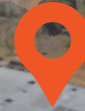


RELIGIOUS / REDEVELOPMENT PROPERTY FOR SALE

75,107 ± SF on 1.72 ± AC



FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

2820 SHARER ROAD
TALLAHASSEE, FL 32312

OVERVIEW

ADDRESS

2820 Sharer Road
Tallahassee, FL 32312

CURRENT USE

Church

ACREAGE

1.72 ± Total AC

BUILDING SIZE

75,107 ± Total SF

PARKING

980 ± Shared Spaces

PARCEL ID

21-14-26-000-002-0

ZONING

AC | Activity Center

YEAR BUILT

1988

COUNTY

Leon

REDUCED PRICE

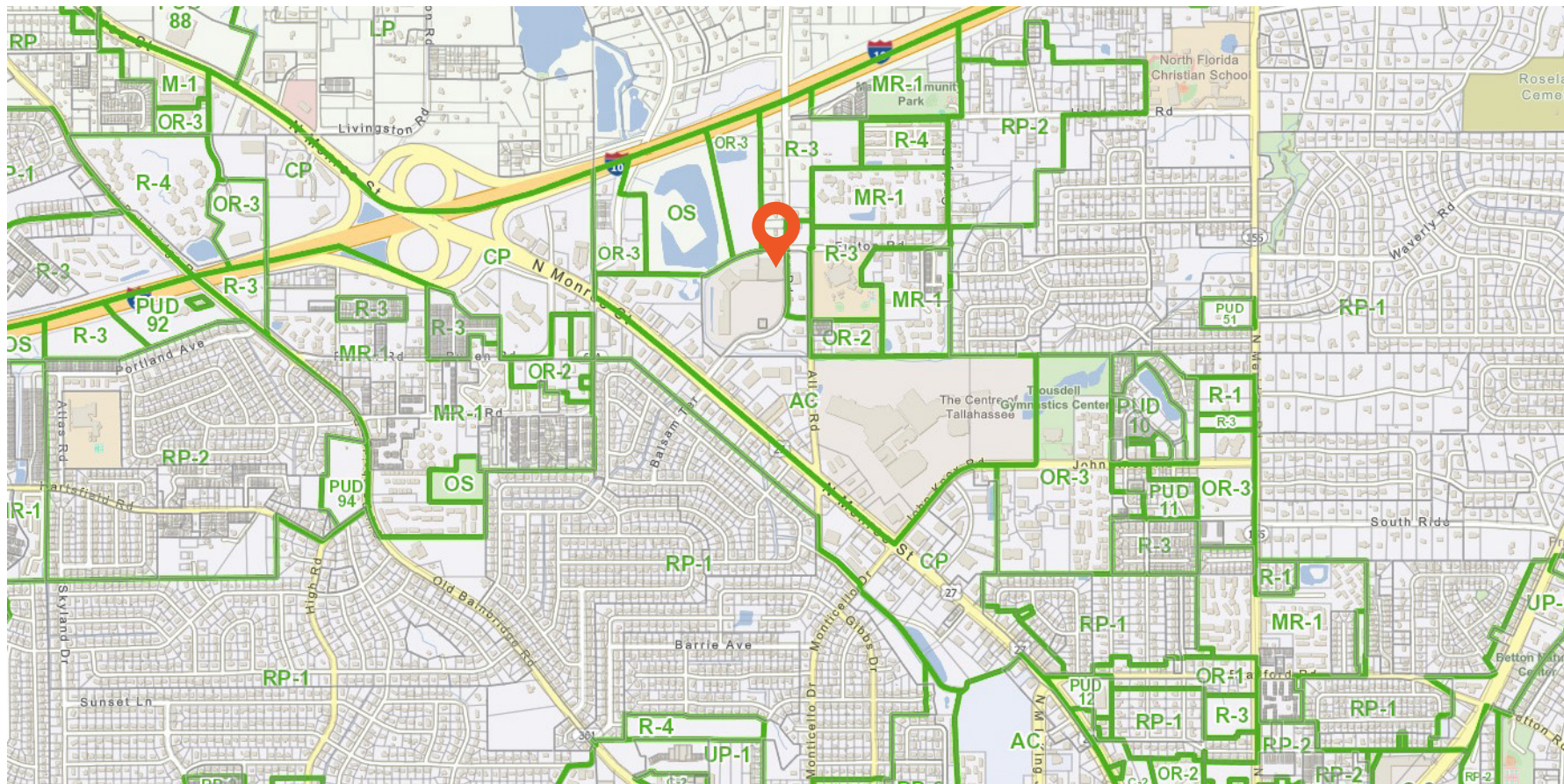
~~\$4,900,000~~

\$4,250,000



The subject property consists of a former retail big-box pad site converted for church use. Originally built in 1988, the space was converted for church use in 2005. The building is 75,107± square feet and sits on 1.72± acres.

The property includes a sanctuary that can seat 1,886± people, a large fellowship hall, a commercial grade kitchen, and multiple classrooms and offices. Parking appears to be adequate through a shared reciprocal agreement with the surrounding retail center and its 980 ± parking spaces.



ZONING

Activity Center

FUTURE LAND USE

Activity Center

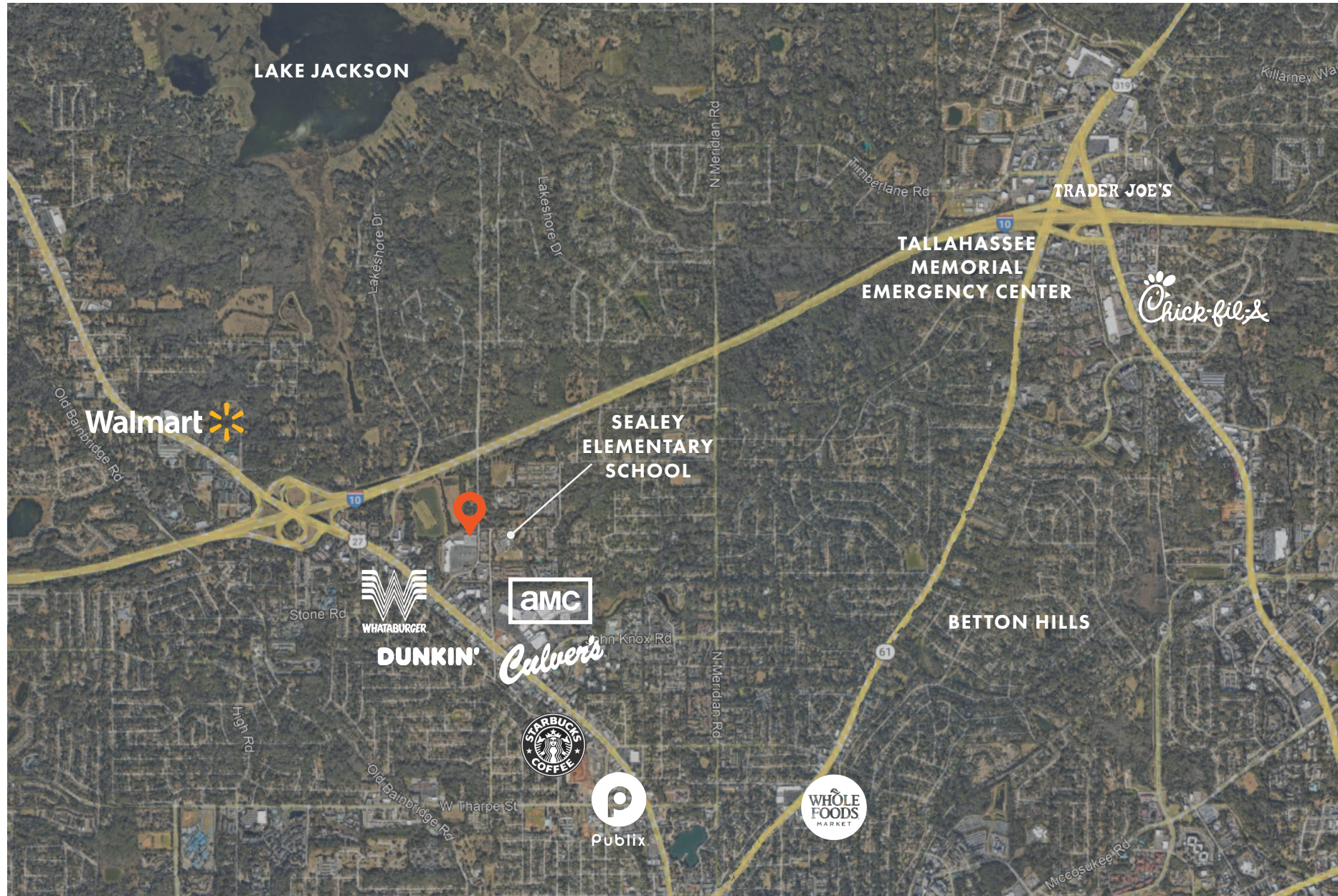
The current zoning of Activity Center is consistent with the surrounding use and continued church use or conversion to a commercial retail use. The Activity Center zoning district is intended to provide large-scale commercial activities to serve the retail market of the region as well as the community.

ZONING



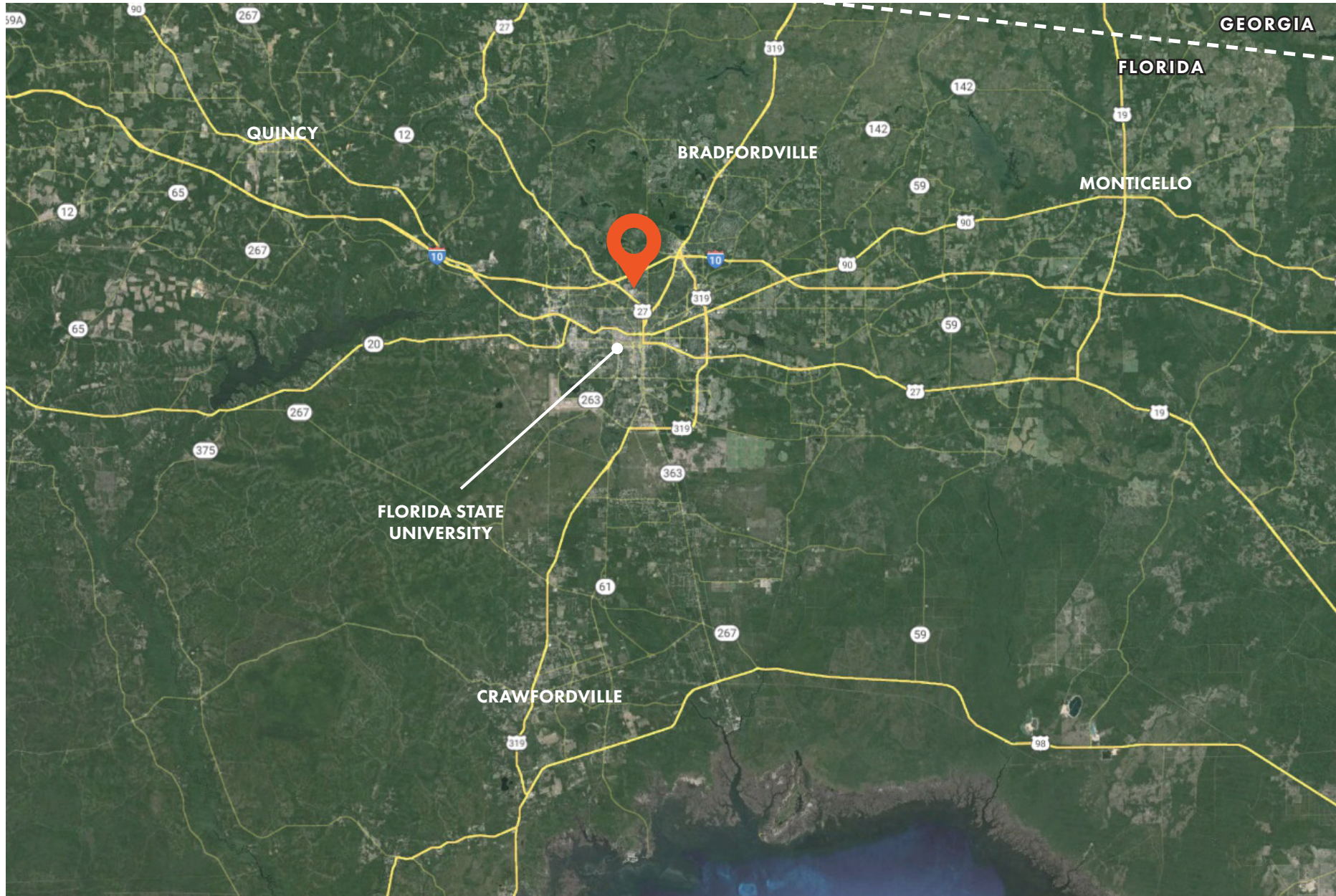
RELIGIOUS/REDEVELOPMENT PROPERTY FOR SALE IN TALLAHASSEE, FL

NEARBY



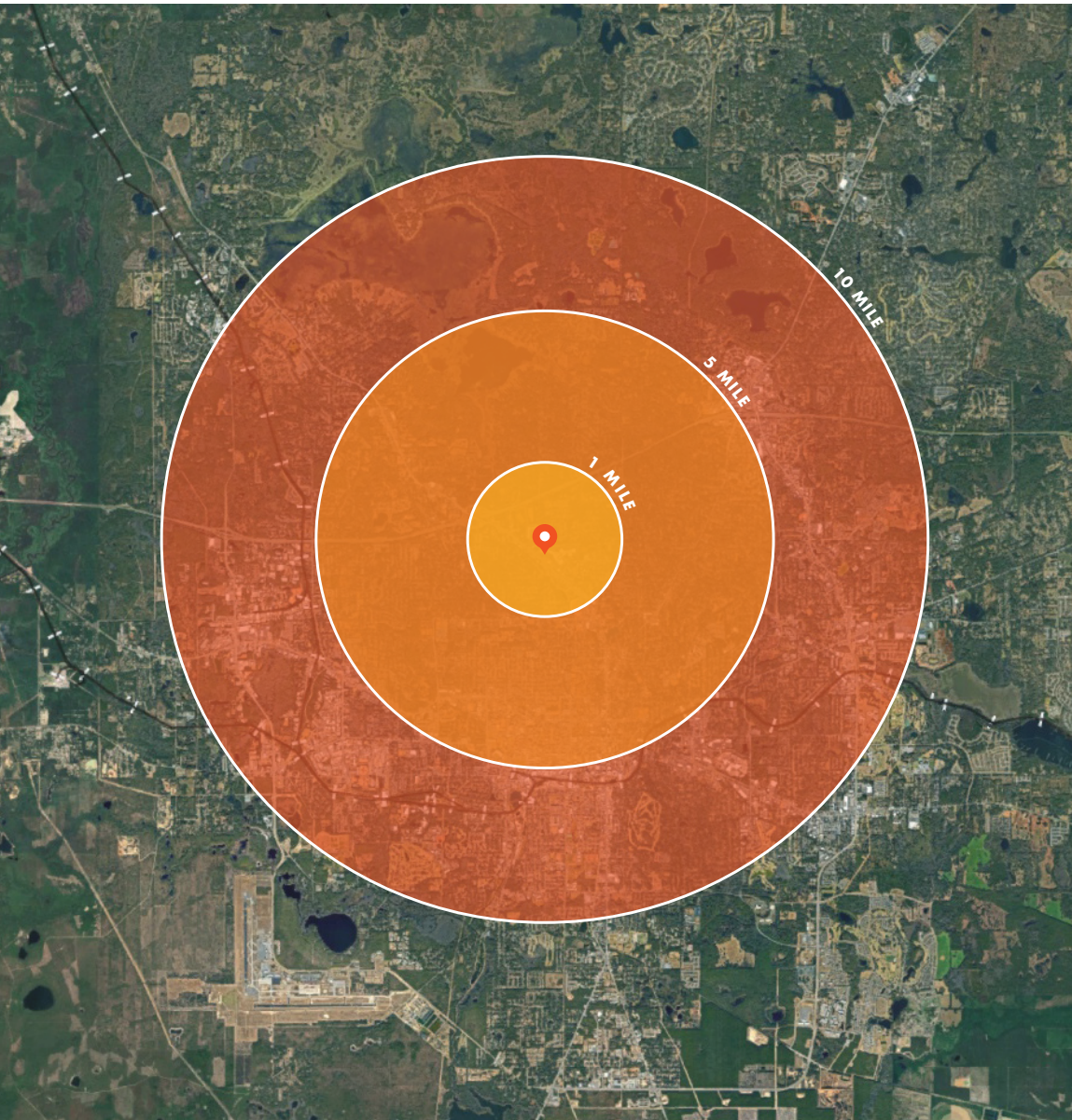
RELIGIOUS/REDEVELOPMENT PROPERTY FOR SALE IN TALLAHASSEE, FL

LOCATION



RELIGIOUS/REDEVELOPMENT PROPERTY FOR SALE IN TALLAHASSEE, FL

DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
POPULATION 2024	7,854	84,023	169,737
PROJ. POPULATION INCREASE 2029	-0.8%	-0.7%	-0.4%
AVG. HOUSEHOLD INCOME	\$86,873	\$92,291	\$83,835
EMPLOYEES	4,636	42,312	117,859
MEDIAN AGE	32.3	30.1	31.2
MEDIAN HOME VALUE	\$246,139	\$294,734	\$281,229

RELIGIOUS/REDEVELOPMENT PROPERTY FOR SALE IN TALLAHASSEE, FL

FOR MORE INFORMATION:**MATT MESSIER, SIOR, CCIM**

407.540.7718

MATT.MESSIER@FOUNDRYCOMMERCIAL.COM

CARLIN BEEKMAN

407.540.7789

CARLIN.BEEKMAN@FOUNDRYCOMMERCIAL.COM

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