

Land Property  
**FOR SALE**



# 4024 MAHAN DR

Tallahassee, FL 32308

**TRACY WATERS**

850.545.2282

twaters@teampcg.com

**PREMIER COMMERCIAL GROUP**

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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## PROPERTY DESCRIPTION

This 3.29 acre parcel is at a lighted intersection adjacent to the new Mahan Office Park

In close proximity to Fallschase Shopping Center anchored by Costco, Bass Pro Shops, Walmart and CMX Theaters. 2,000 residential units purposed within 5 minutes, this is the main corridor where Tallahassee is growing. 2 of the top 3 master communities in the whole city are located within a 5 minute drive of this site. This property is one of the only commercial development opportunities available in this corridor.

## PROPERTY HIGHLIGHTS

- Within proximity to an i10 interchange as well as a future planned interchange.
- Highly visible corner lot—perfect for non drive thru restaurant/retail/ or office
- Located in Tallahassee’s fastest growing sub-market
- Zoned Mahan Corridor Node District
- Property can accommodate about 26,000 SF of development per zoning.
- Great location for medical office, standard office

## OFFERING SUMMARY

|             |            |
|-------------|------------|
| Sale Price: | \$995,000  |
| Lot Size:   | 3.29 Acres |

| DEMOGRAPHICS      | 0.5 MILES | 1 MILE   | 1.5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households  | 672       | 2,204    | 2,820     |
| Total Population  | 1,338     | 4,422    | 6,542     |
| Average HH Income | \$88,030  | \$86,168 | \$75,416  |

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Google

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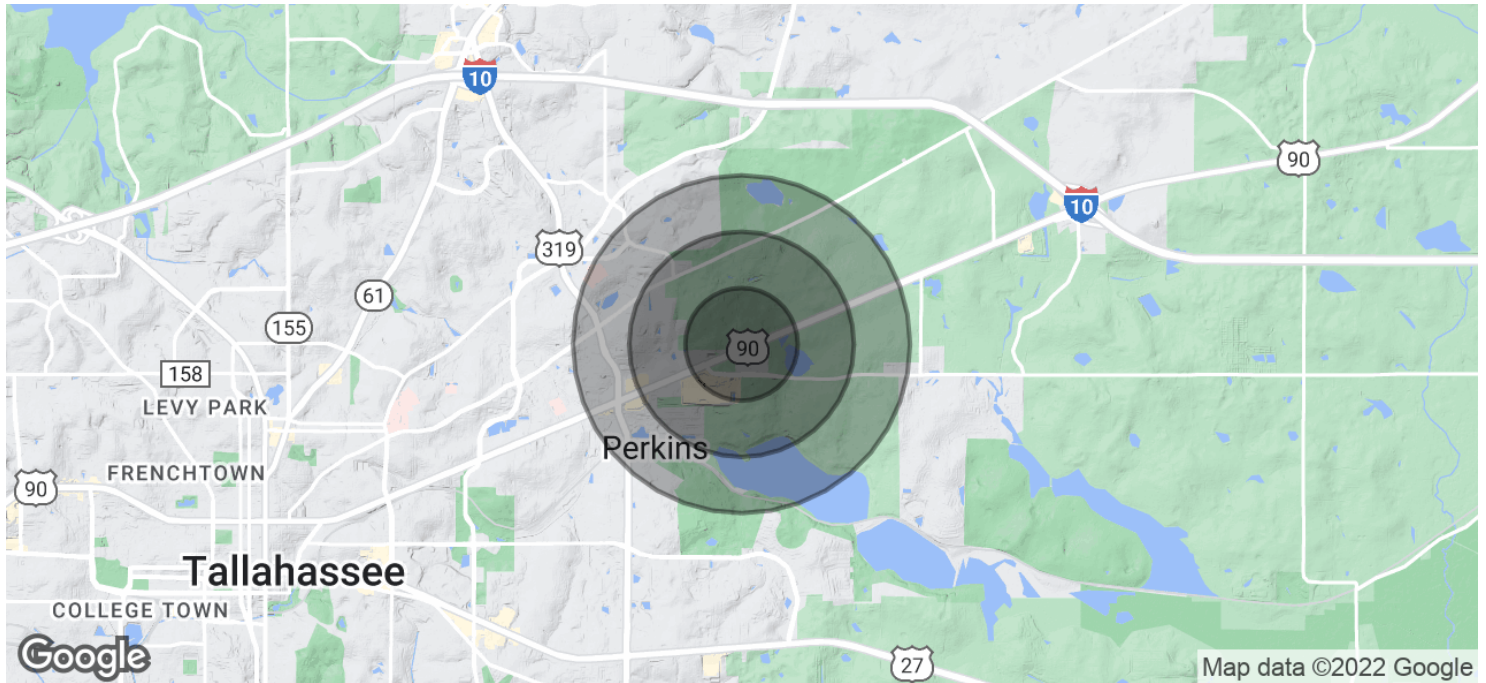
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| <b>POPULATION</b>    | <b>0.5 MILES</b> | <b>1 MILE</b> | <b>1.5 MILES</b> |
|----------------------|------------------|---------------|------------------|
| Total Population     | 1,338            | 4,422         | 6,542            |
| Average Age          | 48.5             | 47.7          | 40.5             |
| Average Age (Male)   | 47.3             | 45.1          | 36.1             |
| Average Age (Female) | 50.6             | 50.2          | 43.4             |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>0.5 MILES</b> | <b>1 MILE</b> | <b>1.5 MILES</b> |
|--------------------------------|------------------|---------------|------------------|
| Total Households               | 672              | 2,204         | 2,820            |
| # of Persons per HH            | 2.0              | 2.0           | 2.3              |
| Average HH Income              | \$88,030         | \$86,168      | \$75,416         |
| Average House Value            | \$399,142        | \$341,202     | \$441,609        |

\* Demographic data derived from 2020 ACS - US Census

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