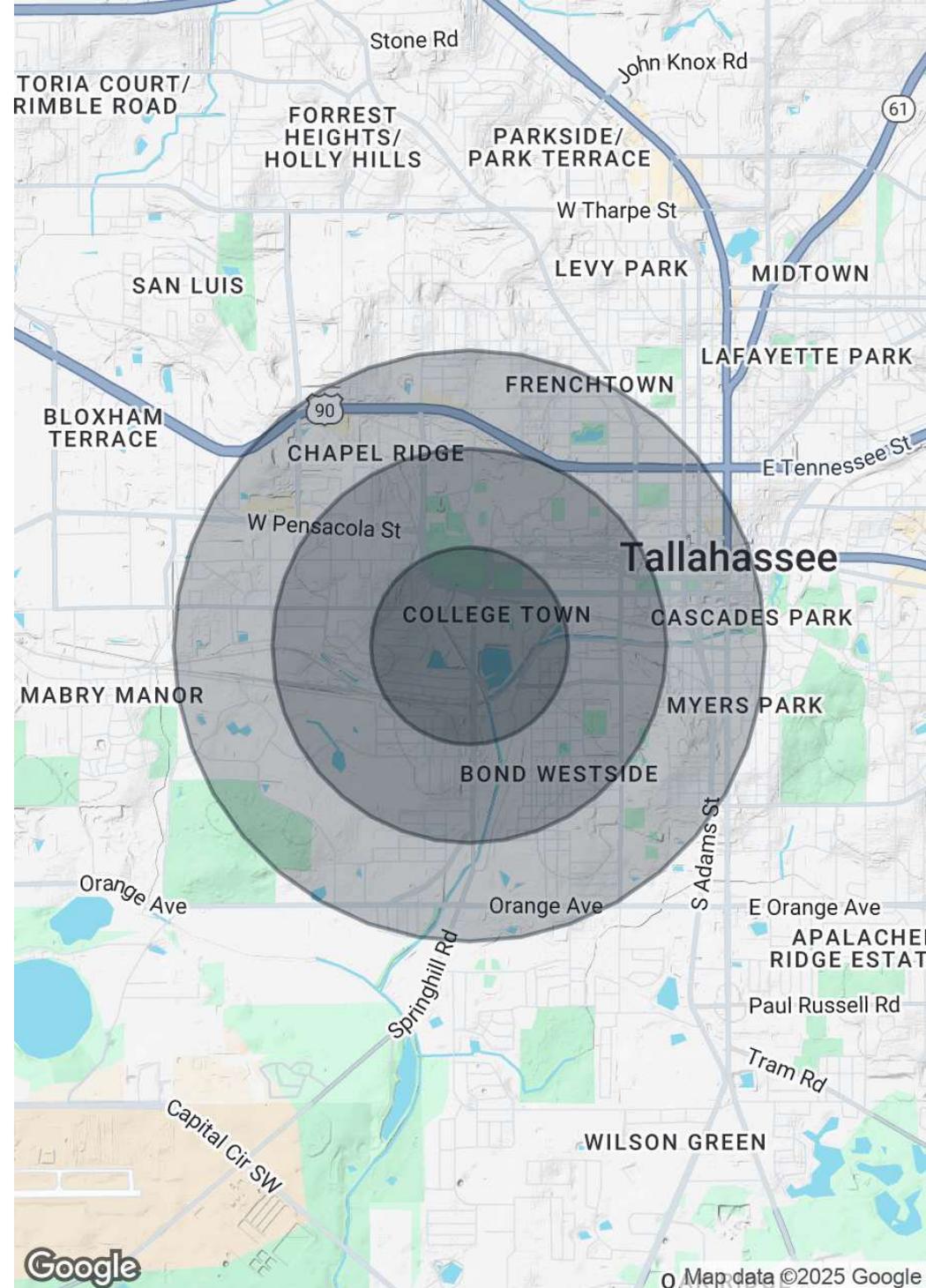
Governors Square Mall

DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,796	23,487	40,271
Average Age	29	25	26
Average Age (Male)	30	25	26
Average Age (Female)	29	25	26

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,665	7,047	13,664
# of Persons per HH	2.3	3.3	2.9
Average HH Income	\$35,539	\$53,521	\$49,014
Average House Value	\$166,806	\$217,590	\$235,487

Demographics data derived from AlphaMap





Section 3
PHOTOS

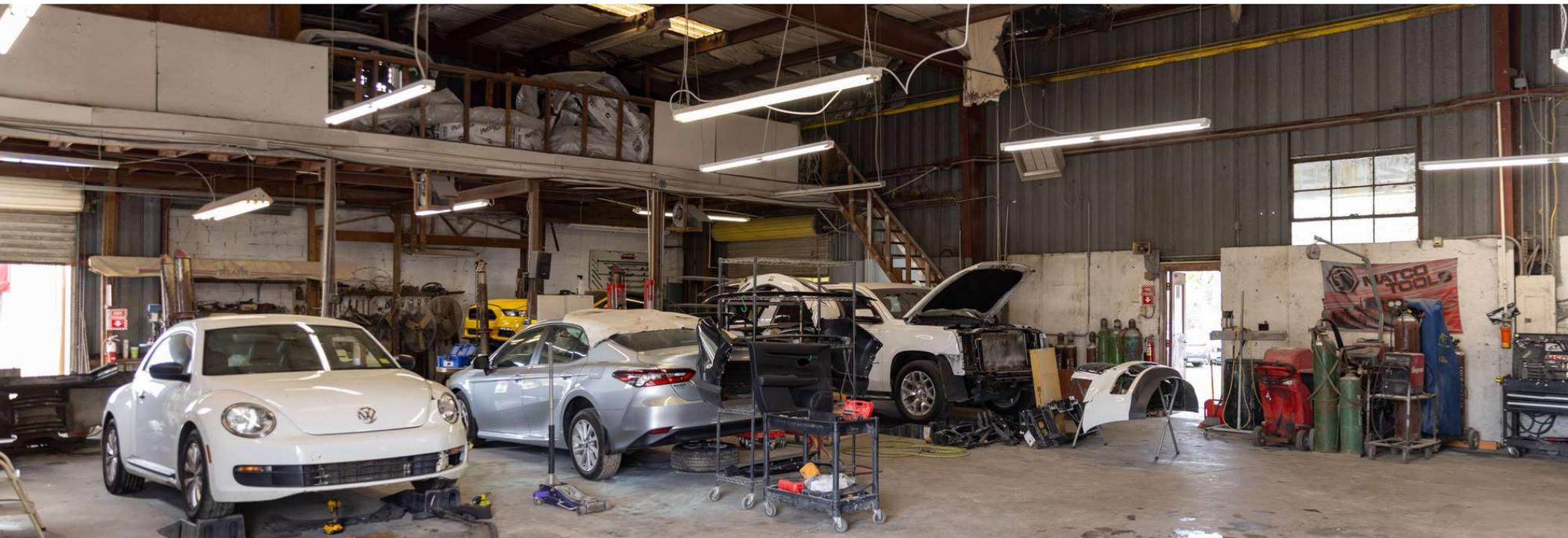
ADDITIONAL AERIALS



EXTERIOR PHOTOS



INTERIOR PHOTOS





Section 4

AGENT AND COMPANY INFO

ADVISOR BIOGRAPHY



JUSTIN BEALL

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Justin Beall is an Associate Advisor at Saunders Real Estate.

A proud alumnus of the University of Georgia, Justin holds a Bachelor of Science in Forestry and a Master of Natural Resources with a specialization in Wildlife Management.

With a background in the timber and wildlife management industry, Justin holds substantial experience in forestry consulting, plantation management, and logging operations. Since his graduation he has had an entrepreneurial mindset founding/cofounding multiple companies in a mixed array of markets giving him a diverse knowledge of expertise in not only the timber industry but the construction and service industries as well.

Justin specializes in:

- Commercial
- Commercial Timber Management
- Recreational Land Management



For more information visit www.saundersrealestate.com

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