

LAND FOR SALE

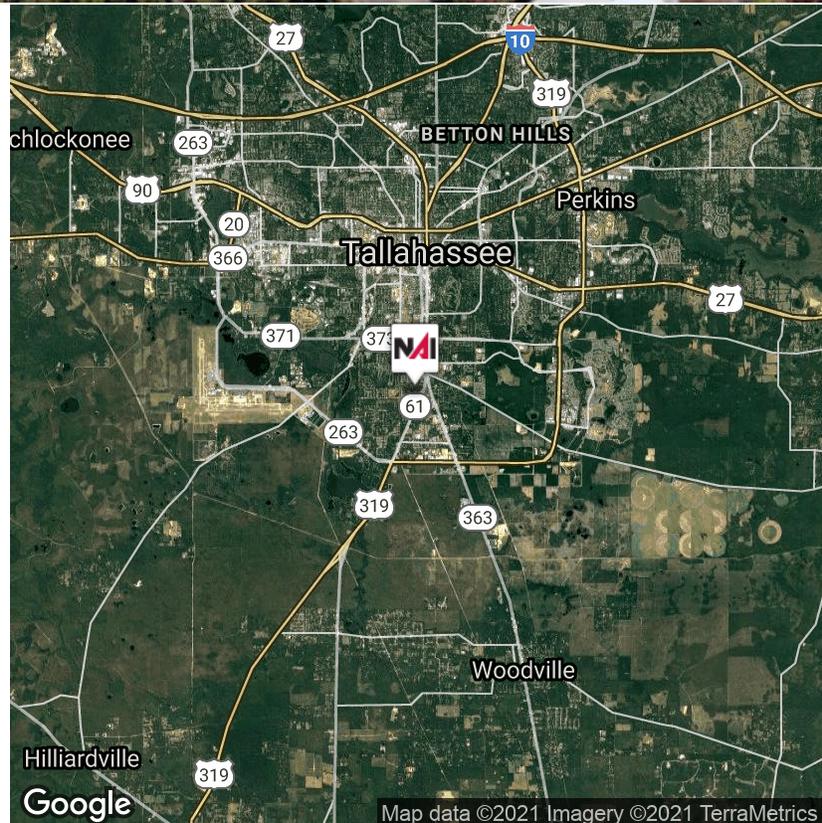
Crawfordville Highway, Tallahassee, FL 32305



Asking Price: \$419,000

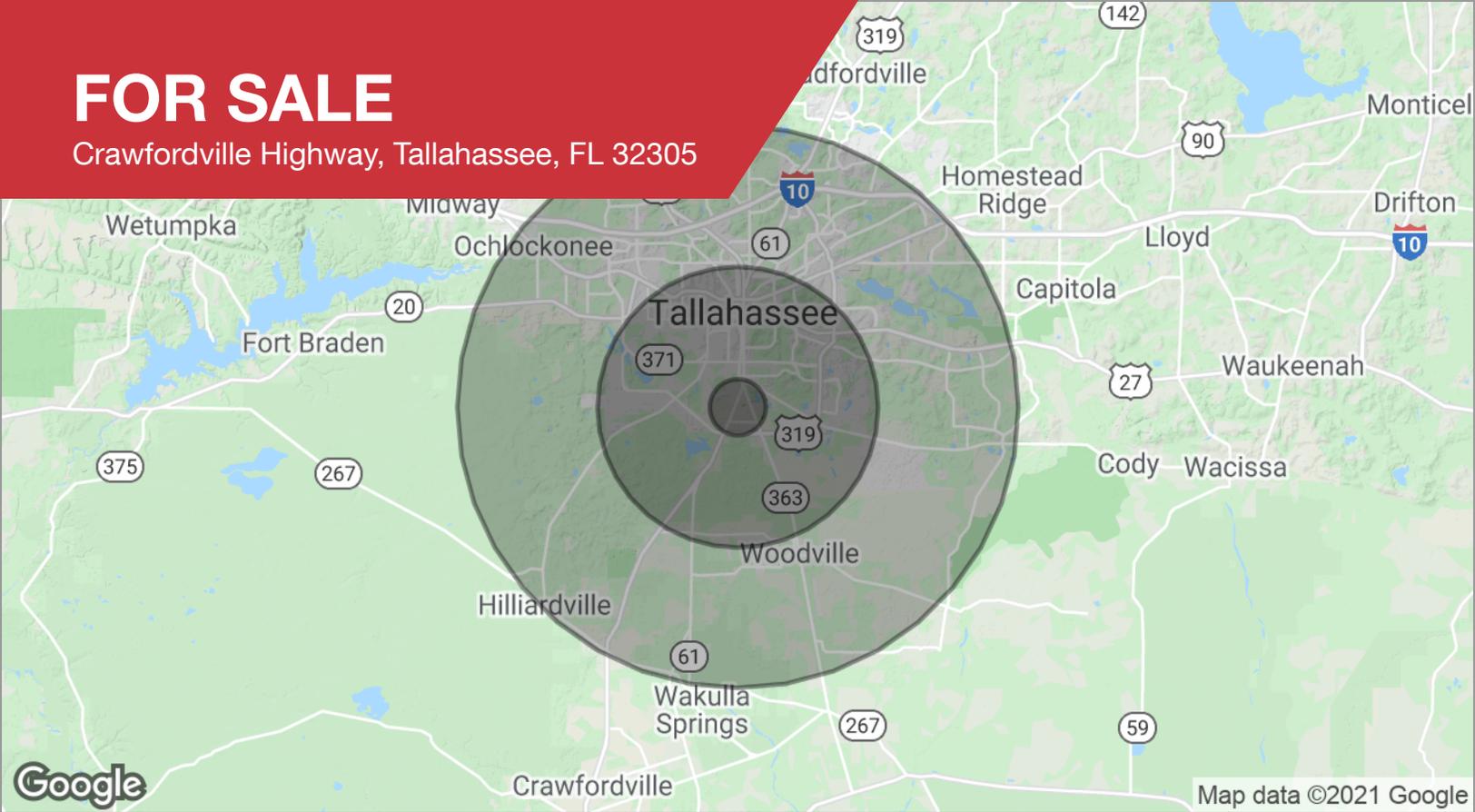
5.49 AC FOR SALE along Crawfordville Highway approximately 1.0 mile northwest of the Capital Circle X Crawfordville Highway intersection. Property possesses frontage along Crawfordville Highway and experiences an average daily traffic count of 14,900 vehicles per day. The portion of the property that fronts Crawfordville Highway is 1.39 AC zoned C-2 and the remainder of the property that is situated along Shelfer Road equates to 4.10 AC and is zoned M-1. Property is currently generating \$275/month from Lamar Advertising; details available upon request.

- Strategically Located
- Frontage along Crawfordville Highway
- Multi-Use Development Opportunity
- 1.39 AC Zoned C-2
- 4.10 AC Zoned M-1



FOR SALE

Crawfordville Highway, Tallahassee, FL 32305



DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,033	89,104	229,873
Median age	29.9	28.1	30.9
Median age (male)	27.2	26.8	30.2
Median age (Female)	32.5	29.3	31.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,286	36,091	96,203
# of persons per HH	2.4	2.5	2.4
Average HH income	\$38,808	\$37,192	\$51,830
Average house value	\$134,026	\$148,176	\$210,714

* Demographic data derived from 2010 US Census