

2.84 AC FOR SALE
REDEVELOPMENT
OPPORTUNITY

Crawfordville Hwy & Ivan Church Rd

2120 CRAWFORDVILLE HWY & 49 IVAN CHURCH RD · CRAWFORDVILLE, FL · 32327

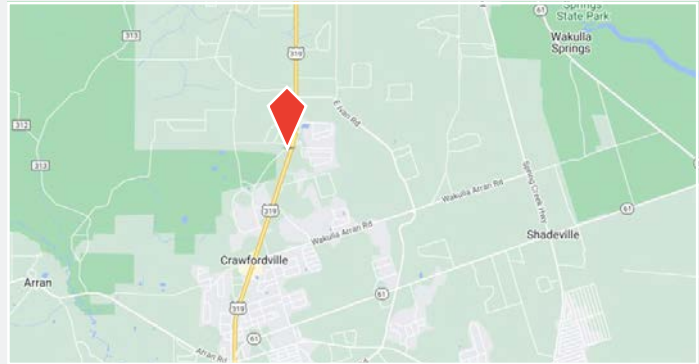


PROPERTY OVERVIEW

Property Size	2 parcels totaling 2.84 acres (Real Estate only for sale)
Property Type	Land (1,800 sf retail building on-site)
Parcel IDs	19-3S-01W-000-04519-000 19-3S-01W-000-04518-001
Zoning	General Commercial / RMH zoning
Asking Price	\$1,500,000.00

PROPERTY FEATURES

- + Major Frontage on both Crawfordville and Ivan Church Road
- + Ingress/Egress to property from both roads
- + Lighted Intersection accessible from Ivan Church Road
- + Municipal utilities currently to site
- + General Commercial and RMH Zoning



LOCATION

- + 17,500 + Cars Per Day
- + In the rapidly growing area of Crawfordville with National Homebuilders in market
- + 22 minute drive to Tallahassee International Airport
- + Millions of new retail investments minutes from site
- + On the “Going Home” side of Crawfordville Hwy



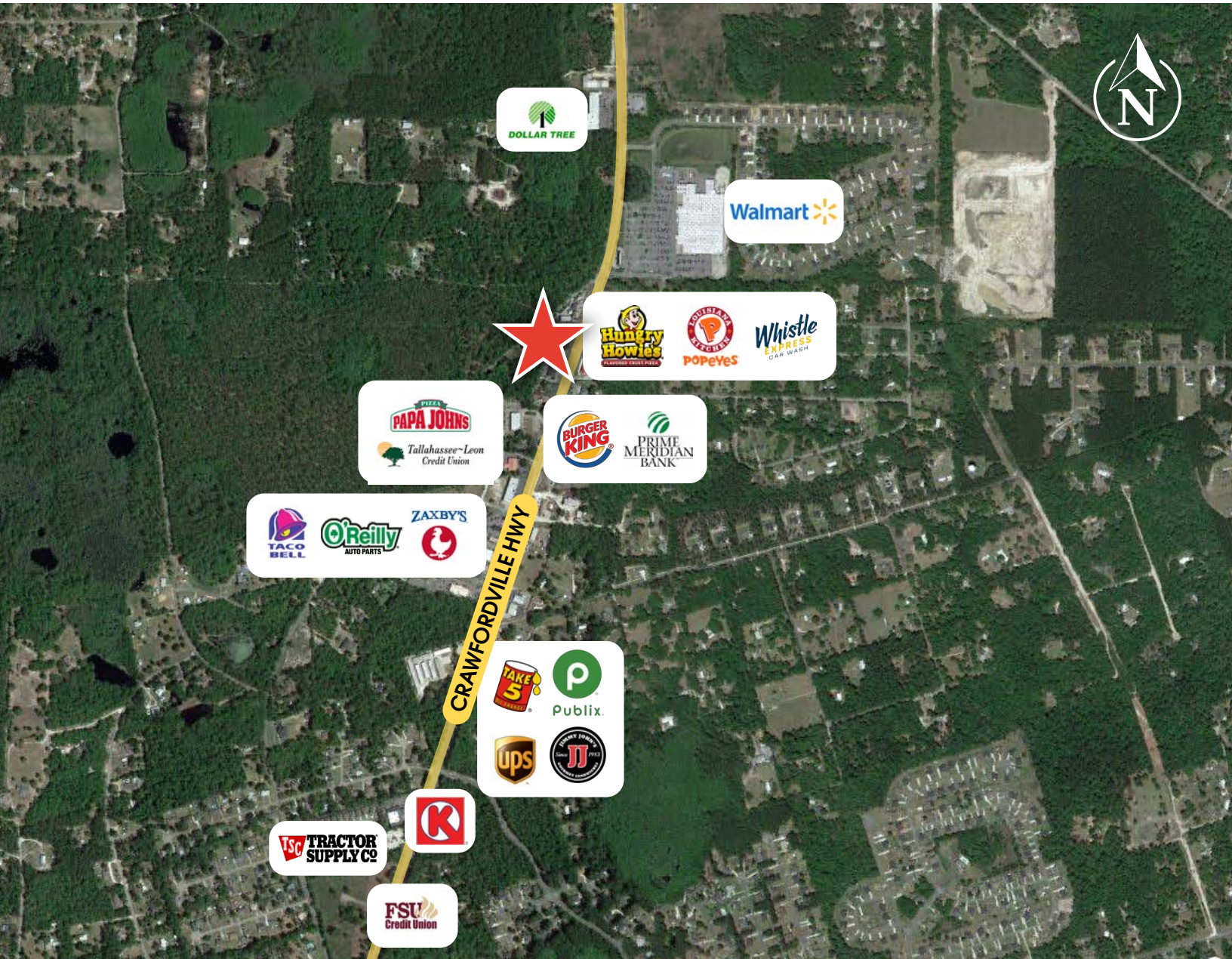
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 **Ciminelli**
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2023 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	1,633	10,523	17,876
Total Households	582	3,883	6,666
Median Age	42.5	39.9	39.5
Median HH Income	\$91,307	\$76,731	\$71,306

Source: CoStar/US Census Bureau

DRIVE TIMES

Tallahassee International Airport	16.1 mi	22 minutes
Capitol Hill/Downtown Tallahassee	17.2 mi	27 minutes
Florida State University	18.3 mi	28 minutes
I-10	20.6 mi	35 minutes



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