

# 687 CROSSWAY RD

Tallahassee, FL 32305



850.933.5899



## PROPERTY DESCRIPTION

Premier Commercial Group is proud to present a 0.9 +/- acre parcel on a 9 acre lot for sale. This parcel has frontage on Capital Circle SE - a major highway in the area - and is cornered on Crossway Rd. This property is located inside of a no flood zone within city limits and zoned for industrial use. Additionally, a national gas user is contracted to site and coming soon!

## 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

## OFFERING SUMMARY

Sale Price:	\$3,200
Available SF:	0.9 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

## TRACY WATERS

850.545.2282

twaters@teampcg.com

## PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

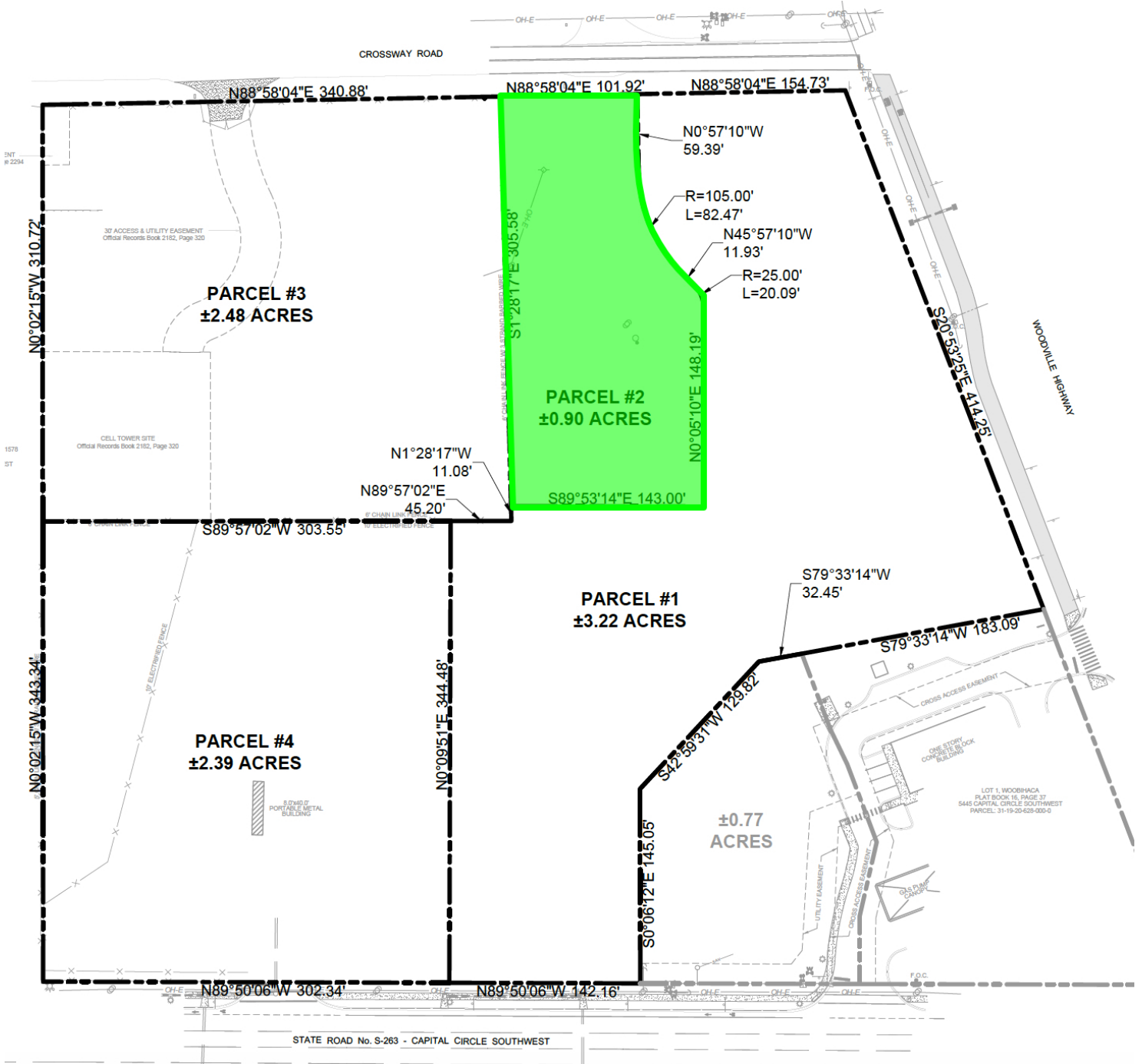
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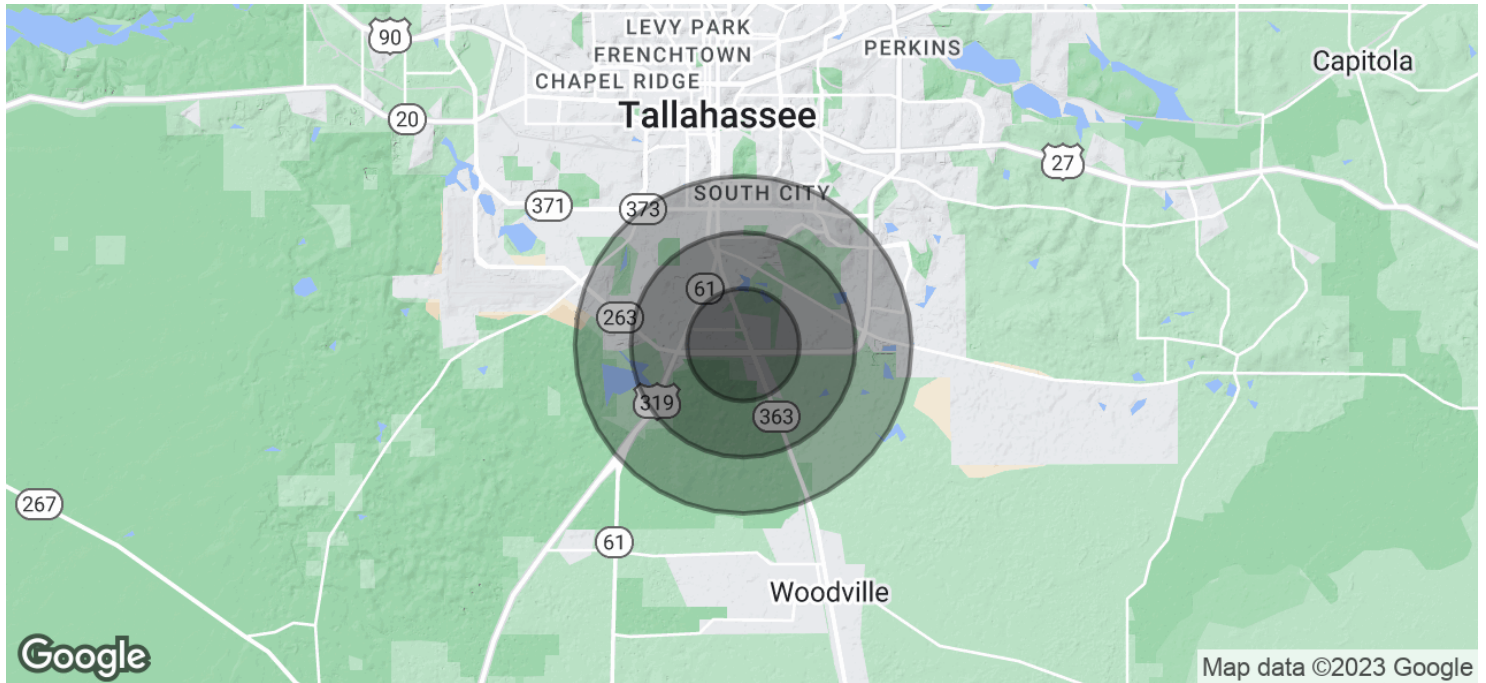
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	1,681	9,909	17,631
Average Age	35.6	32.3	31.3
Average Age (Male)	30.1	29.8	29.2
Average Age (Female)	38.1	33.0	32.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
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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