

# Executive Summary



## SALE OVERVIEW

<b>SALE PRICE:</b>	\$150,000
<b>LOT SIZE:</b>	1.47 Acres
<b>APN #:</b>	31-16-27- A-0130

<b>ZONING:</b>	Southwood Planned Unit Development (PUD) District Southwood DRI
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<b>MARKET:</b>	Southeast
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<b>SUB MARKET:</b>	Southwood
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<b>CROSS STREETS:</b>	Capital Circle SE And Blairstone Road
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<b>TRAFFIC COUNT:</b>	13,400 ADT
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## PROPERTY DESCRIPTION

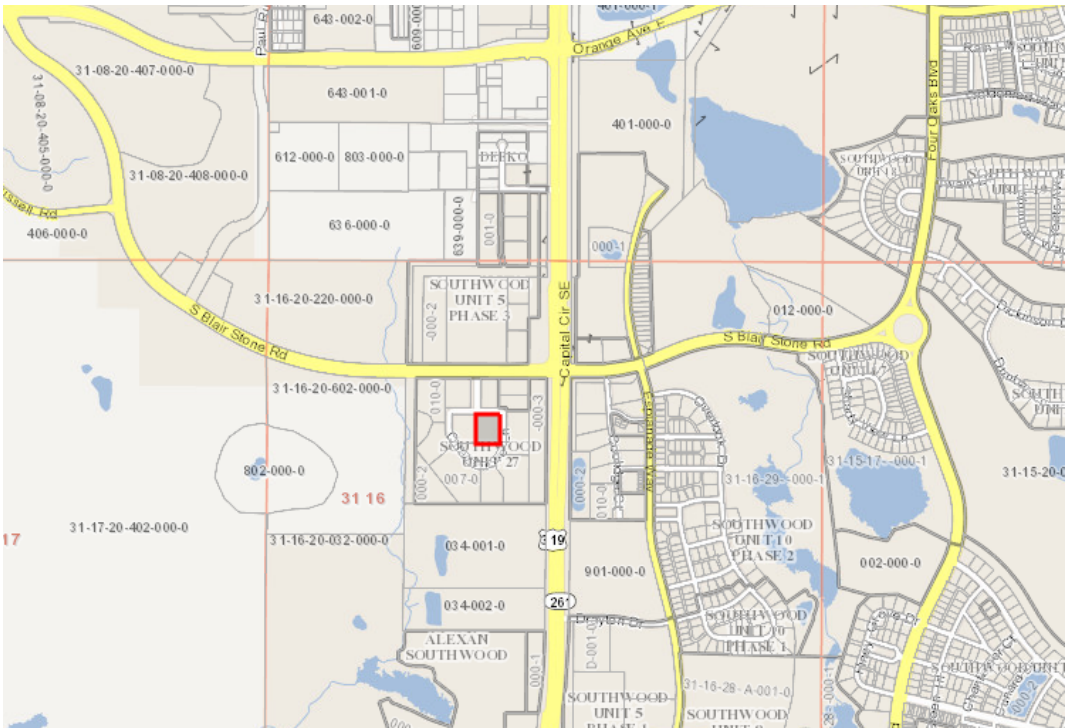
Offered for sale is this vacant commercial land, containing 1.47 acres, or 64,033 square feet +/- . The property is vacant [commercial-zoned] raw land, and as a subdivided lot within a recorded subdivision. The property is entitled as a 9,000 SF office site and has off site stormwater retention in place and utilities are stubbed to the site.

The property is located on the south side of Gainsborough approximately one block southwest of the intersection of Capital Circle Southeast and Blair Stone Road.

The property is located approximately 4 miles southeast of downtown Tallahassee [Capital of Florida]. The property is located within the city limits of Tallahassee, in Leon County, FL.

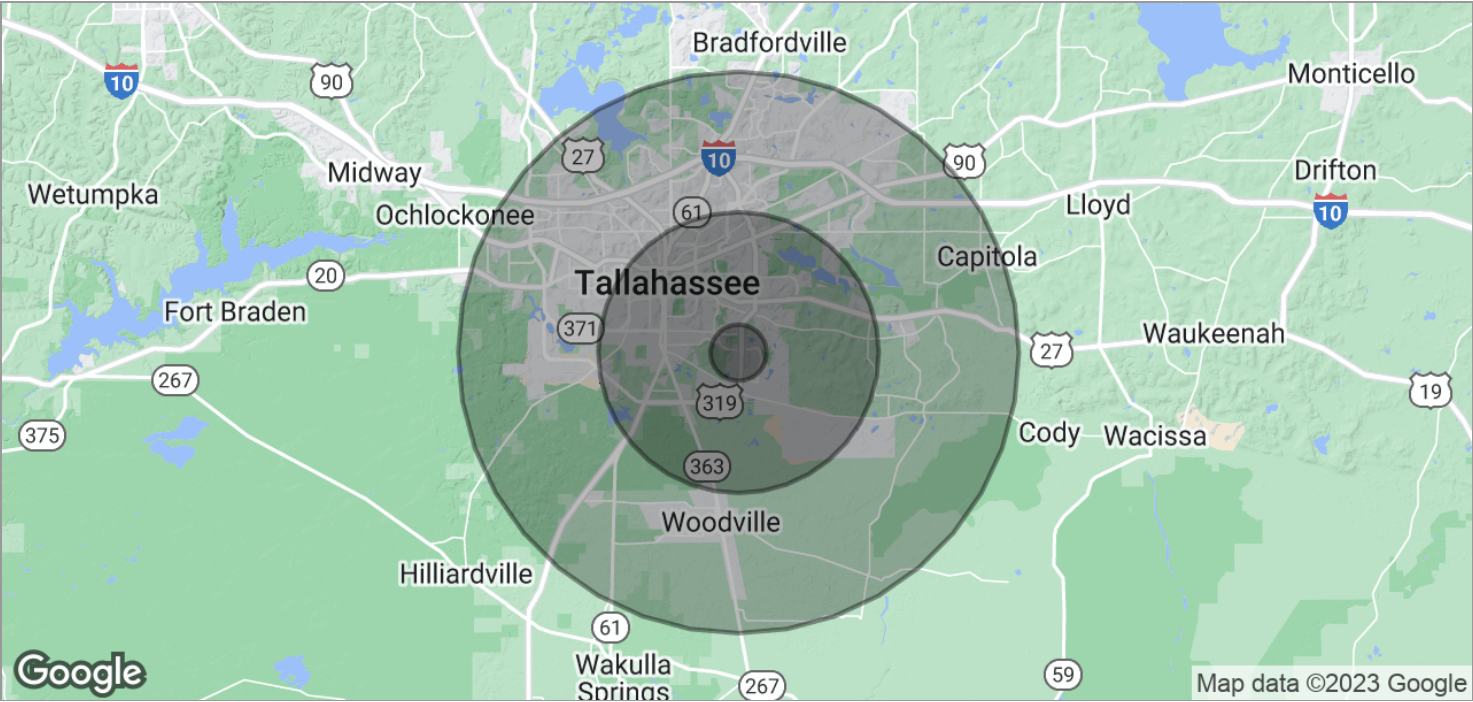
Access and visibility are good, especially given that the subject contains approximately 228+/- linear feet of frontage Gainsborough Drive and approximately 280+/- linear feet of frontage on Quail Grove Lane. The property also has immediate access to Blairstone Road [just north] and Capital Circle SE [just northeast]. Quail Grove affords direct access to Blairstone Road, which intersects Capital Circle SE, just one block northeast of the subject.

# Additional Photos





# Demographics Map

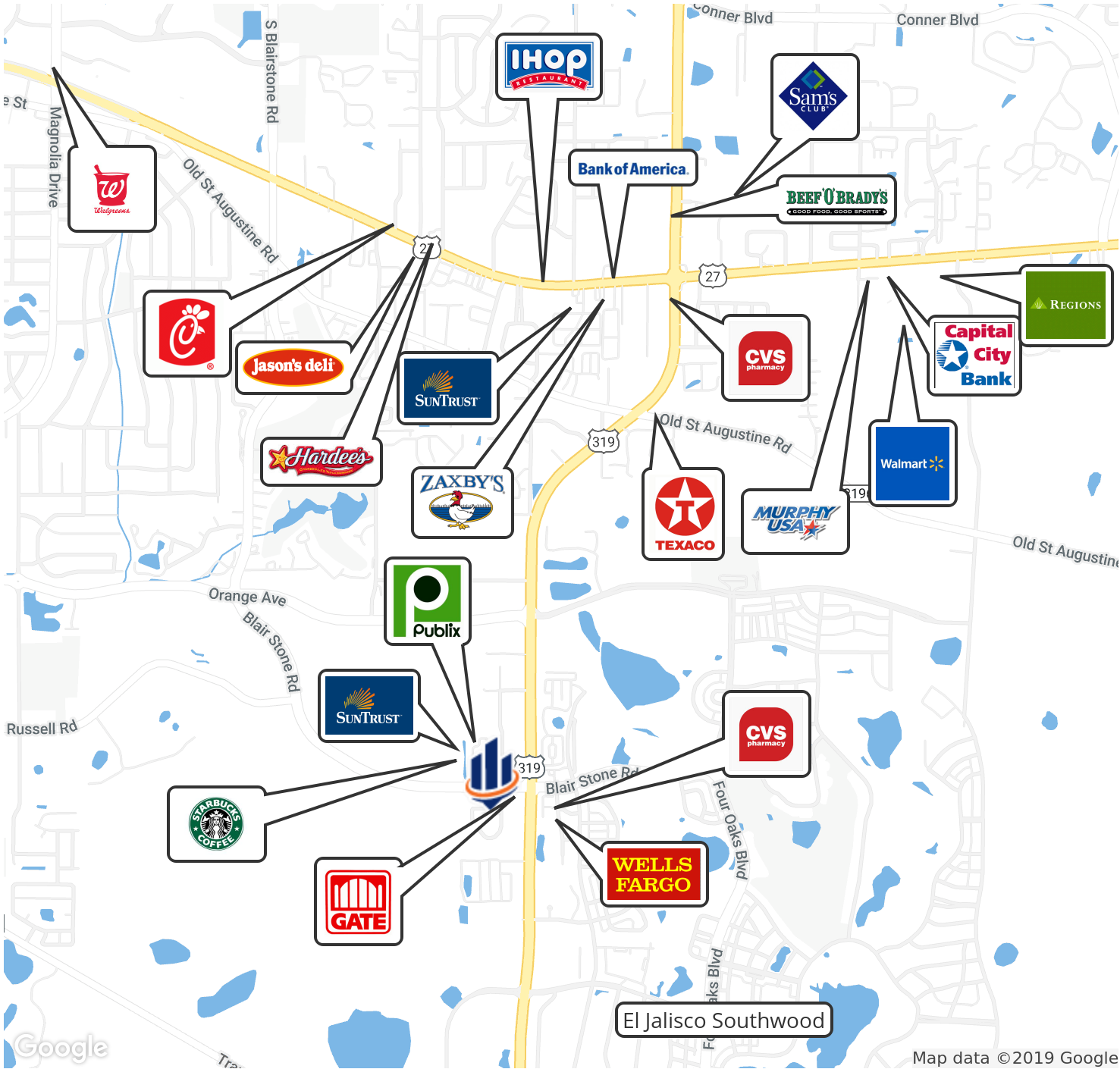


POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,970	83,011	245,910
MEDIAN AGE	29.2	31.6	31.8
MEDIAN AGE (MALE)	28.2	29.9	31.1
MEDIAN AGE (FEMALE)	30.5	33.0	32.5

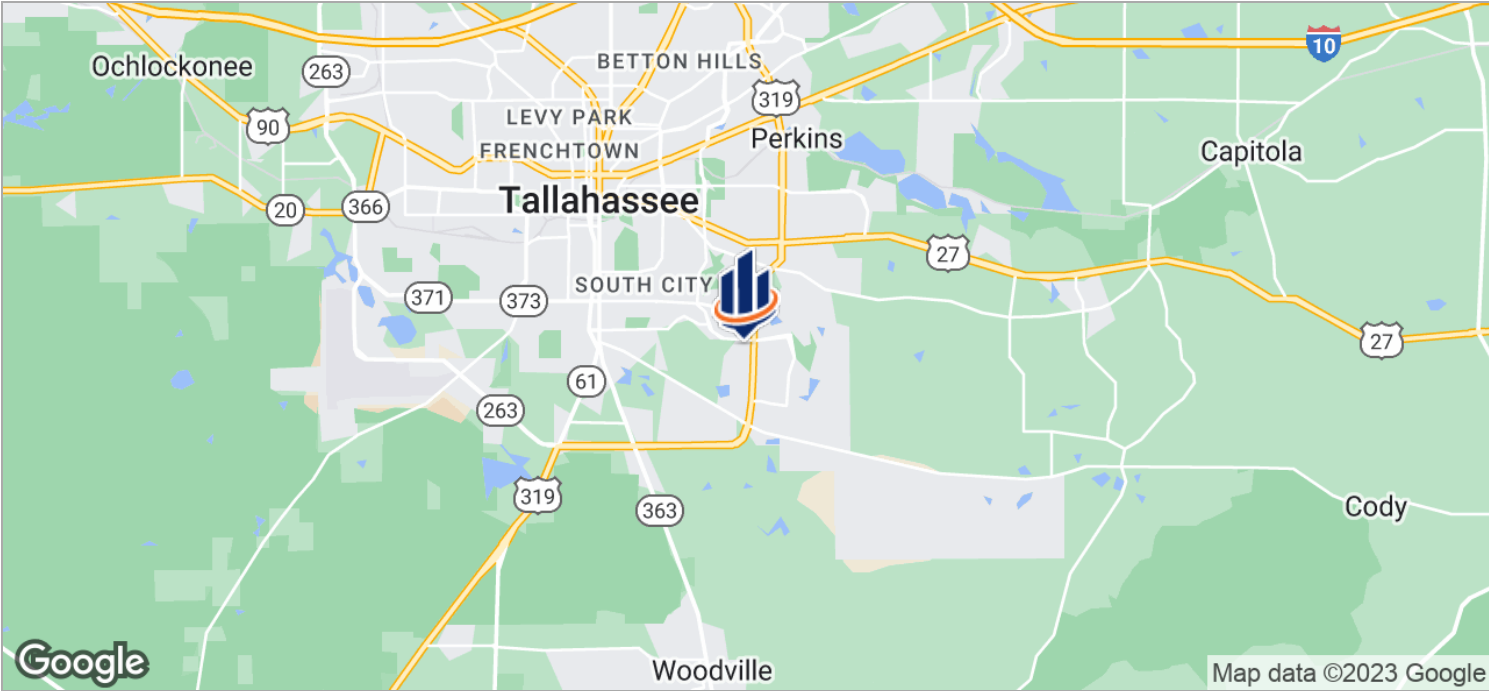
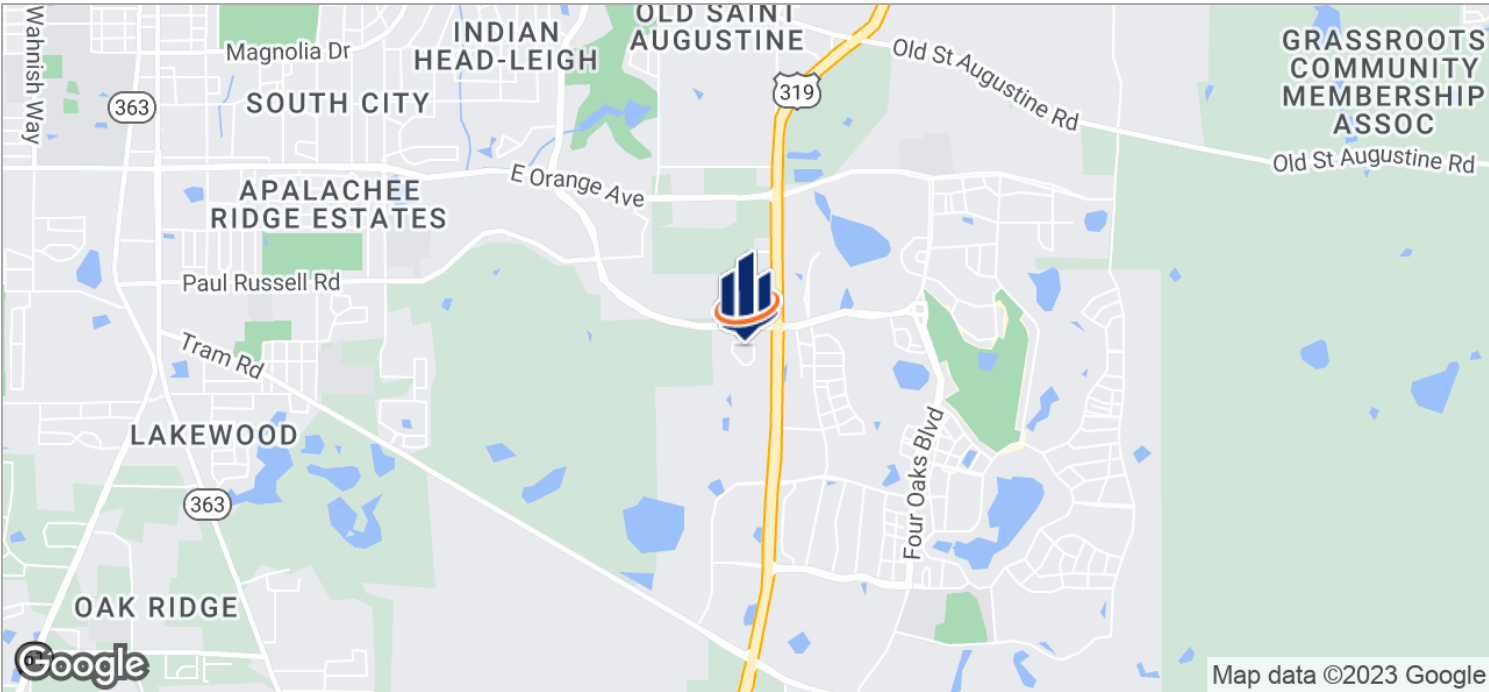
  

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	924	36,846	102,178
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$52,282	\$50,017	\$56,206
AVERAGE HOUSE VALUE	\$136,520	\$189,552	\$226,203

# Retailer Map



# Location Maps



# Proposed Site Plan

