

Land Property
FOR LEASE

687 CROSSWAY RD

Tallahassee, FL 32305

HAGAN MICHAEL

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

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PROPERTY DESCRIPTION

Parcel 1A (2.38 acres) leased until 12/31/2023 to national credit
Parcel 1B (2.38 acres) leased
Parcel 2A (2.55 acres) is vacant. Available for lease at \$5,800/Mo gross
Parcel 2B (2 +/- acres) under contract for development

PROPERTY HIGHLIGHTS

- Property has an operational 1,334 sf office building located on Parcel 1A
- 445 ft of Capital Circle Southeast frontage as well as frontage on Woodville highway and Crossway Road.
- This property is located inside of a no flood zone within city limits and zoned for industrial use.
- Woodville highway (property fronts to the North) Is currently in design of a roadway expansion to be four laned
- St Joe Company has a master community called Southwood with thousands of new residential and commercial units within

OFFERING SUMMARY

| | |
|-------------|------------------------------|
| Lease Rate: | \$5,800.00 per month (Gross) |
| Available: | 2.55 Acres |
| Lot Size: | 9 Acres |

DEMOGRAPHICS

| | 1 MILE | 2 MILES | 3 MILES |
|-------------------|----------|----------|----------|
| Total Households | 773 | 4,168 | 7,076 |
| Total Population | 1,681 | 9,909 | 17,631 |
| Average HH Income | \$41,076 | \$43,575 | \$47,138 |

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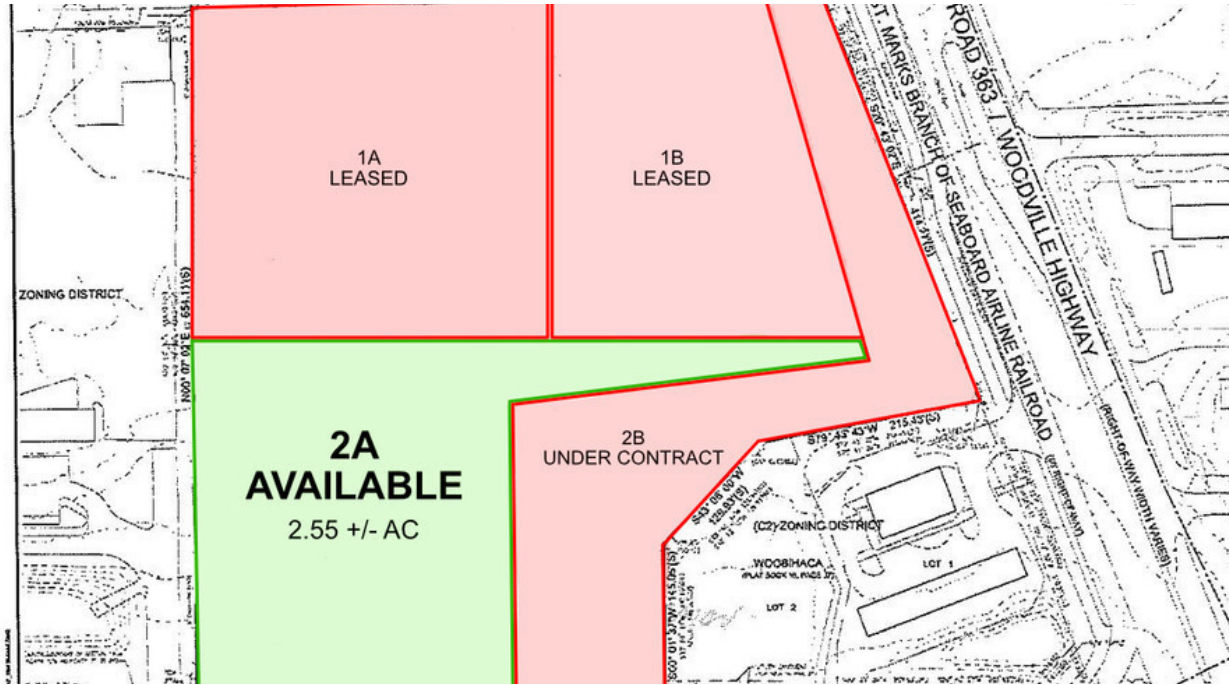
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PROPOSED ZONING: R-100
 PROPOSED UNITS: 2 US
NOTICE LIMITATIONS
 IN THE PROPOSED ZONING DISTRICT ALL...
 1. PARTIAL SPACE MEASUREMENTS...
 2. MEASUREMENTS SHALL BE TAKEN...
 3. THE MEASUREMENTS SHALL BE...
 4. THE MEASUREMENTS SHALL BE...
 5. THE MEASUREMENTS SHALL BE...
SETBACKS AND TREE REMOVALS
 SETBACKS AND TREE REMOVALS SHALL BE...
 AS FOLLOWS:
 1. SETBACKS FROM THE FRONT YARD...
 2. SETBACKS FROM THE SIDE YARD...
 3. SETBACKS FROM THE REAR YARD...
 4. SETBACKS FROM THE FRONT YARD...
 5. THE MEASURED SETBACK SHALL COVER...
ADDITIONAL NOTES
 THE SHOWN LOT LINES...
GENERAL NOTES
 ALL SURVEYS SHALL BE IN ACCORDANCE...
 APPLICABLE LANDSCAPING AND NATURAL...
UTILITY PROVIDERS
 POWER: CITY OF TALLAHASSEE
 WATER: CITY OF TALLAHASSEE
 SEWER: CITY OF TALLAHASSEE
SCALE
 1" = 100'-0" (AS SHOWN)
NOTES
 ANY PARTIAL SUBDIVISION OF THE...
 SHALL BE IN ACCORDANCE WITH THE...
 LAND DEVELOPMENT CODE.



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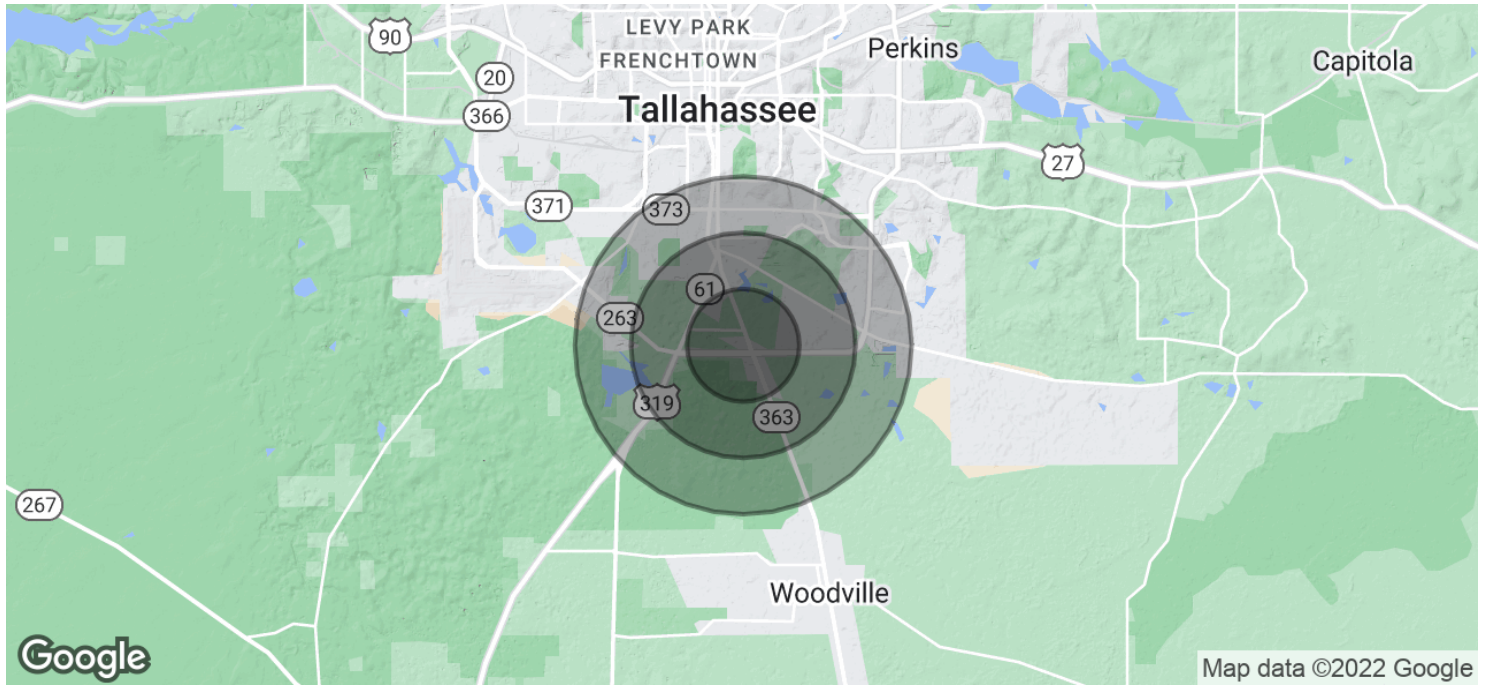
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 1,681 | 9,909 | 17,631 |
| Average Age | 35.6 | 32.3 | 31.3 |
| Average Age (Male) | 30.1 | 29.8 | 29.2 |
| Average Age (Female) | 38.1 | 33.0 | 32.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 773 | 4,168 | 7,076 |
| # of Persons per HH | 2.2 | 2.4 | 2.5 |
| Average HH Income | \$41,076 | \$43,575 | \$47,138 |
| Average House Value | \$415,200 | \$184,199 | \$251,327 |

* Demographic data derived from 2020 ACS - US Census

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