

# FOR SALE

4810 Crawfordville Road Tallahassee, FL 32305

# NAI TALCOR



## Retail | 2,400 SF

2,400SF metal building on 1.24 acres with 515' of highway frontage. 3 overhead doors, small office & 12' eaves. Commercial Parkway zoning allows for a wide variety of intense commercial uses and redevelopment potential.

- 1.24 acres with 515' of highway frontage
- Commercial Parkway zoning
- Redevelopment Potential
- Near corner of Capital Cir SW (AADT: 16,000) and Crawfordville Rd (AADT: 15,200)

**Sale Price: \$350,000**



✉ **Jim Taube, CCIM**  
+1 850 545 5649  
jtaube@talcor.com

No Warranty Of 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.



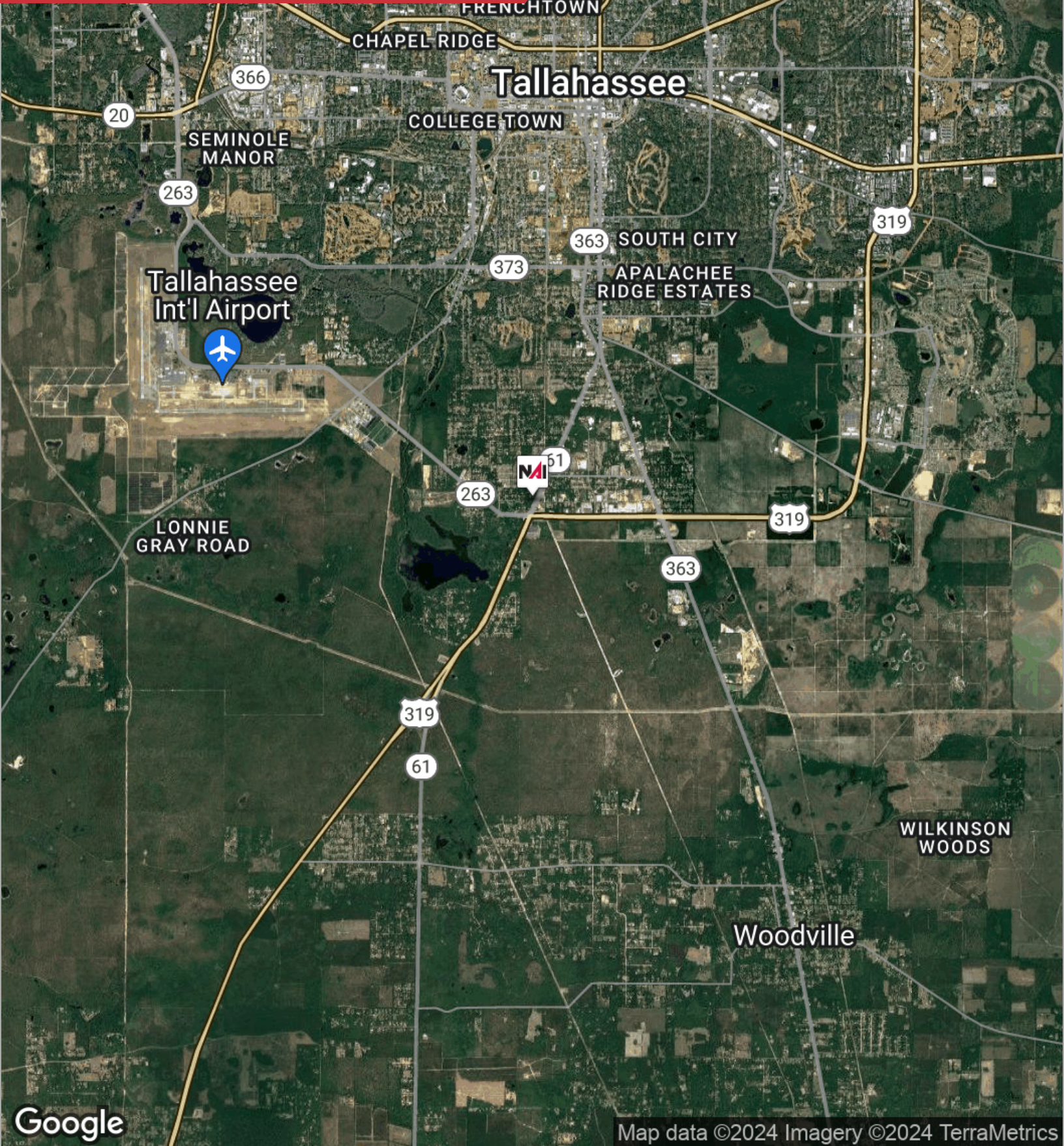
**NAI TALCOR**

1018 Thomasville Road, Suite 200A  
talcor.com



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Google

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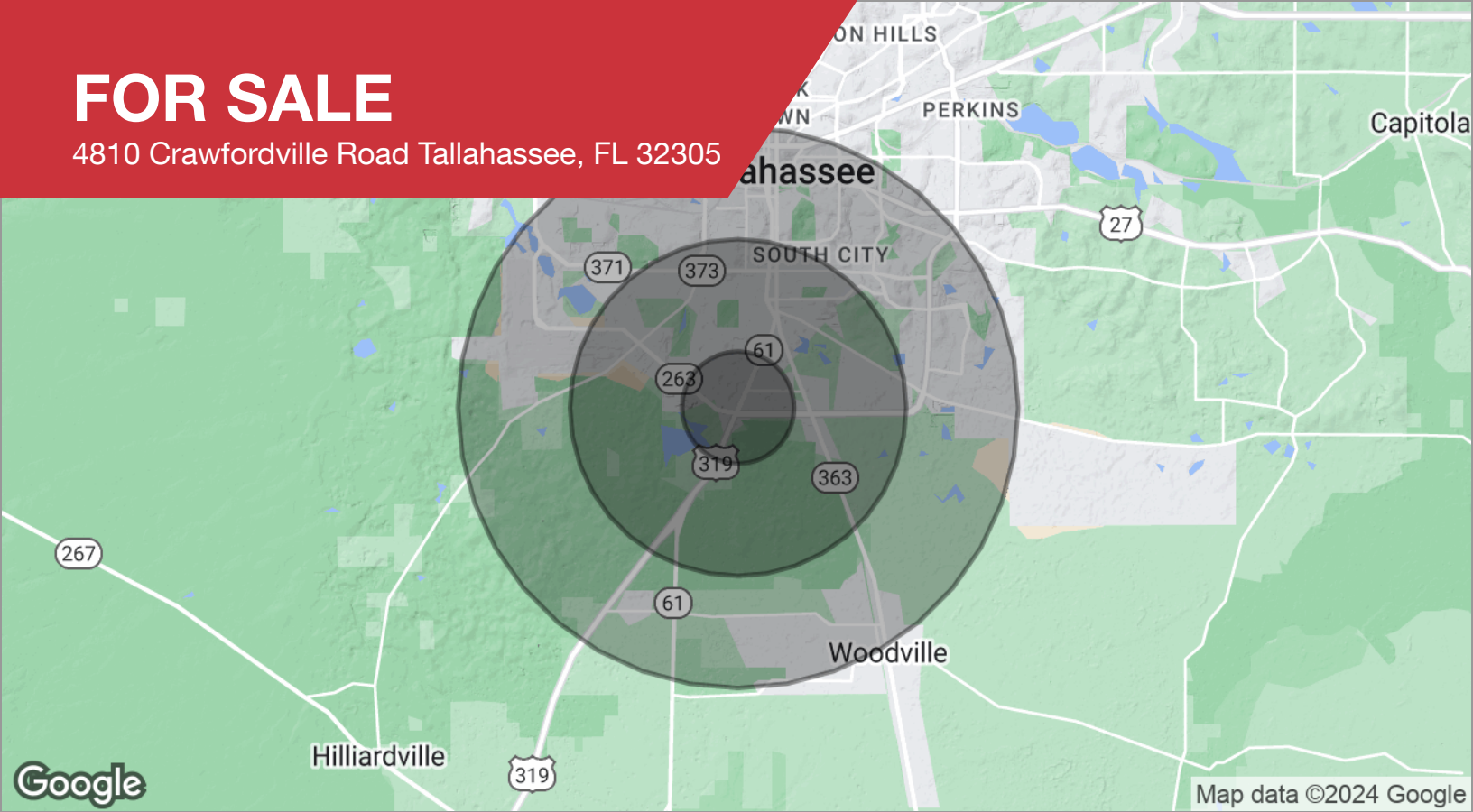
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**NAITALCOR**



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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,454	23,081	78,465
Median age	31.8	30.0	29.1
Median age (male)	27.0	28.9	28.7
Median age (Female)	34.9	30.4	29.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,426	9,272	35,379
# of persons per HH	2.4	2.5	2.2
Average HH income	\$40,321	\$42,501	\$39,763
Average house value	\$123,163	\$122,972	\$115,085

*\* Demographic data derived from 2020 ACS - US Census*