

Land Property
FOR SALE



687 CROSSWAY ROAD

Tallahassee, FL 32305

SEAN FEHELEY

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PREMIER COMMERCIAL GROUP

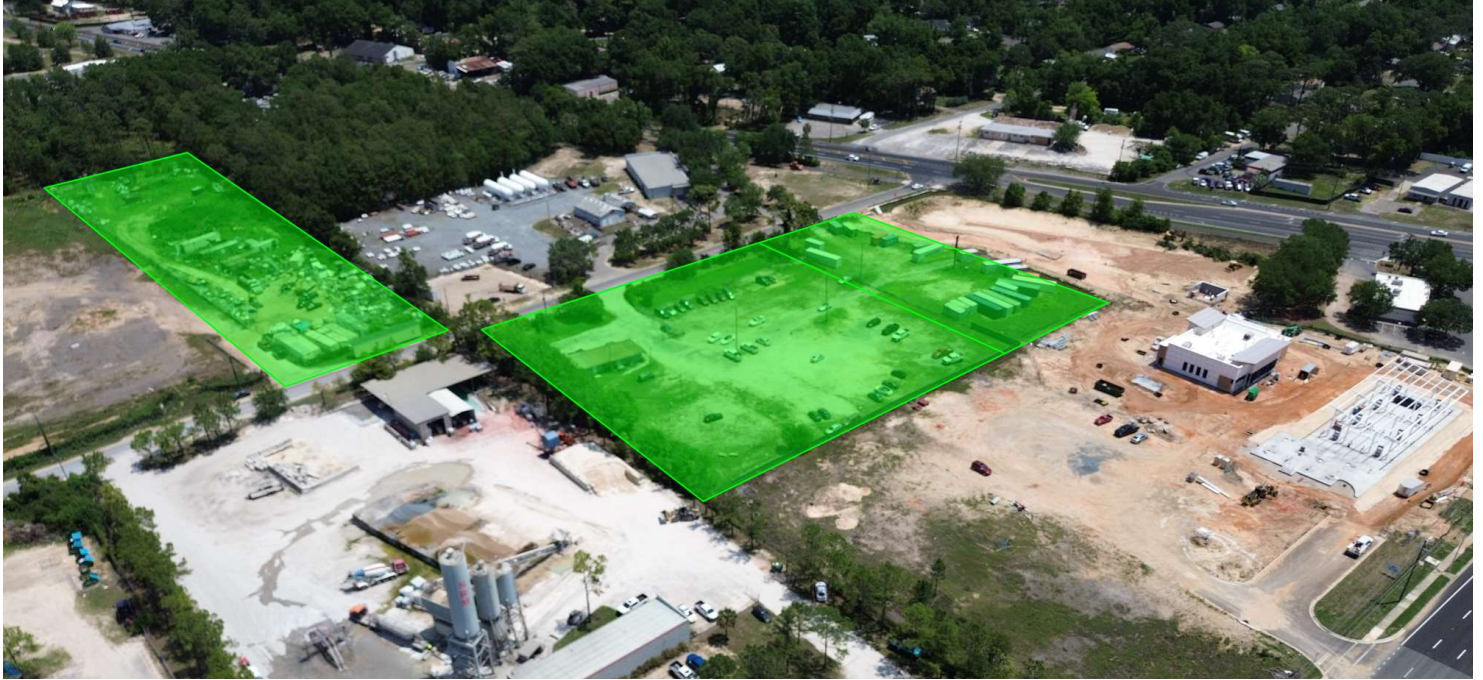
4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present a rare investment opportunity consisting of three ground-leased parcels totaling ±5.39 acres across two adjacent properties in Tallahassee, Florida. Strategically located along Crossway Road, these lots are positioned within a growing commercial corridor that already includes high-traffic developments such as a brand-new Wawa gas station and Dollar General.

Each parcel is income-producing with existing tenants on long-term ground leases, offering stable cash flow and minimal landlord responsibilities. Two parcels are located at 687 Crossway Rd, while the third sits across the street at 674 Crossway Rd.

This offering is ideal for investors seeking passive income and long-term upside in a rapidly developing trade area of Florida's capital city.

PROPERTY HIGHLIGHTS

- Prime Location: Adjacent to Wawa & Dollar General under construction — high visibility and traffic
- 3 Fully Leased Parcels:
 - 674 Crossway Rd | \$2,600/mo | Lease through 12/31/2027 | NOI: \$28,400
 - 687 Crossway Lot 1 | \$3,496.75/mo | Lease through 1/31/2028 | NOI: \$36,141
 - 687 Crossway Lot 2 | \$22,000 annual | Lease through 12/31/2027 | NOI: \$22,000
- Strong Income: Total annual NOI of \$86,541
- Low Maintenance: Ground leases with no landlord liability for structures

OFFERING SUMMARY

Sale Price:	\$1,236,000
Lot Size:	5.39 Acres
NOI:	\$86,541.00
Cap Rate:	7.0%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,236	9,570	31,585
Total Population	2,907	23,228	80,937
Average HH Income	\$57,756	\$67,078	\$70,685

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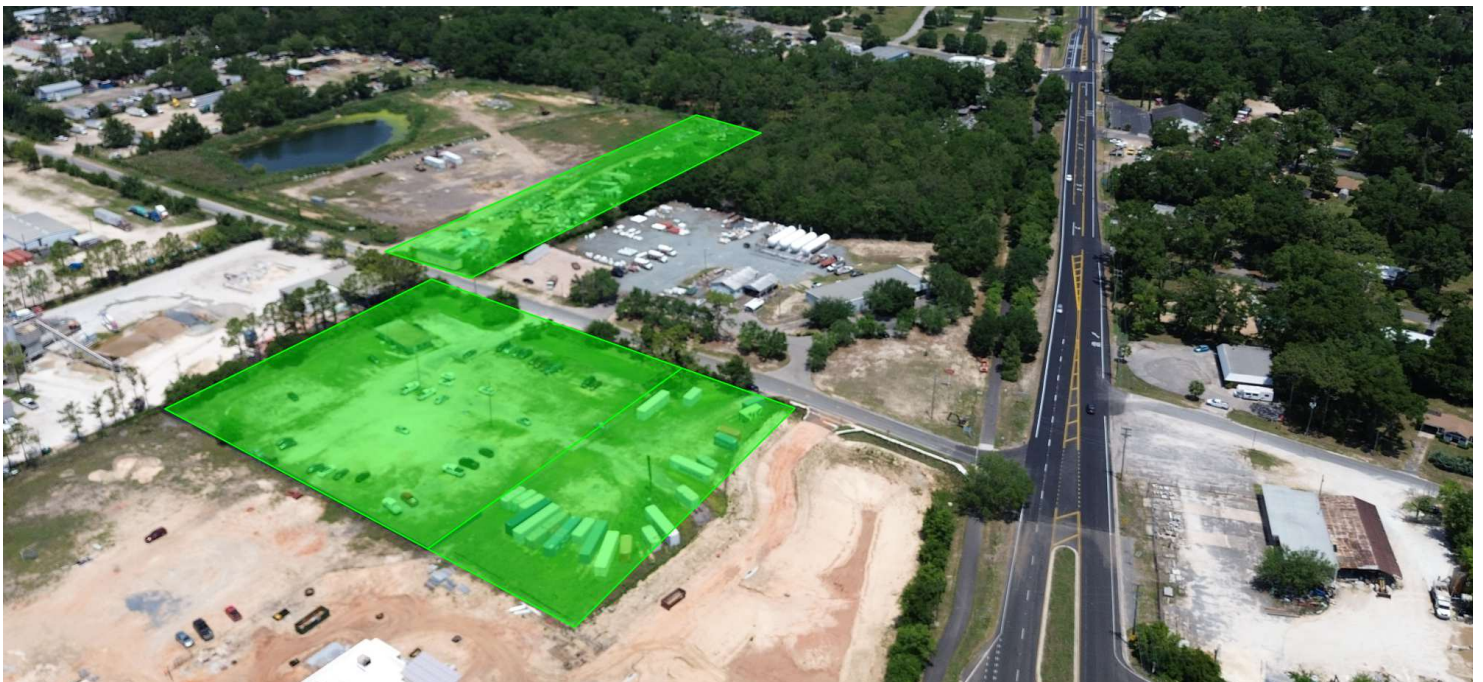
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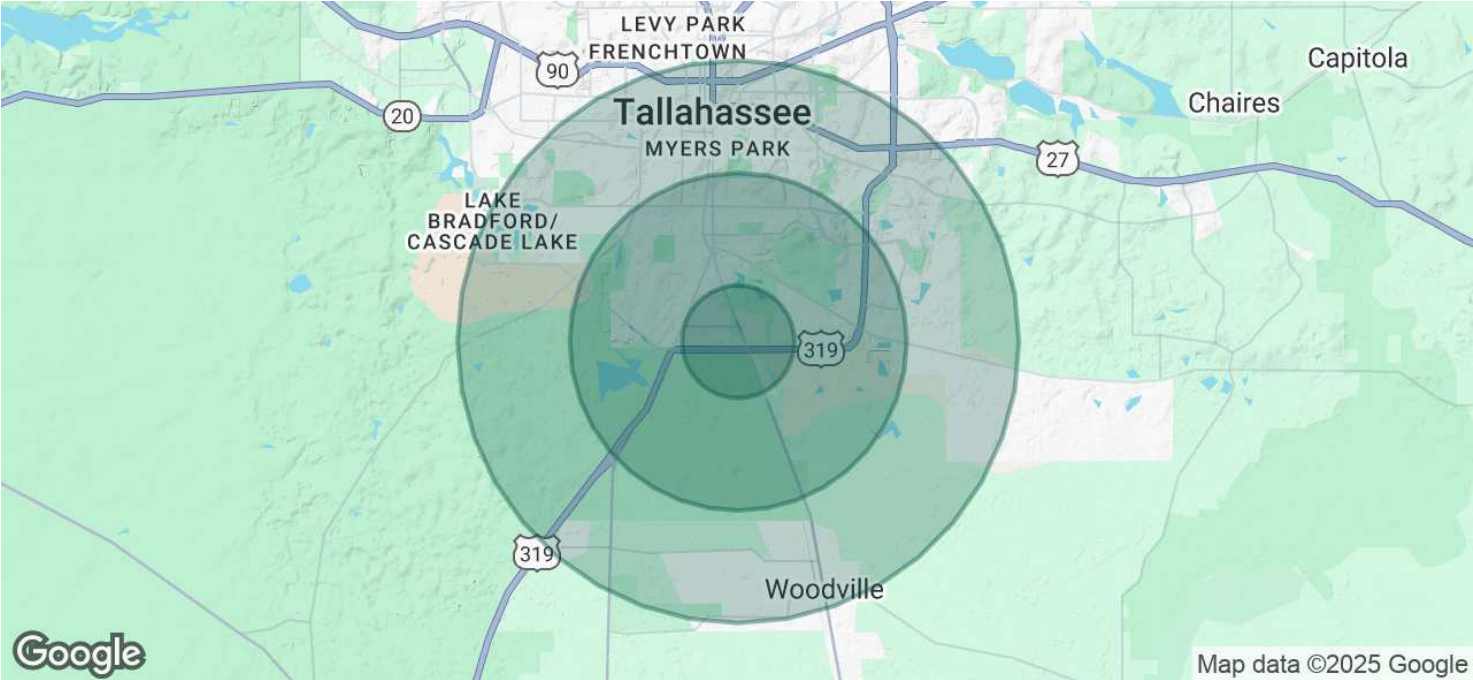
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,907	23,228	80,937
Average Age	38	37	34
Average Age (Male)	37	35	33
Average Age (Female)	40	38	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,236	9,570	31,585
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$57,756	\$67,078	\$70,685
Average House Value	\$212,547	\$243,146	\$264,901

Demographics data derived from AlphaMap

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