

Land Property
FOR SALE



1322 MAHAN DR

Tallahassee, FL 32308

SEAN FEHELEY

305.609.8698

sfeheley@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



1322 MAHAN DR

Tallahassee, FL 32308



PROPERTY DESCRIPTION

Entitled land site, out parcel to a shopping center and one parcel off the lighted intersection.

Approved site plan for a two story 30,000 SF office retail building (15,000 SF footprint)...AFTER LAYOUT IT SEEMS THAT 10K SF (5K FLOOR PLATE IS MORE REALISTIC)

Hot location with highway frontage in between Tallahassee Memorial Hospital and Governor Square Mall.

Seconds from downtown Tallahassee...FAVORABLE FOR DRIVE THRU, AUTO PART STORE, DOLLAR STORE

Site is mostly impervious and will not require any storm water per approved design

Excellent medical office opportunity seconds from the signature Tallahassee Memorial Hospital

PROPERTY HIGHLIGHTS

- 11 CAP permits available upon request as if a developer were to purchase develop and rent this building.
- OWNER WILL BUILD TO SUIT
- Cross parking agreement with adjacent shopping center...Seconds from the new development at Park and Magnolia which is fully built out with national tenants.
- Traffic Count- 27,500 Cars Per Day

OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	20,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,069	3,905	8,933
Total Population	2,024	6,938	15,108
Average HH Income	\$71,572	\$75,935	\$68,106

SEAN FEHELEY

305.609.8698

sfeheley@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com

1322 MAHAN DR

Tallahassee, FL 32308



850.933.5899



SEAN FEHELEY

305.609.8698

sfeheley@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com

1322 MAHAN DR

Tallahassee, FL 32308

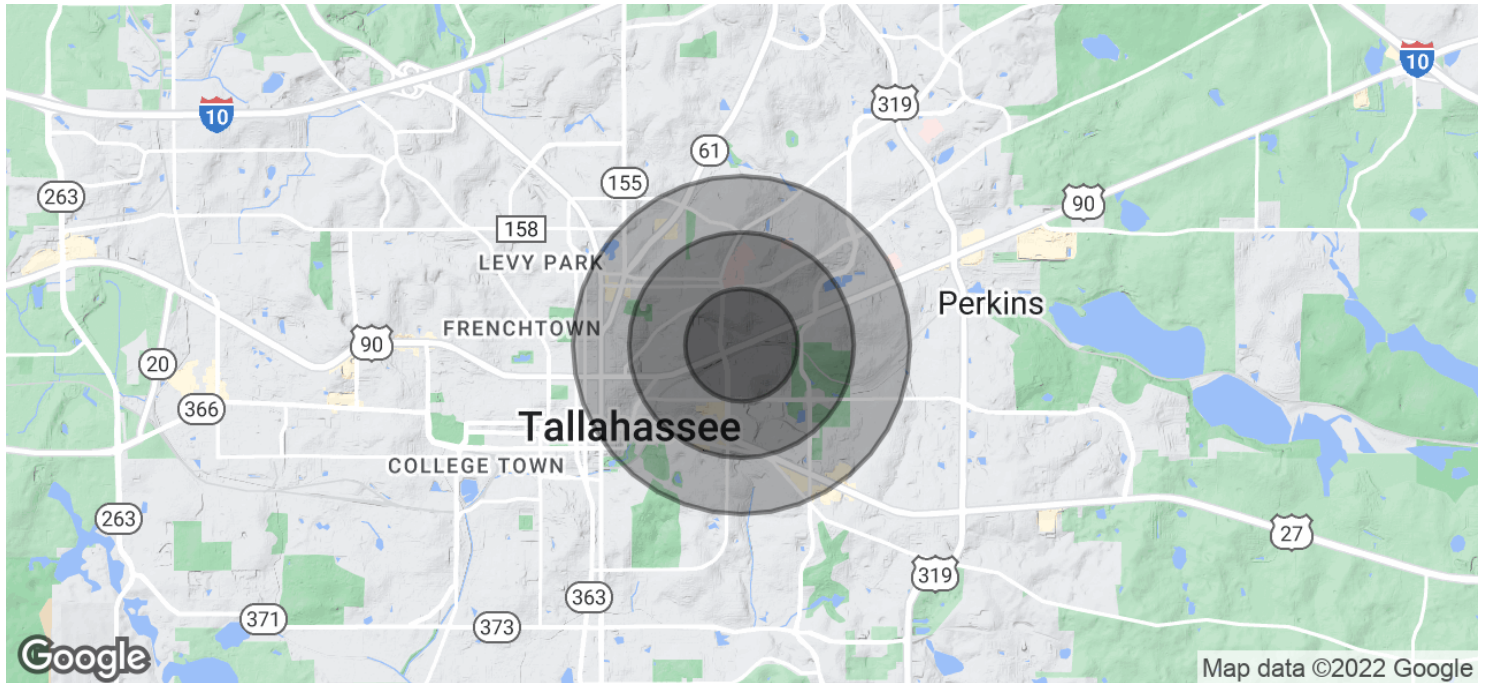


1322 MAHAN DR

Tallahassee, FL 32308



850.933.5899



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,024	6,938	15,108
Average Age	31.0	34.2	35.1
Average Age (Male)	28.3	32.4	33.8
Average Age (Female)	38.7	37.5	36.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,069	3,905	8,933
# of Persons per HH	1.9	1.8	1.7
Average HH Income	\$71,572	\$75,935	\$68,106
Average House Value	\$416,974	\$315,418	\$271,646

* Demographic data derived from 2020 ACS - US Census

SEAN FEHELEY
305.609.8698
sfeheley@teampcg.com

PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
850.933.5899 | teampcg.com