

LAND FOR SALE

2526 Crawfordville Hwy

2526 CRAWFORDVILLE HWY • TALLAHASSEE, FL • 32327



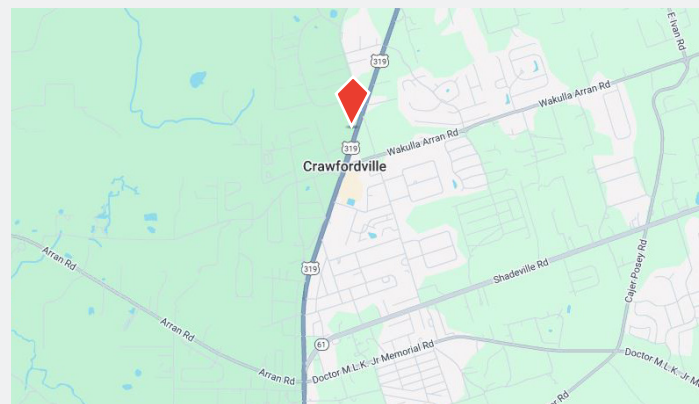
2.5 - 8.1 ACRES AVAILABLE FOR COMMERCIAL DEVELOPMENT

PROPERTY OVERVIEW

Property Size	Lot 1 - 2.93 AC / Lot 2 - 2.53 AC / Lot 3 - 2.64 AC
Property Type	Land
Property Uses	Commercial Development
Zoning	C2 - General Commercial
Parcel ID	00-00-075-000-10237-006, 00-00-075-428-10237-100, 00-00-075-428-10237-200 and 00-00-075-428-10237-300
Asking Price	Starting from \$850,000

PROPERTY FEATURES

- + 600' +/- frontage on Crawfordville Hwy (US 319)
- + Suitable for Commercial or Residential
- + High exposure with 18,000 +/- vehicles per day
- + Current National Retail investment in Wakulla Co.



LOCATION

- + Near national retail tenants, including Tractor Supply, CVS, Walmart, Walgreens, McDonald's, Aldi, and Anytime Fitness
- + Crawfordville is growing as a bedroom community of Tallahassee
- + 25 minute drive to Tallahassee International Airport
- + On the "going home" side of Crawfordville Hwy
- + Located minutes from the coast



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REAL ESTATE SERVICES
PROCTOR & LONG GROUP

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2024 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	3,197	12,240	20,118
Total Households	1,172	4,502	7,418
Median Age	40.2	40.5	39.8
Median HH Income	\$96,820	\$88,751	\$78,964

Source: Esri Market Profile/US Census Bureau

DRIVE TIMES

Tallahassee International Airport	17.7 mi	26 minutes
Downtown Tallahassee	18.2 mi	29 minutes
I-10	21.8 mi	37 minutes



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