



HIGH VISIBILITY CORNER LOT

3.29 ACRES
DEVELOPMENT
PROPERTY

NEC Mahan Drive
and Dempsey
Mayo Road

Property Overview

This 3.29 acre parcel is at a lighted intersection adjacent to the new Mahan Office Park and in close proximity to Fallschase Shopping Center anchored by Costco, Bass Pro Shops, Walmart and CMX Theaters.

Features

- Highly visible corner lot
- Located in Tallahassee's fastest growing sub-market
- Zoned Mahan Corridor Node District
- Great location for medical office, standard office, retail or restaurant (without drive-thru)

Price \$1,250,000

Demographics

1 mile	
Population	4,835
Average HH Income	\$73,027

3 miles	
Population	43,085
Average HH Income	\$79,121

5 miles	
Population	102,315
Average HH Income	\$84,457

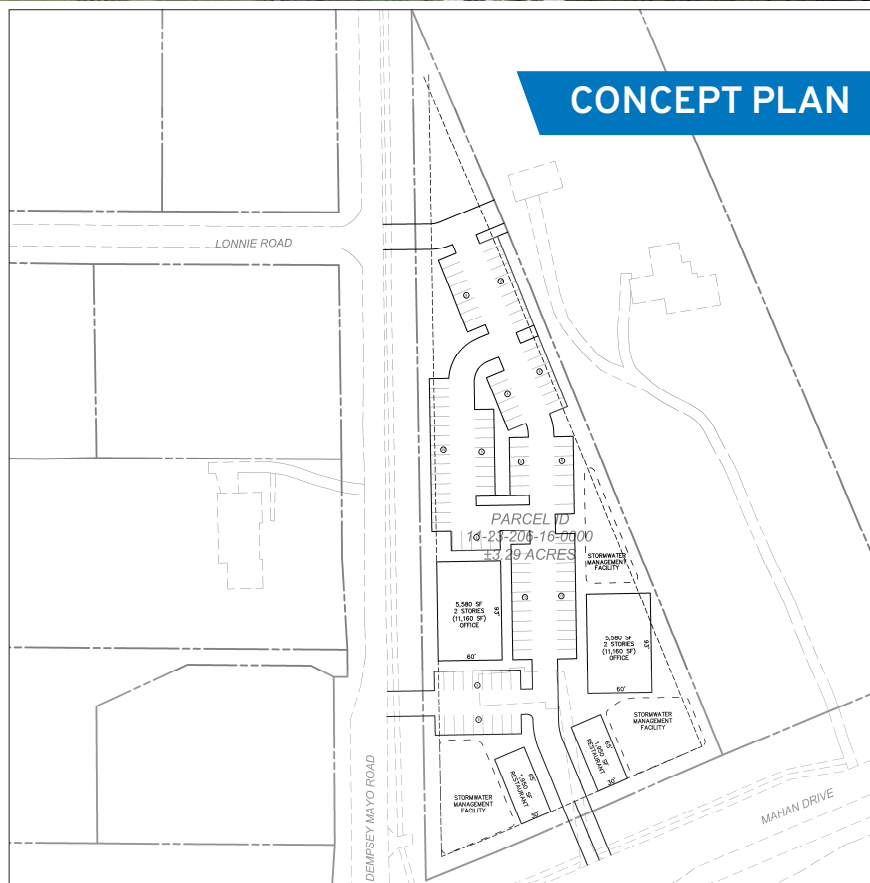
**Source - Esri*

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