



## EXECUTIVE SUMMARY

## 1.49 ACRES - DEVELOPMENT OPPORTUNITY

2214 MAHAN DRIVE, TALLAHASSEE, FL 32308

**OFFERING SUMMARY**

<b>Sale Price:</b>	\$479,000.00
<b>Lot Size:</b>	1.49 +/- Acres
<b>Zoning:</b>	OR-3 (Office Residential)
<b>APN:</b>	11-28-20-623-0000

**PROPERTY OVERVIEW**

**DEVELOPMENT OPPORTUNITY** This lot includes a 1,772 sq. ft. single family dwelling on 1.49 acres and suitable for converting into an office. There is an additional 1.28 acre lot available that can also be purchased. Property is ideal for a medical or professional office, service business, veterinary clinic, daycare facility, bank or hotel, just to name a few options. This property is in close proximity to the hospitals, Eastwood Medical Plaza, Capital Circle NE, Magnolia Drive, Phillips Road and shopping & dining.

Excellent visibility and traffic count of 27,000 AADT.

Median cut on Mahan Drive.

**LOCATION OVERVIEW**

Parcel is located on Mahan Drive just West of Capital Circle NE and approximately 2.5 miles from Magnolia Dr. in Tallahassee, FL.

[Click For Zoning Information](#)

**Mark Beaudoin**  
850.545.0395  
mbeaudoin@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
850.385.6363







# MAHAN RETAILER MAP

## 1.49 ACRES

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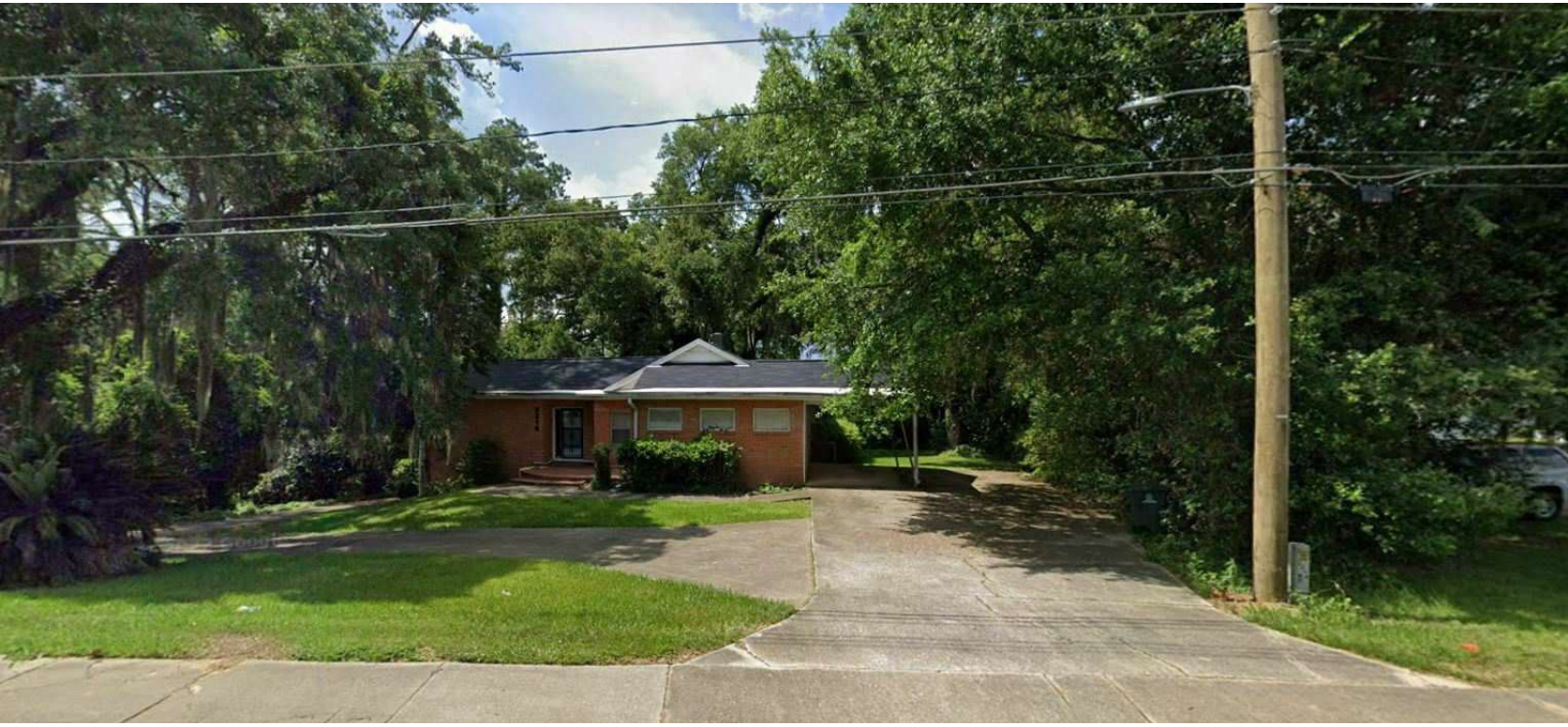




1,772 SINGLE FAMILY DWELLING

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LOCATION MAP

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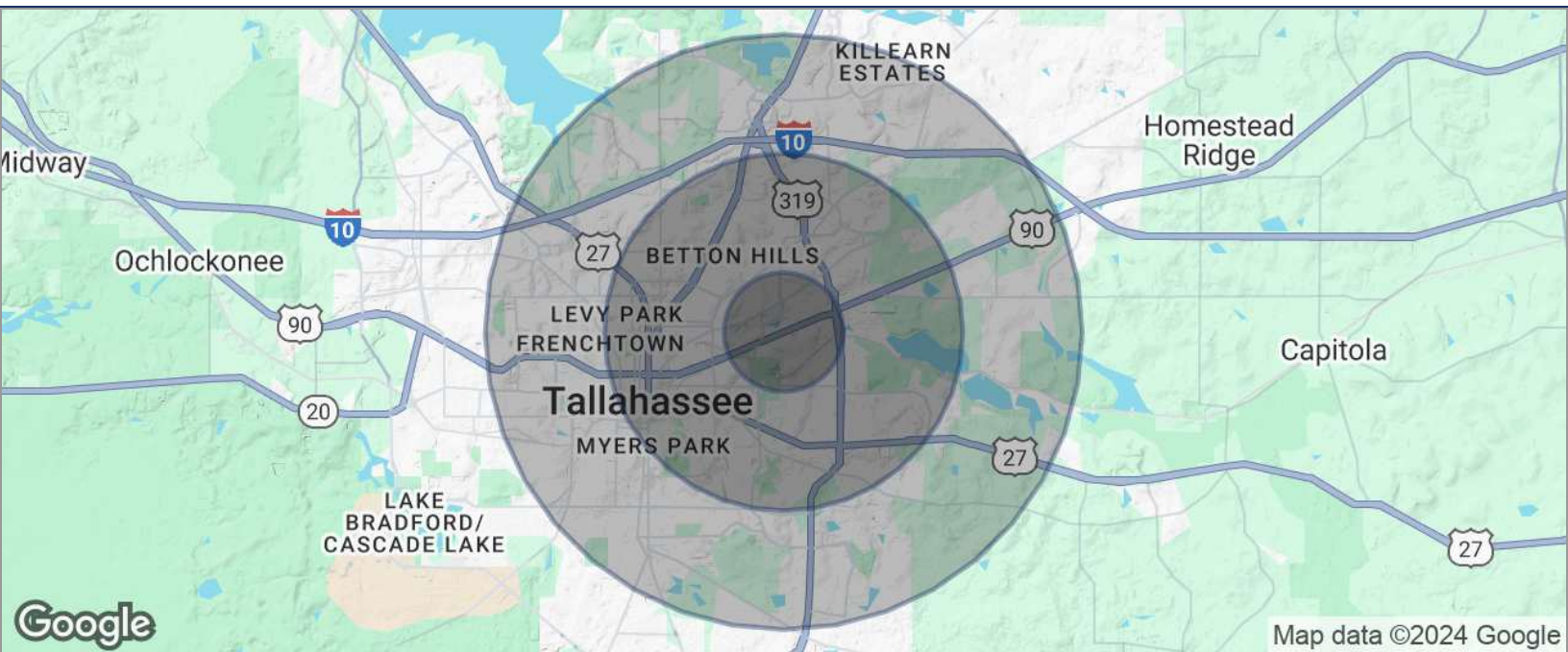




DEMOGRAPHICS MAP

# 1.49 ACRES - DEVELOPMENT OPPORTUNITY

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	7,307	60,448	155,191
MEDIAN AGE	36.3	36.8	33.4
MEDIAN AGE (MALE)	33.3	35.4	31.9
MEDIAN AGE (FEMALE)	38.9	37.9	34.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	4,076	30,840	73,103
# OF PERSONS PER HH	1.8	2.0	2.1
AVERAGE HH INCOME	\$64,970	\$69,665	\$61,472
AVERAGE HOUSE VALUE	\$200,714	\$224,337	\$184,586

\* Demographic data derived from 2020 ACS - US Census

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