

Land Property
FOR SALE



CANOPY TOWN CENTER

0 Welaunee Blvd, Tallahassee, FL 32308

AL RUSSELL

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

Seize the opportunity to develop within Canopy, Tallahassee's premier master-planned community. This **15-acre, high-and-dry town center parcel** is fully entitled for **170,000 SF of commercial space** and sits at the heart of the city's fastest-growing corridor. While the property is priced for the entire town center, single pad sites and smaller portions may be subdivided to accommodate various development needs.

Backed by seasoned developers leading the **500-acre Canopy development**, this site offers flexibility for **build-to-suit, pad sales, ground leases, or outright land sales**. The town center can also incorporate **residential units above commercial spaces**, with pricing adjustments of **\$25,000 per door** for each residential unit added.

Site Features & Infrastructure:

- Entitled for 170,000 SF of mixed use commercial space
- Delivered with **rough grading, utilities, storm drain stubs, and off-site storm-water management** (60% impervious coverage)
- Entitlements and school/traffic concurrency (mitigation) **in place**
- Strategically positioned in the center of Canopy, offering **high visibility and accessibility**

With thousands of additional acres north of I-10 annexed into the city, Canopy Town Center marks the beginning of Tallahassee's long term expansion, offering decades of commercial and residential growth potential!

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OFFERING SUMMARY

Sale Price:	\$9,000,000
Lot Size:	15 Acres
Traffic Count:	23,000 cars/day

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,123	20,296	55,231
Total Population	4,778	45,695	130,455
Average HH Income	\$83,357	\$110,800	\$101,598

DEVELOPMENT & SURROUNDING GROWTH

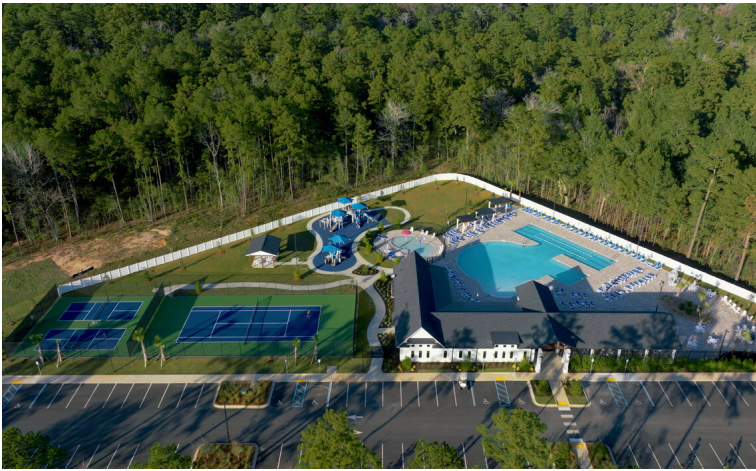
- Future I-10 interchange planned just north of the property
- 1,700 residential units planned within Canopy:
 - Apartments: 300 built, 370 under contract negotiations
 - Single Family Homes: 150 built, 100 lots ready to build, 600+ in various stages of development
- 100,000 SF entertainment complex (similar to Dave&Busters) under construction
- Two 2-acre retail pads available, each entitled for 20,000 SF
- Major anchors already in place:
 - Tallahassee Orthopedic Clinic - built and operational
 - 180 bed assisted living facility - built and operational
 - 60,000 SF Senior Center - funded and city owned
 - 60,000 SF Church Site - sold
 - 100,000 SF Medical Campus - Tallahassee Memorial Hospital site sold and closed

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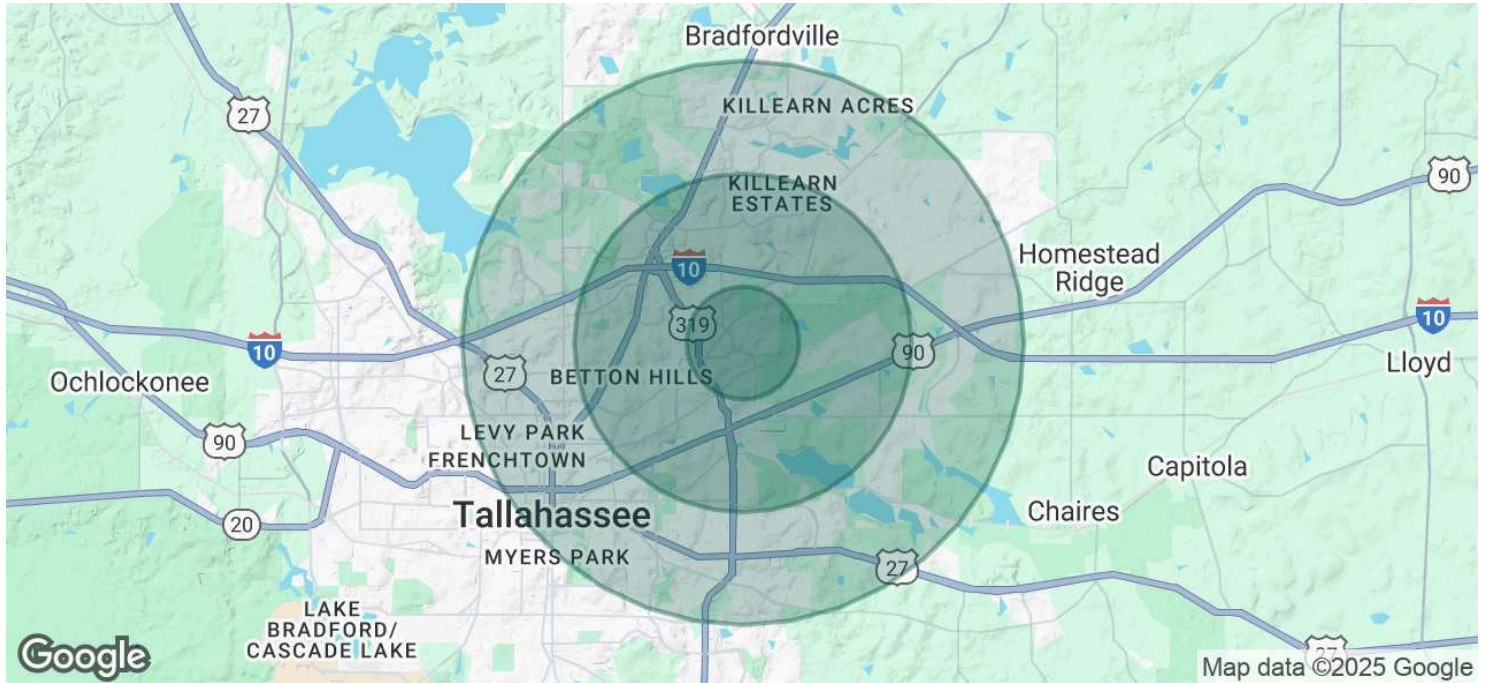


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,778	45,695	130,455
Average Age	46	44	40
Average Age (Male)	42	42	38
Average Age (Female)	48	46	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,123	20,296	55,231
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$83,357	\$110,800	\$101,598
Average House Value	\$304,815	\$375,420	\$342,916

Demographics data derived from AlphaMap

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