

TLG

COMMERCIAL REAL ESTATE

LAND FOR SALE



.47 +/- Vacant Lot | Historic Downtown
S Main St.
Havana, FL 32333

BEN WILKINSON

Partner/Broker
850.509.5258
benw@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

.47 +/- VACANT LOT | HISTORIC DOWNTOWN

S MAIN ST, HAVANA, FL 32333

**OFFERING SUMMARY**

Sale Price: \$110,000.00

Lot Size: 0.47 Acres

Zoning: Development District
(See attached Zoning Map)

APN: 2-34-3N-2W-0000-00112-0500

PROPERTY OVERVIEW

.47 +/- acre vacant lot for sale in Historic Downtown Havana. Lot has high visibility and 114' of frontage along N Main St. Property is suitable for commercial use and is next door to Capital City Bank. There are several retailers in the area including Subway, Burger King, Badcock Home Furniture, Auto Zone, Ford, Exxon, and many local shops and restaurants.

LOCATION OVERVIEW

Located in Havana, FL on S Main St. (US 27), just South of 9th Ave. Havana is less than a half hour from Tallahassee and only 20 minutes from I-10.

Ben Wilkinson

850.509.5258

benw@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363





PARCEL/AERIAL MAP

.47 +/- VACANT LOT | HISTORIC DOWNTOWN

S MAIN ST, HAVANA, FL 32333



Ben Wilkinson

850.509.5258

benw@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363



TLG

RETAILER MAP

.47 +/- VACANT LOT | HISTORIC DOWNTOWN

S MAIN ST, HAVANA, FL 32333



Ben Wilkinson

850.509.5258

benw@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363



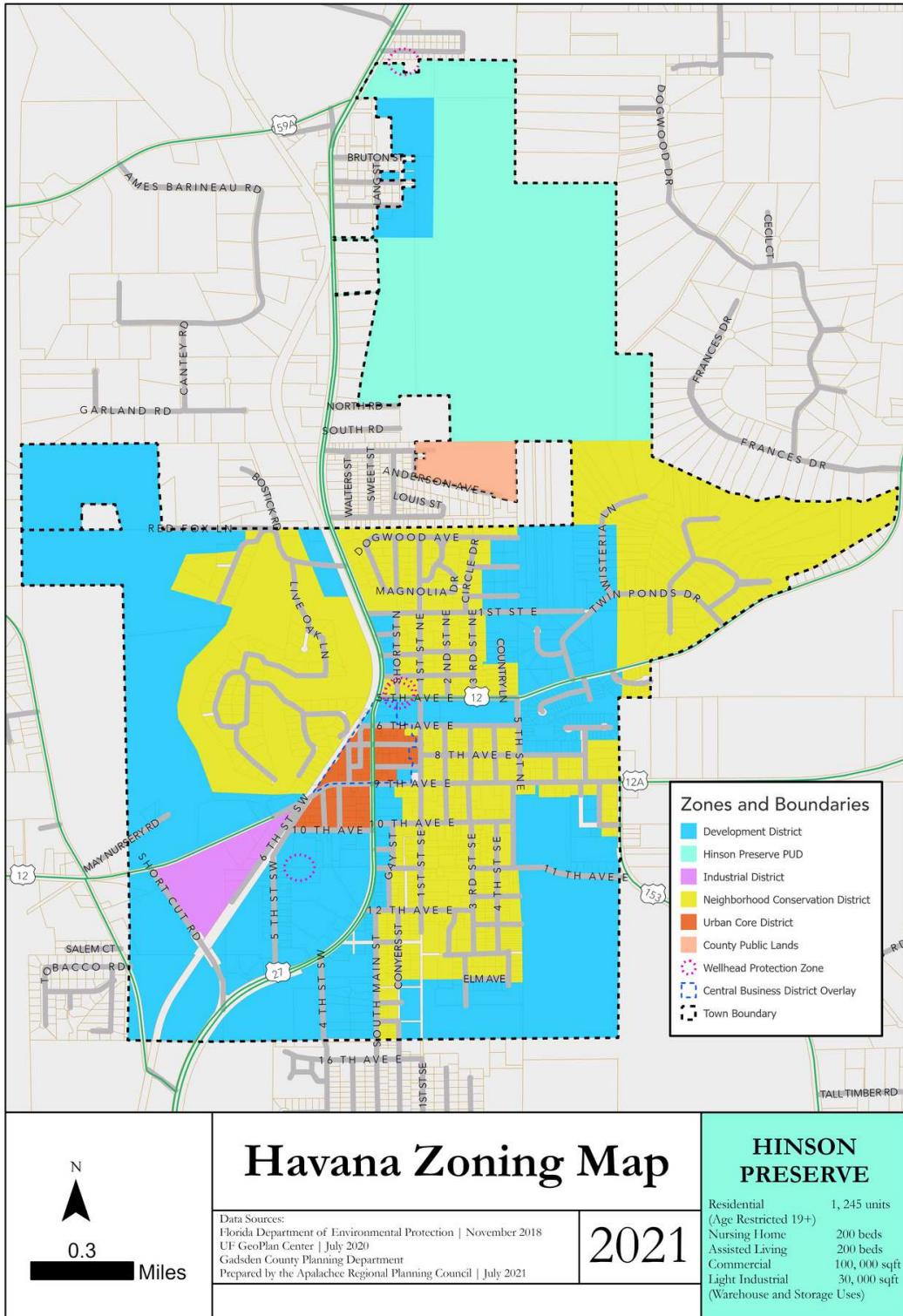
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



HAVANA ZONING MAP

.47 +/- VACANT LOT | HISTORIC DOWNTOWN

S MAIN ST, HAVANA, FL 32333

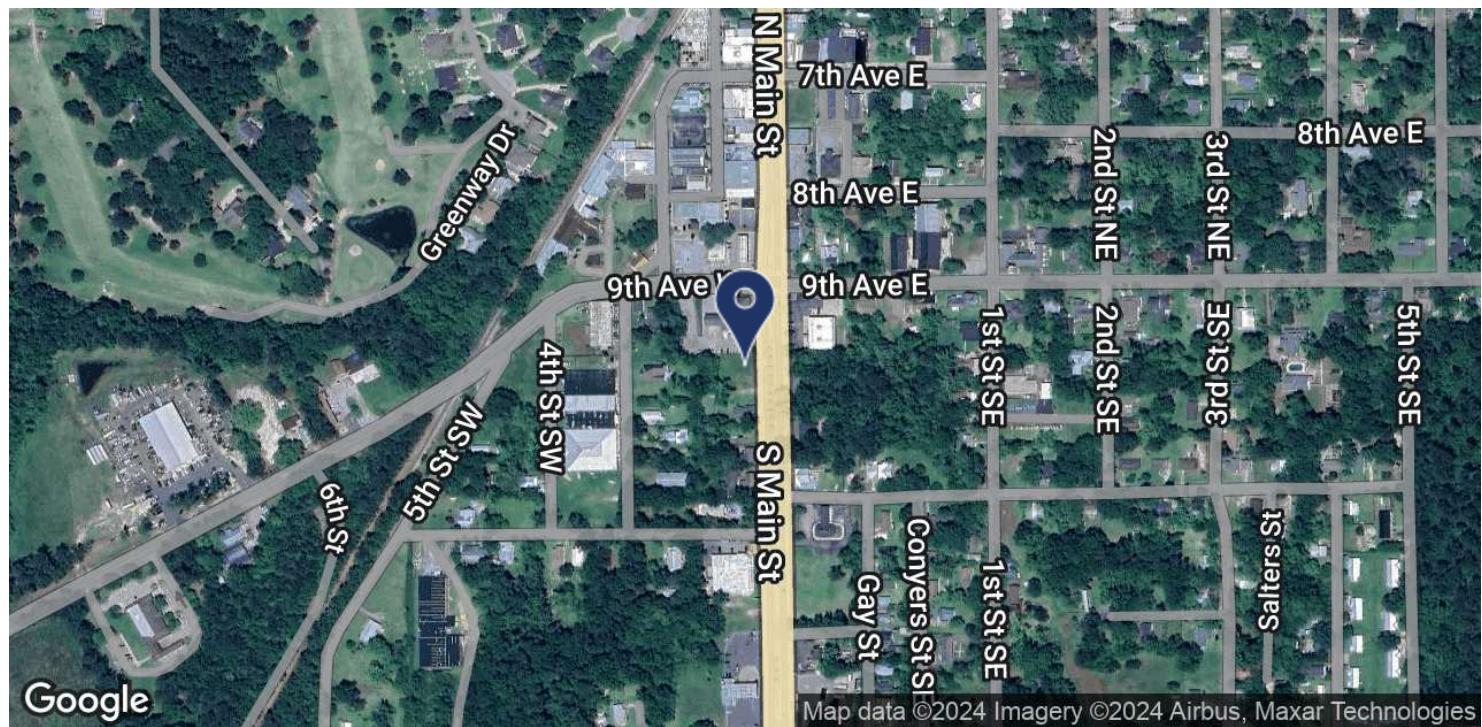
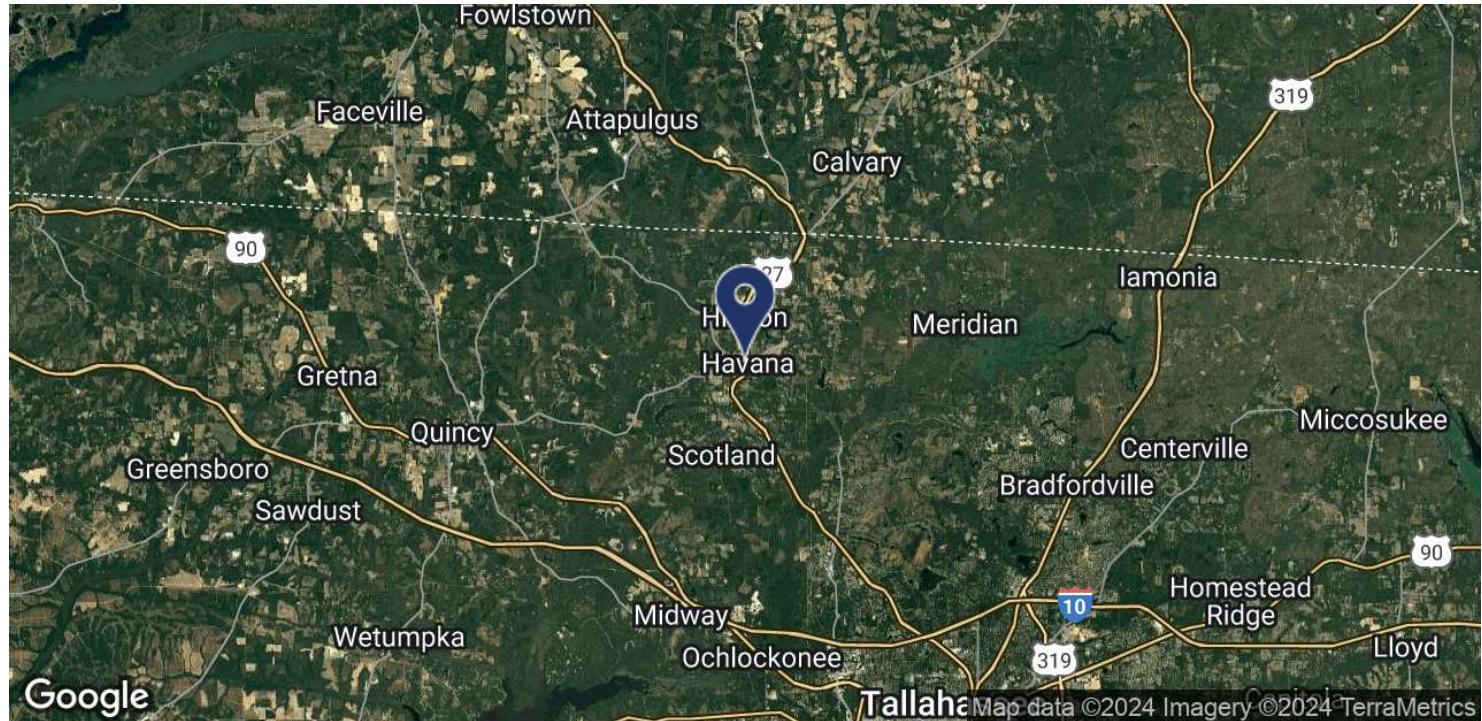




LOCATION MAP

.47 +/- VACANT LOT | HISTORIC DOWNTOWN

S MAIN ST, HAVANA, FL 32333

**Ben Wilkinson**

850.509.5258

benw@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363

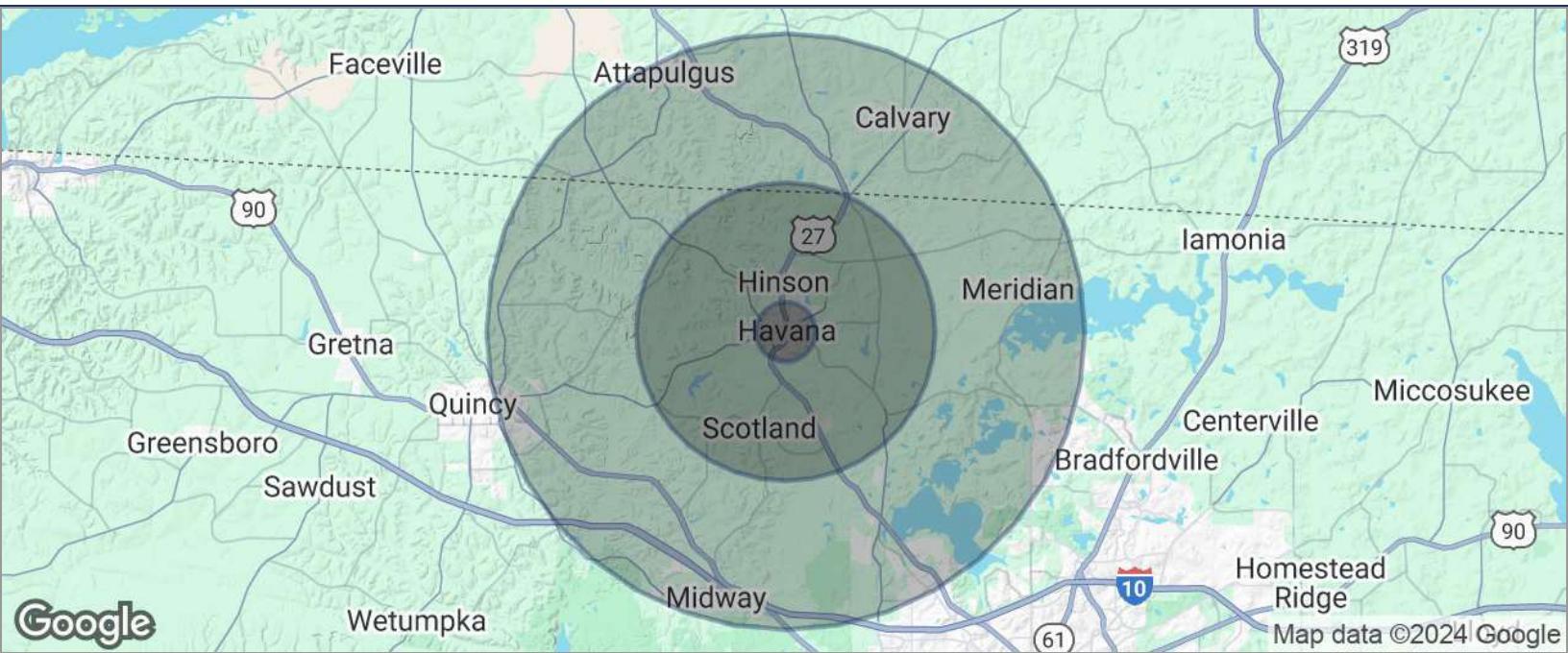




DEMOGRAPHICS MAP

.47 +/- VACANT LOT | HISTORIC DOWNTOWN

S MAIN ST, HAVANA, FL 32333



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,729	10,596	47,645
MEDIAN AGE	44	47	43
MEDIAN AGE (MALE)	42	46	42
MEDIAN AGE (FEMALE)	46	48	44
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,158	4,585	19,012
# OF PERSONS PER HH	2.4	2.3	2.5
AVERAGE HH INCOME	\$72,475	\$82,053	\$111,153
AVERAGE HOUSE VALUE	\$185,923	\$214,352	\$308,048

* Demographic data derived from 2020 ACS - US Census

Ben Wilkinson

850.509.5258

benw@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363

