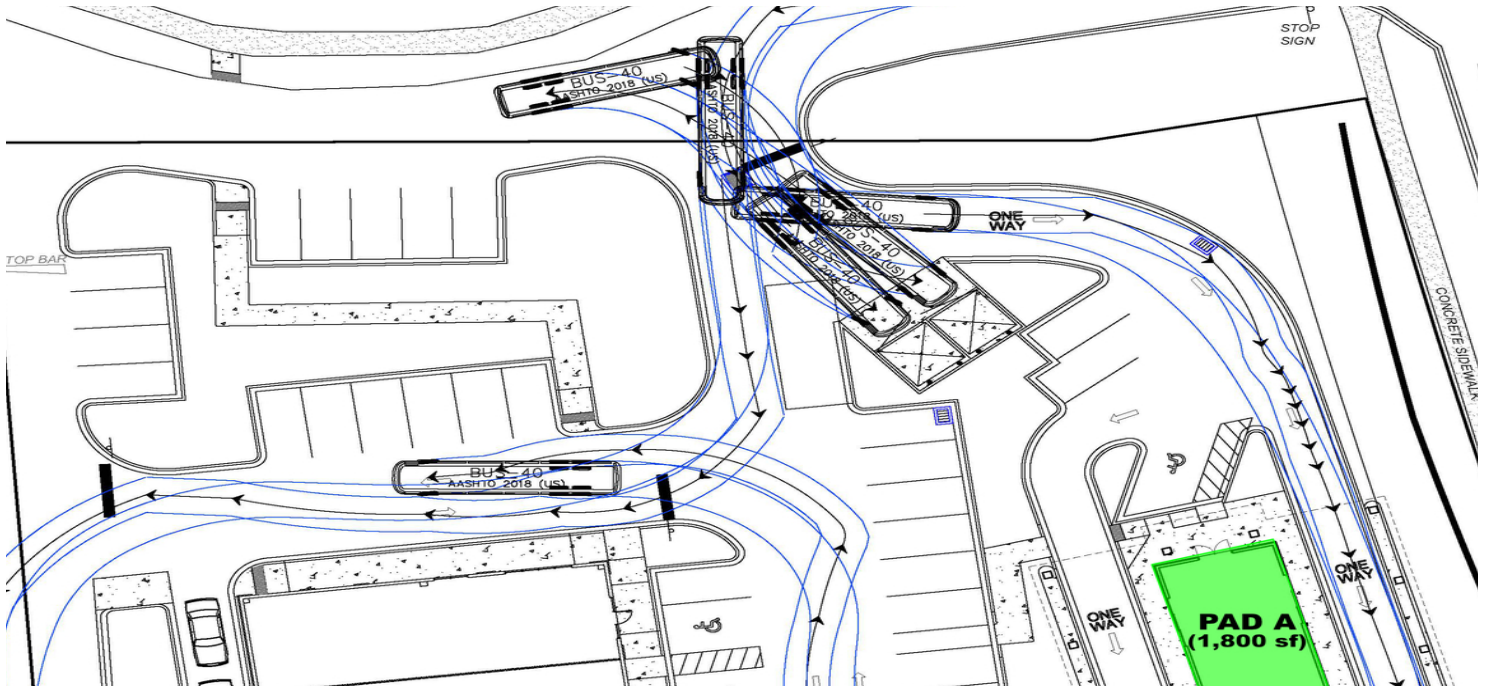


ESPLANADE WAY

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 |

TRACY WATERS

850.545.2282

twaters@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

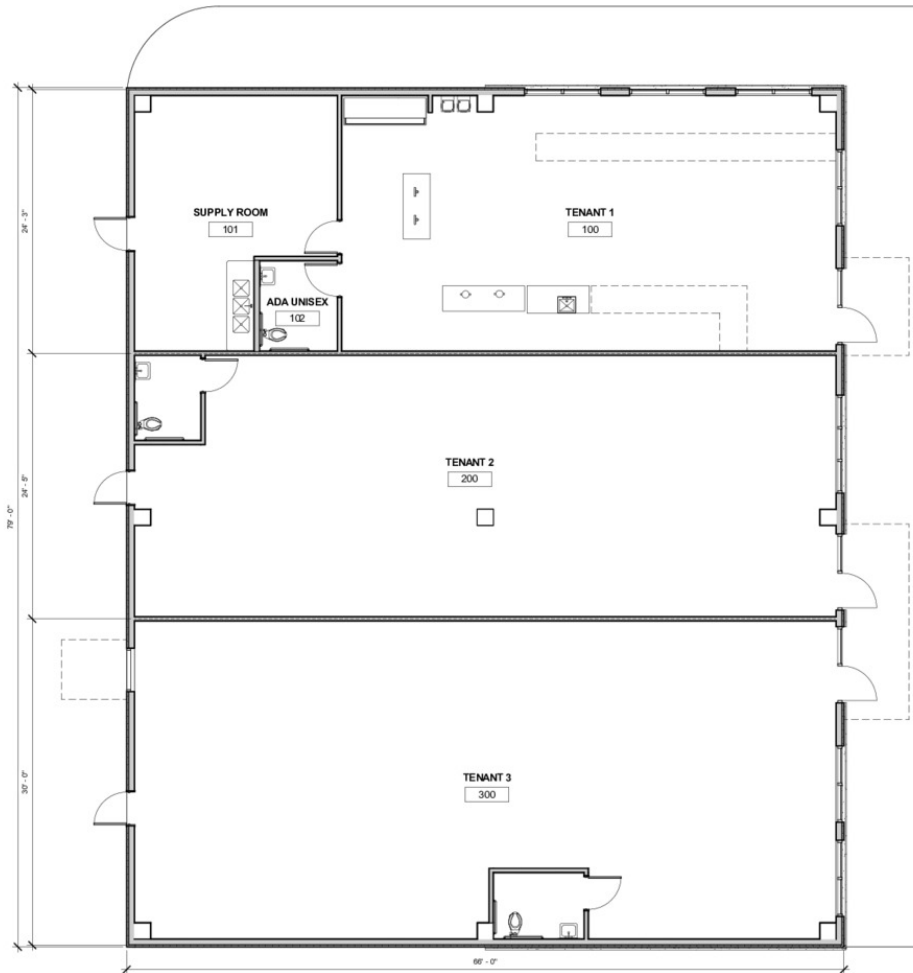
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
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  **PROPOSED FLOOR PLAN**
3/16" = 1'-0"

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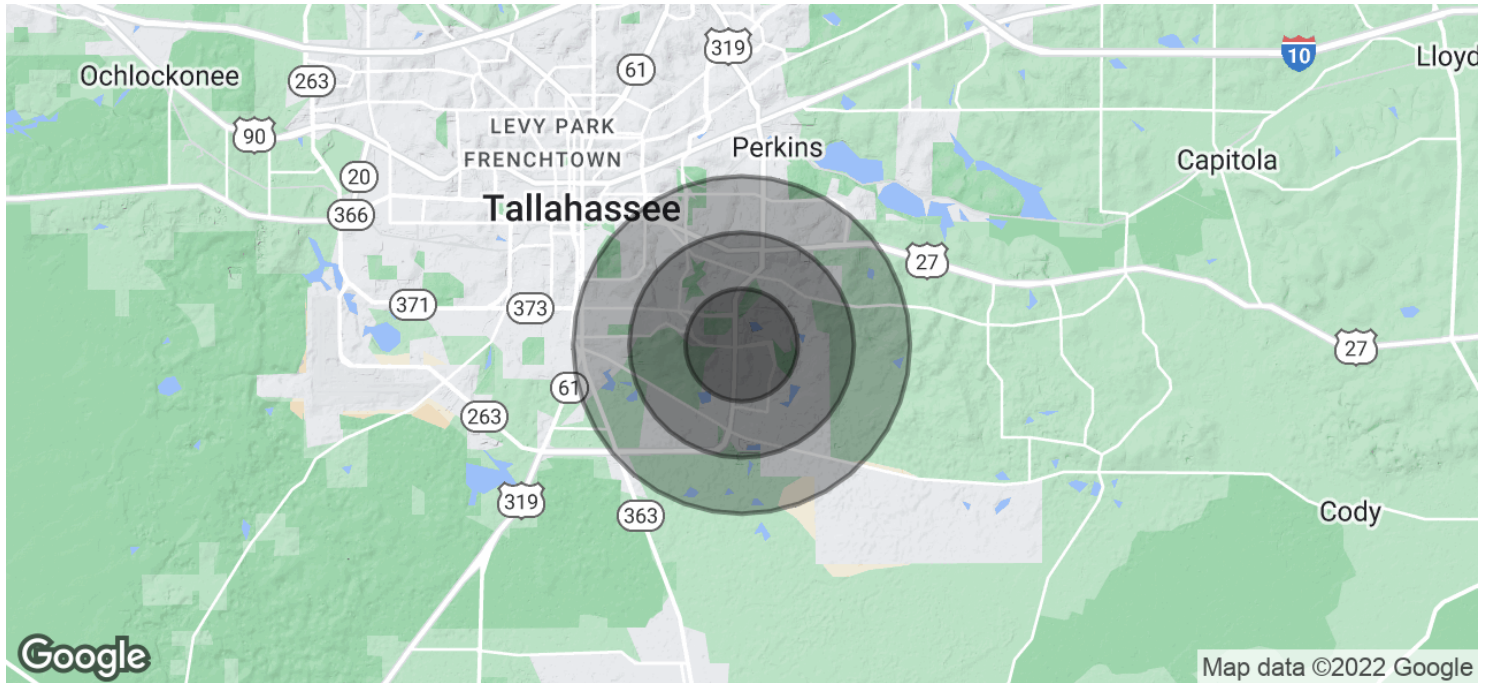
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 3,619 | 16,628 | 35,994 |
| Average Age | 32.5 | 32.1 | 31.6 |
| Average Age (Male) | 29.8 | 30.3 | 30.1 |
|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

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|--------------------------------|---------------|----------------|----------------|
| 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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