



**COMMERCIAL REAL ESTATE**

COMMERCIAL LAND FOR SALE



**3805 Bradfordville Road**  
Tallahassee, FL 32309

**KEITH TAYLOR**  
Associate  
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**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200  
Tallahassee, FL 32309  
O: 850.385.6363



## EXECUTIVE SUMMARY

## 3805 BRADFORDVILLE ROAD

TALLAHASSEE, FL 32309



## OFFERING SUMMARY

**Sale Price:** Subject to Offer

**Lot Size:** 7.37 Acres

**Zoning:** BCS-Commercial

**Leon County APN:** 14-22-20-013-0000

## PROPERTY HIGHLIGHTS

- Great opportunity to purchase one of the last remaining large commercial development tracts in the growing NE sector of Tallahassee.



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AERIAL MAP

# 3805 BRADFORDVILLE ROAD

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ADDITIONAL PHOTOS  
**3805 BRADFORDVILLE ROAD**  
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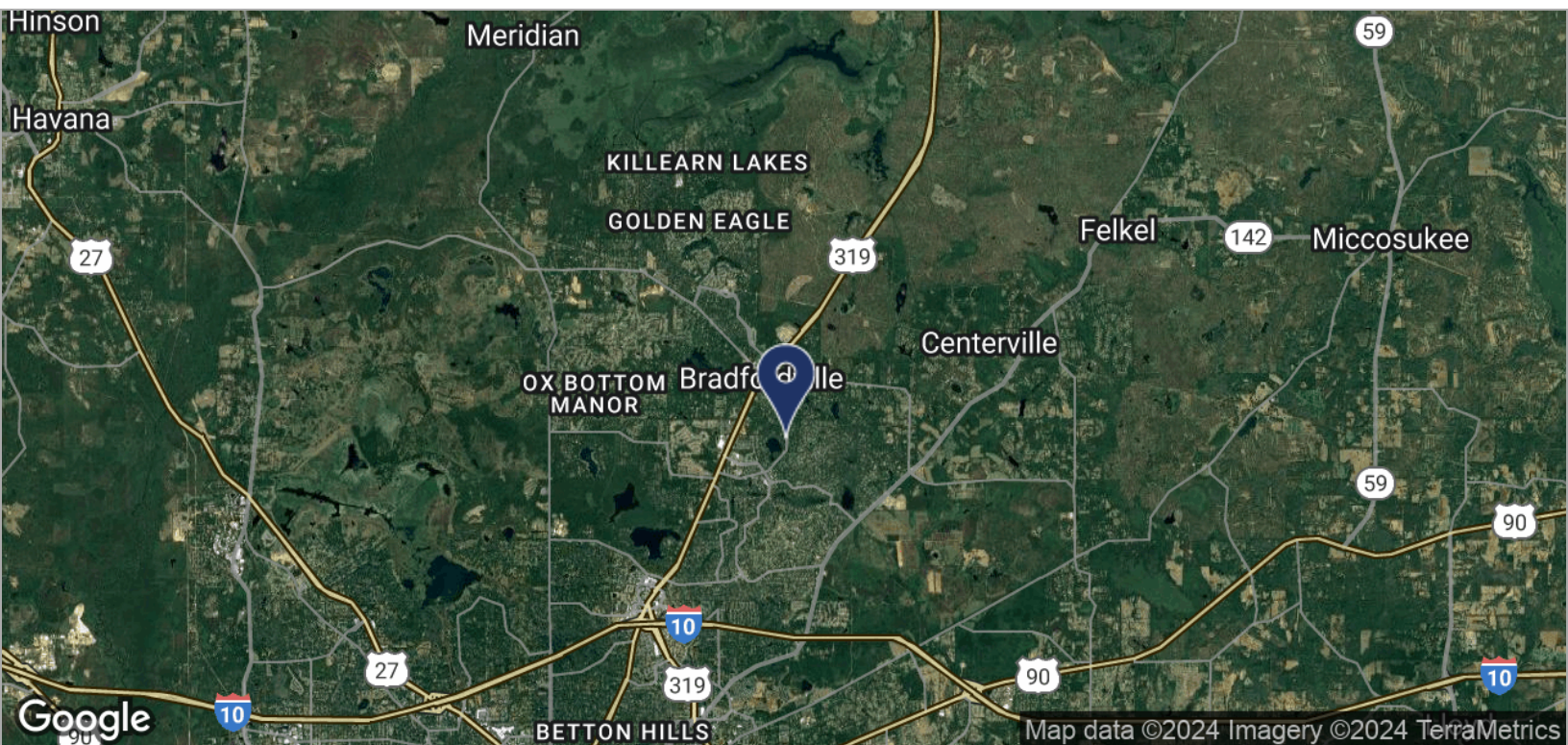
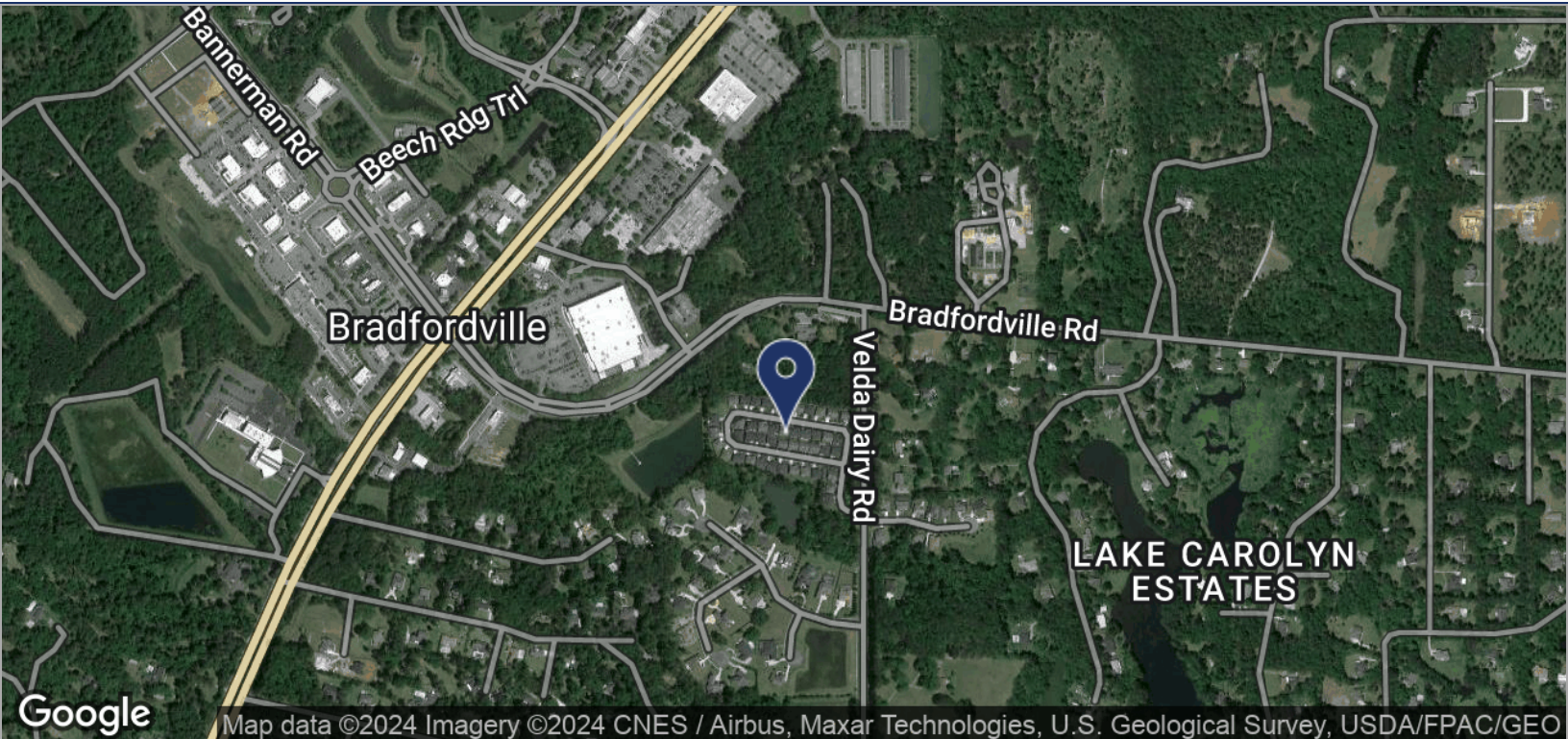




LOCATION MAPS

# 3805 BRADFORDVILLE ROAD

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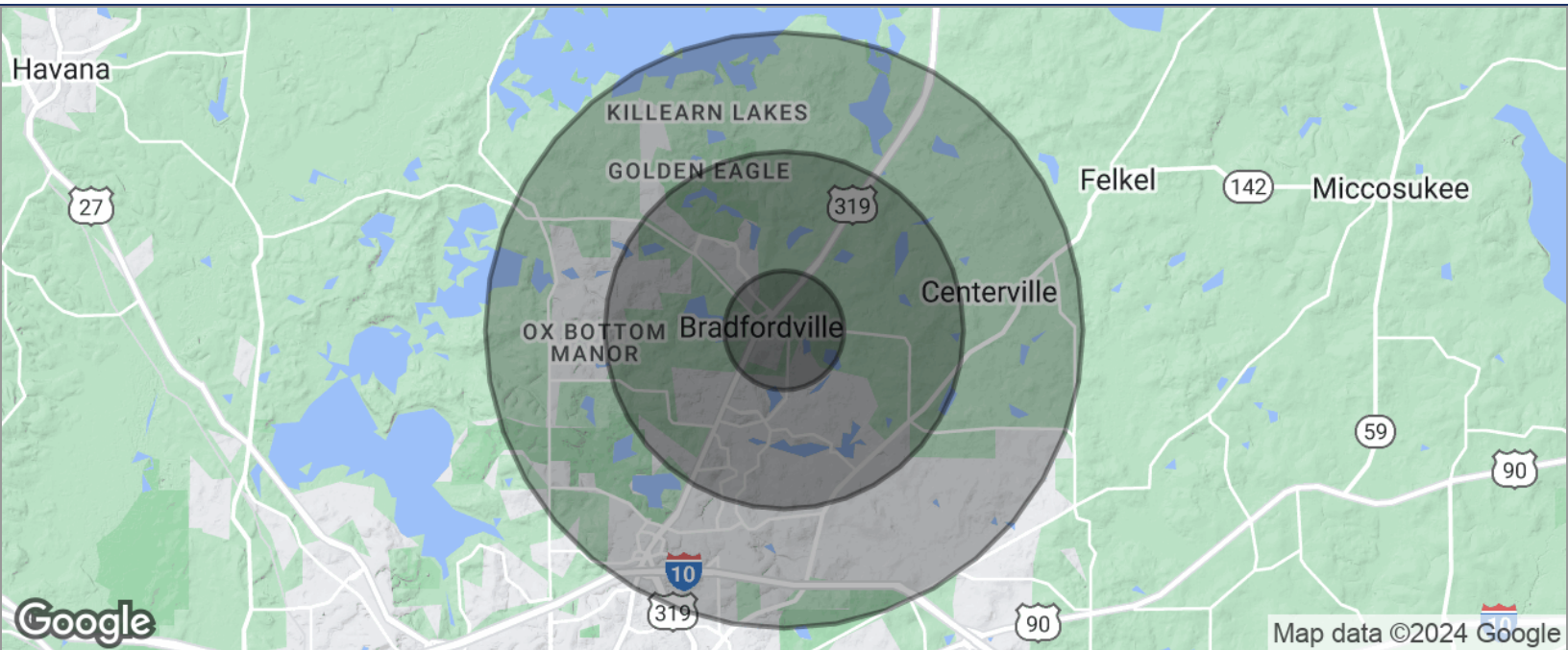




## DEMOGRAPHICS MAP

## 3805 BRADFORDVILLE ROAD

TALLAHASSEE, FL 32309



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	2,516	25,549	50,988
MEDIAN AGE	38.2	40.9	40.6
MEDIAN AGE (MALE)	37.9	40.6	40.0
MEDIAN AGE (FEMALE)	38.3	41.3	41.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	857	9,322	19,443
# OF PERSONS PER HH	2.9	2.7	2.6
AVERAGE HH INCOME	\$115,438	\$112,094	\$106,731
AVERAGE HOUSE VALUE	\$508,799	\$394,208	\$357,424

\* Demographic data derived from 2020 ACS - US Census

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