

Land Property  
**FOR SALE**



# 687 CROSSWAY ROAD

Tallahassee, FL 32305

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## PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present this prime commercial parcel for sale located at 687 Crossway Rd in Tallahassee, Florida. Positioned at a lighted intersection and directly adjacent to a brand-new Wawa that opened last month, this site offers exceptional visibility, access, and traffic exposure. The property sits within a rapidly developing retail corridor surrounded by national brands and growing residential neighborhoods, making it an ideal opportunity for developers, investors, or end users seeking a high-profile location in one of Tallahassee's most active trade areas. With utilities nearby and strong demographics, this site is perfectly suited for retail, quick-service restaurant, or service-oriented uses.

## PROPERTY HIGHLIGHTS

- Located next to a newly opened Wawa
- Signalized intersection with strong visibility and access
- Ideal for retail, QSR, or service-based users
- Surrounded by national retailers and steady residential growth
- Excellent traffic counts and accessibility

## OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	1.4 Acres

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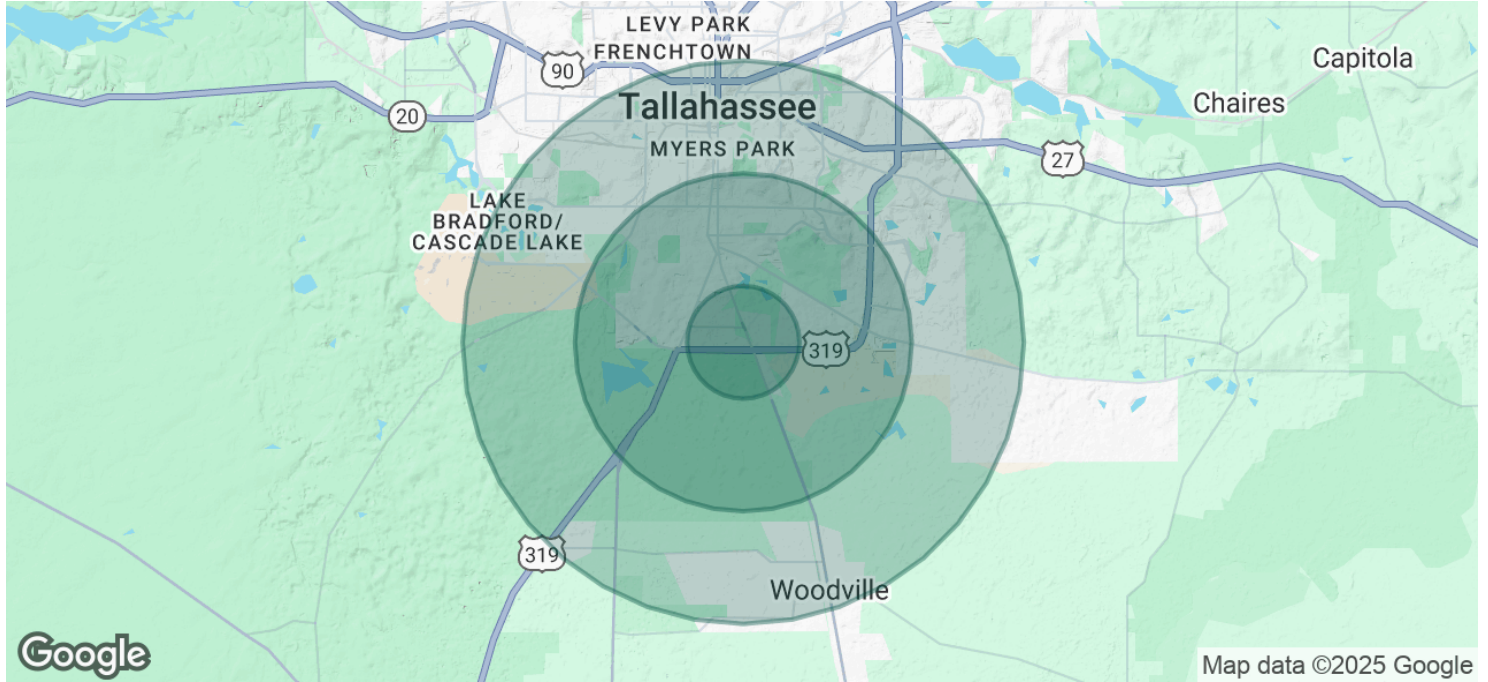
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,907	23,228	80,937
Average Age	38	37	34
Average Age (Male)	37	35	33
Average Age (Female)	40	38	34

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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