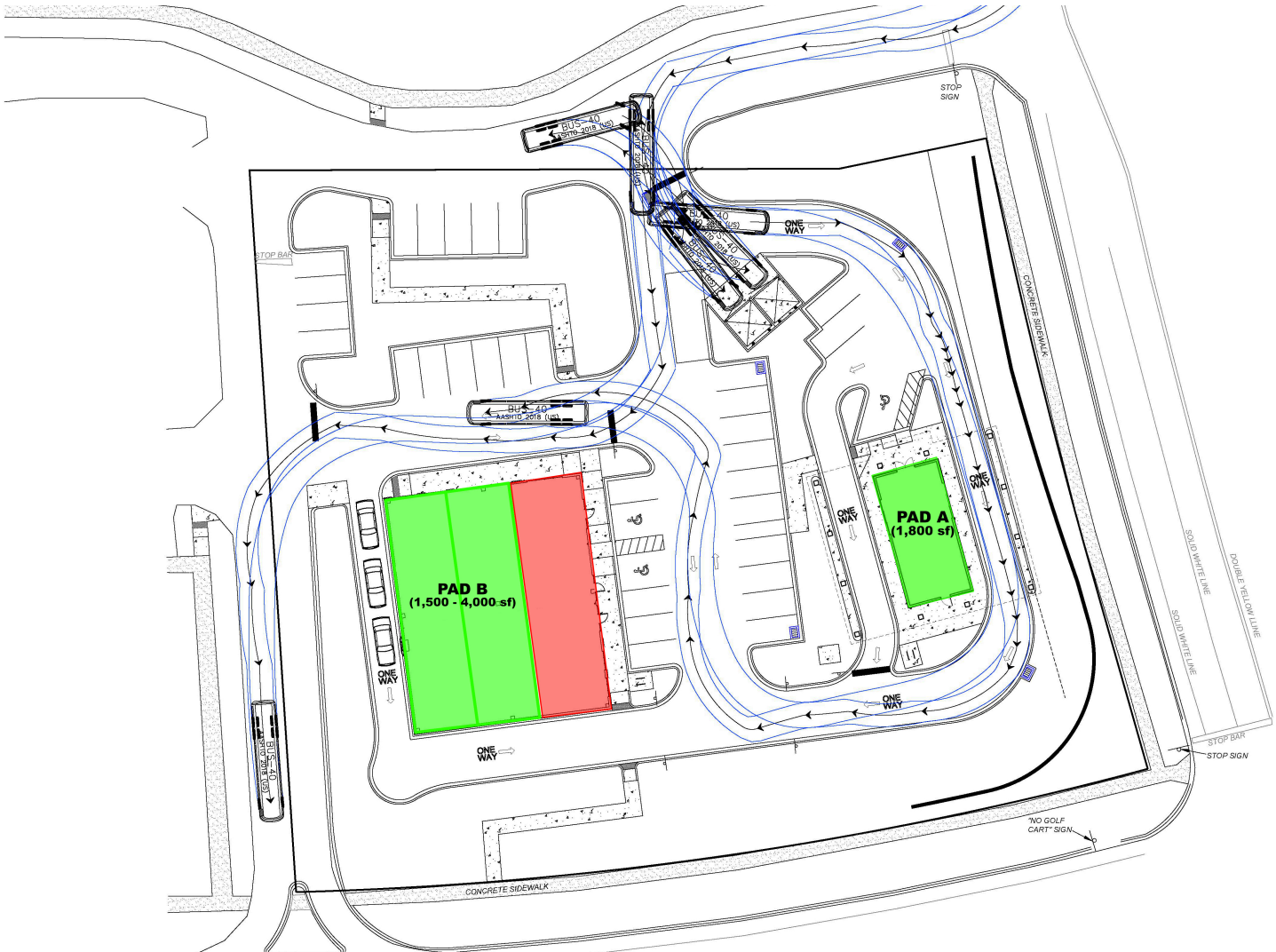


# ESPLANADE WAY

Tallahassee, FL 32311



850.933.5899



## PROPERTY DESCRIPTION

Pad A - 1,800 sf free standing drive thru pad for sale at \$1M (all infrastructure in place)

Pad B - 5,200 sf multi tenant retail building. End cap (with or without drive thru) 1500 - 4000 sf available for sale at \$1.8M

## PROPERTY HIGHLIGHTS

- Directly across from the Southwood community with thousands of new residential units
- Seconds from dozens of office spaces
- Minutes from Downtown Tallahassee and the Capitol

## OFFERING SUMMARY

Sale Price:	\$1,000,000 - \$1,800,000
Number of Units:	2
Lot Size:	1 Acres
Available Sf:	1,800 - 4,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,826	8,544	17,624
Total Population	3,619	16,628	35,994
Average HH Income	\$69,654	\$58,823	\$56,691

AL RUSSELL

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

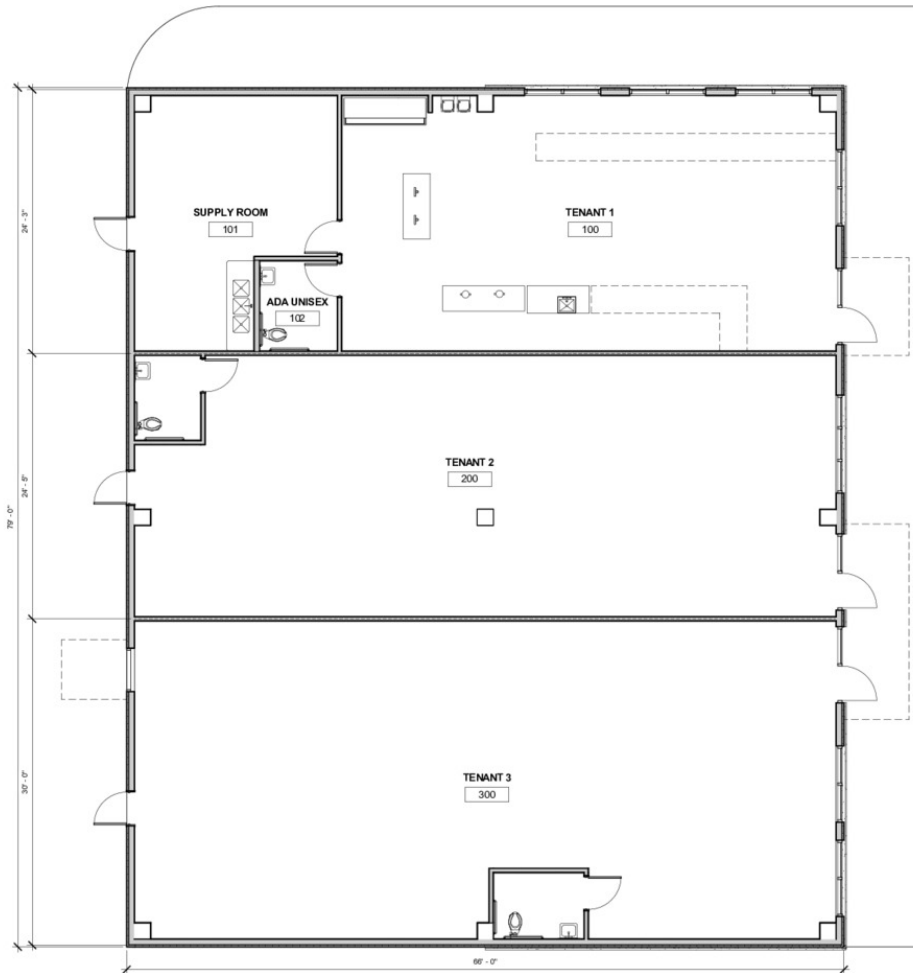
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PROPOSED FLOOR PLAN  
3/16" = 1'-0"

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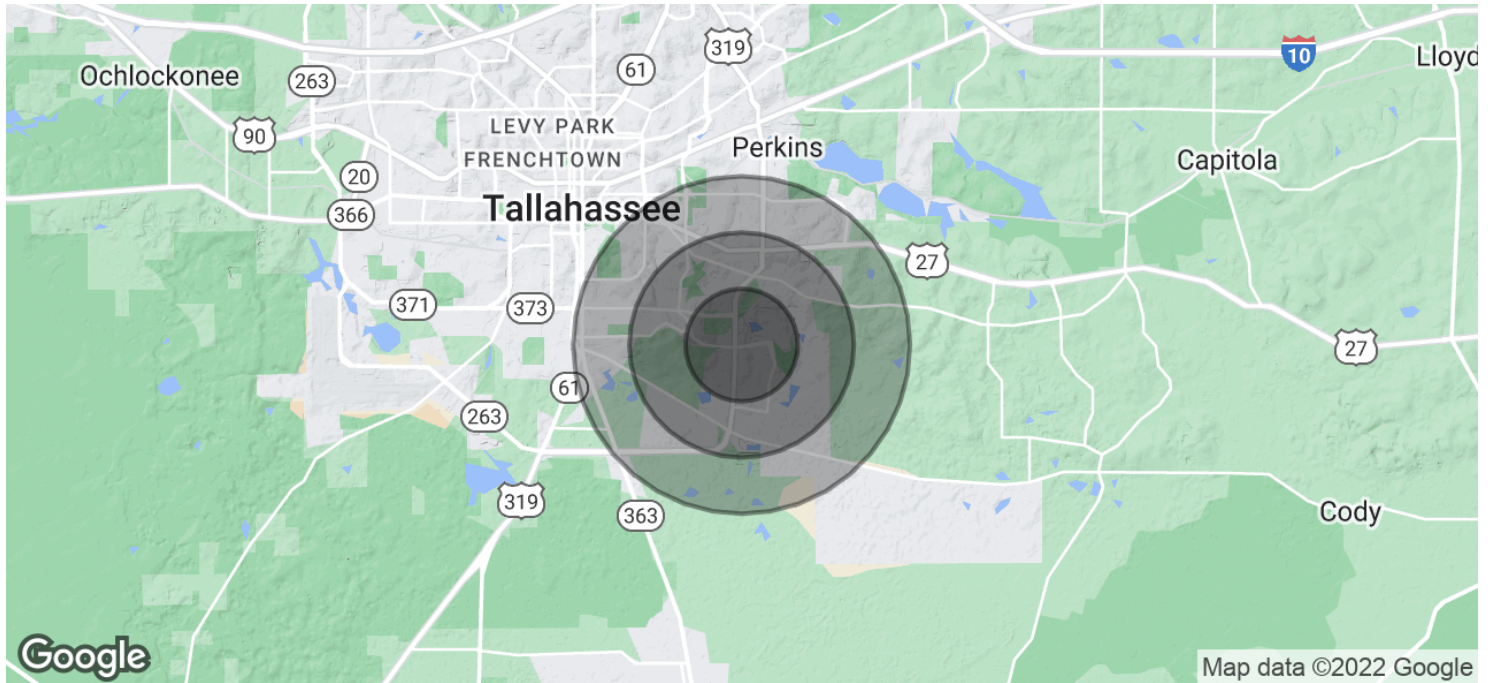
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	3,619	16,628	35,994
Average Age	32.5	32.1	31.6
Average Age (Male)	29.8	30.3	30.1
Average Age (Female)	32.5	32.7	32.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,826	8,544	17,624
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$69,654	\$58,823	\$56,691
Average House Value	\$198,226	\$169,358	\$152,491

\* Demographic data derived from 2020 ACS - US Census

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