

FOR SALE

71 Songbird Avenue Crawfordville, FL 32327

NAI TALCOR



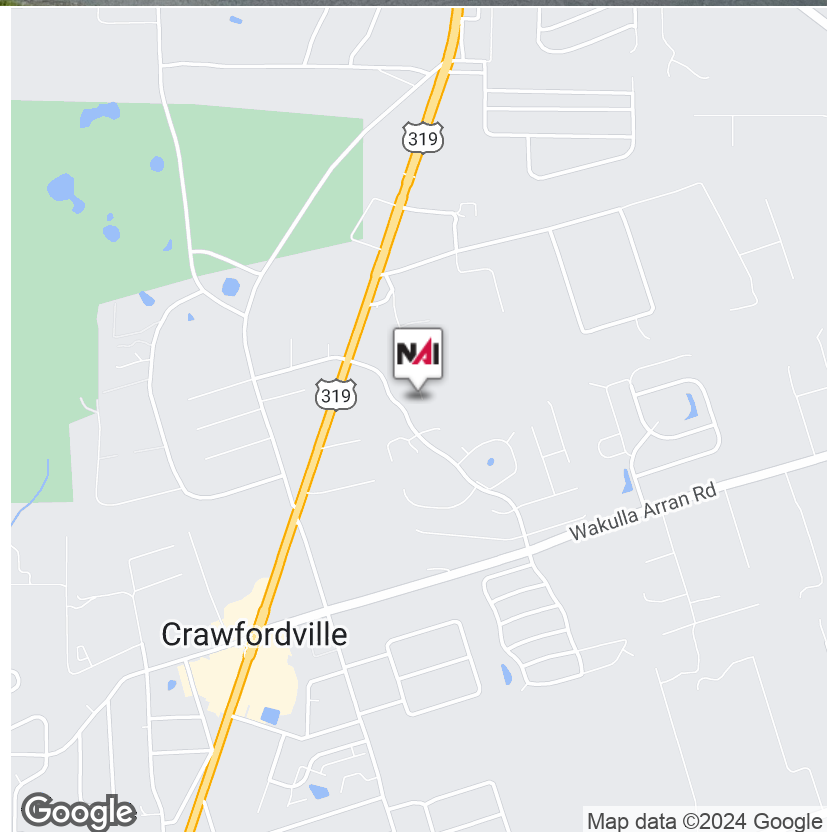
OFFICE | 2,333 SF

Conveniently located just behind the brand-new Publix Shopping Center. Two of these beautiful suites are ready for immediate occupancy, and an additional 7,000 square feet brand-new building is ready for interior building-out at the buyer's discretion. Don't miss out on this incredible opportunity!

- (5) 2,333 SF Office Suites available - Sold Separately, or Combined.
- Perfect for Medical or Business Purposes.
- Ample parking and an Excellent Location near Restaurants, Grocery Stores, and other Retail Establishments.
- TAX ID: 00-00-074-431-10223-AAA
- Build Out As Shown In Flyer Photos on Page 2

Sale Price: \$375,000

Build Out Cost Est. \$50.00/ PSF



Eric Stockstill
+1 850 694 2021
eric@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR
1018 Thomasville Road, Suite 200A
talcor.com

Map data ©2024 Google

FOR SALE

71 Songbird Avenue Crawfordville, FL 32327



FOR SALE

71 Songbird Avenue Crawfordville, FL 32327

Surveyed Lot Table (N)		
Lot #	Area	Length
121	1.115 AC	36.11'
122	1.115 AC	36.11'



- NOTES:
1. ALL PROPOSED LOT'S WILL BE ACCESSIBLE BY THE EXISTING ROADWAY TO THE CRAWFORDVILLE HWY AND SONGBIRD AVE RIGHT-OF-WAY.
 2. ALL PROPOSED LOT'S WILL BE SERVED BY EXISTING UTILITIES BY THE CRAWFORDVILLE HWY AND SONGBIRD AVE RIGHT-OF-WAY.

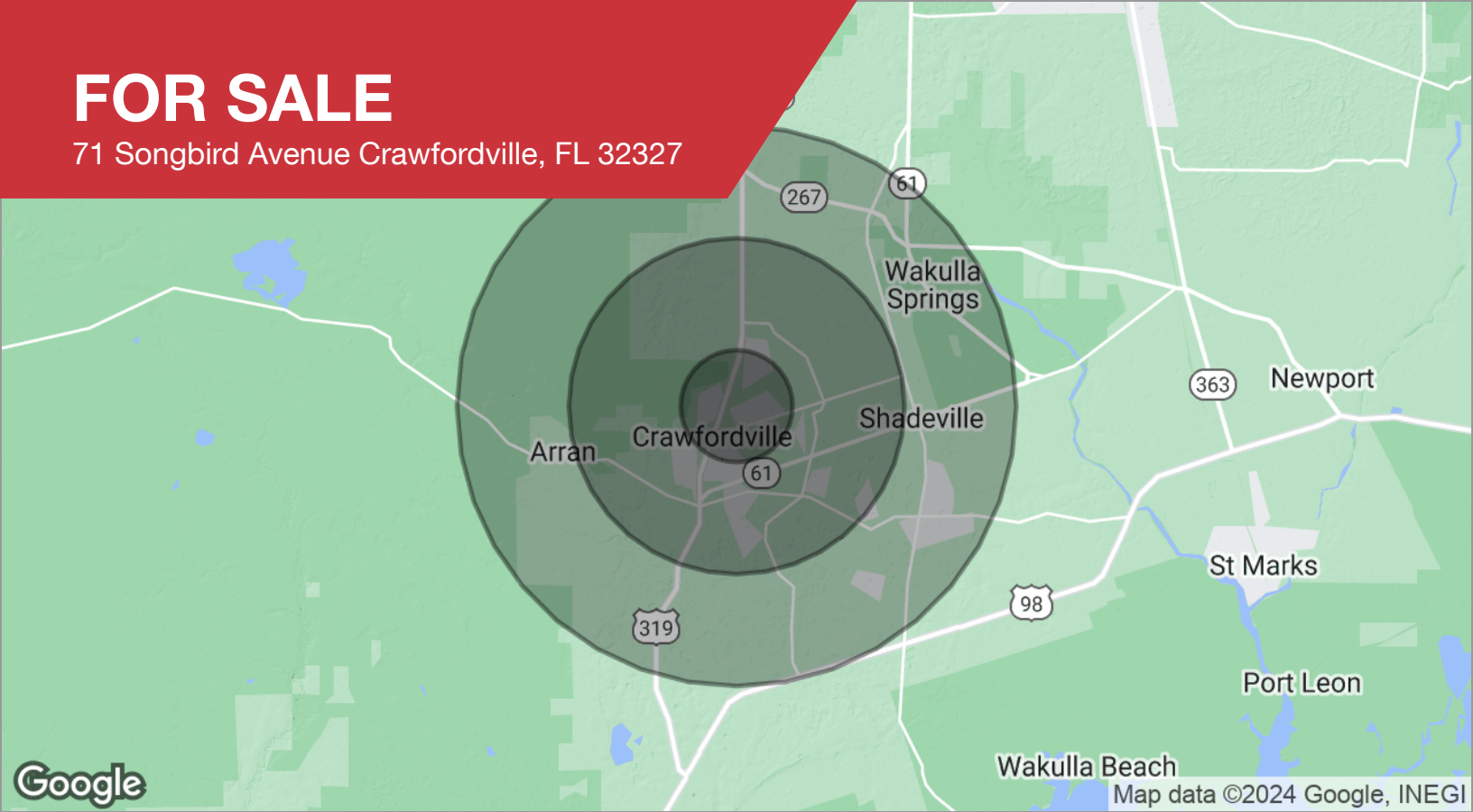
FOR SALE

71 Songbird Avenue Crawfordville, FL 32327



FOR SALE

71 Songbird Avenue Crawfordville, FL 32327



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	776	6,343	13,707
Median age	44.8	39.3	38.7
Median age (male)	47.8	39.2	37.2
Median age (Female)	47.2	40.0	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	421	2,643	5,711
# of persons per HH	1.8	2.4	2.4
Average HH income	\$82,766	\$82,050	\$75,807
Average house value	\$154,327	\$171,086	\$169,678

* Demographic data derived from 2020 ACS - US Census