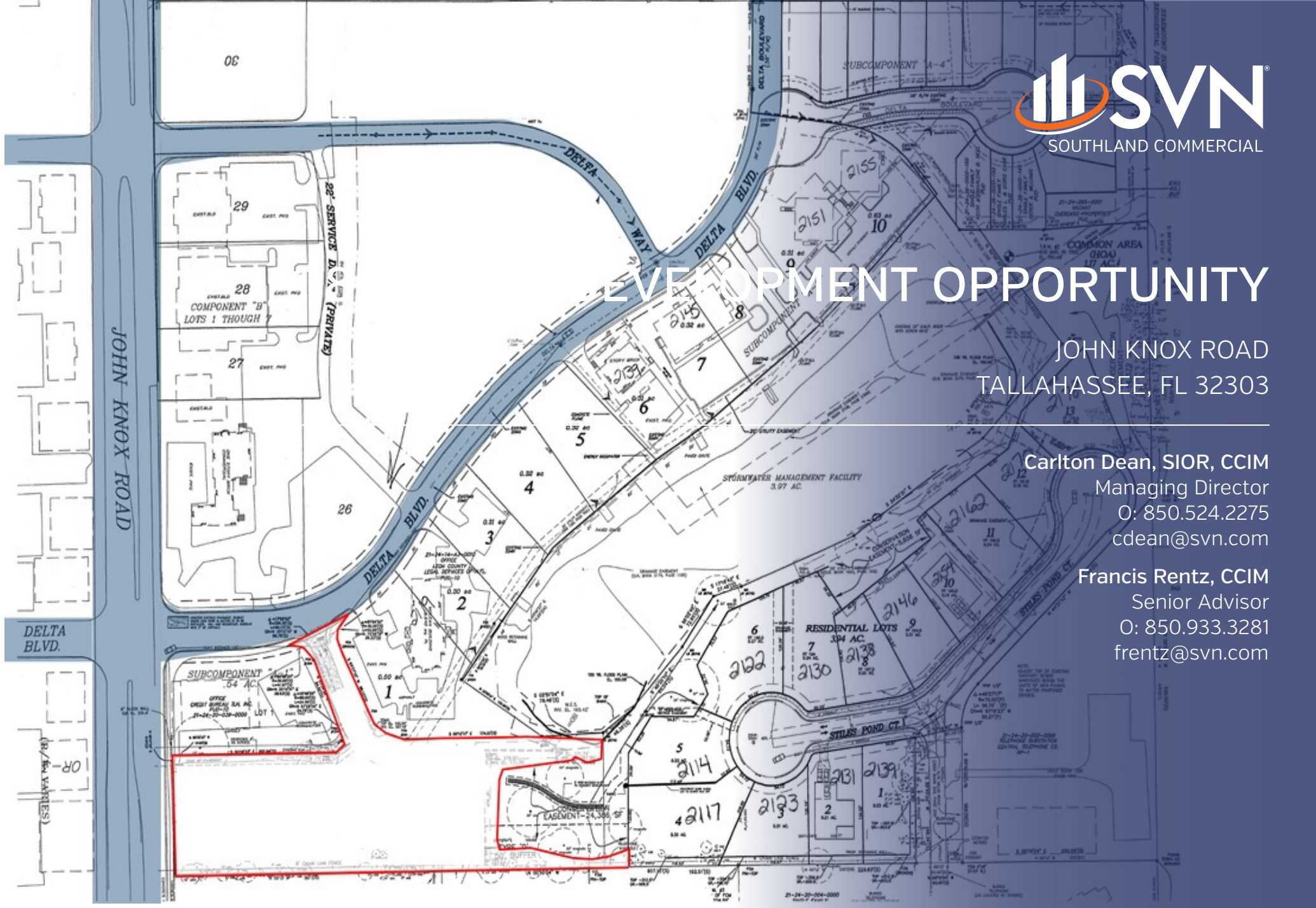


DEVELOPMENT OPPORTUNITY

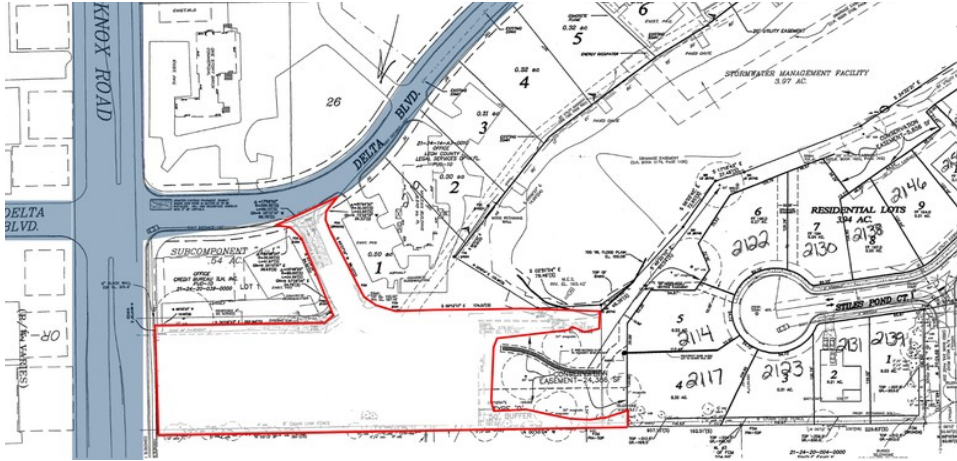
JOHN KNOX ROAD
TALLAHASSEE, FL 32303

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE	\$312,400
LOT SIZE	1.86 Acres
ZONING	Hillcrest Office Park PUD/ Suburban PUD
MARKET	Tallahassee
TRAFFIC COUNT	16,767 ADT
TRAFFIC COUNT STREET	John Knox Rd.

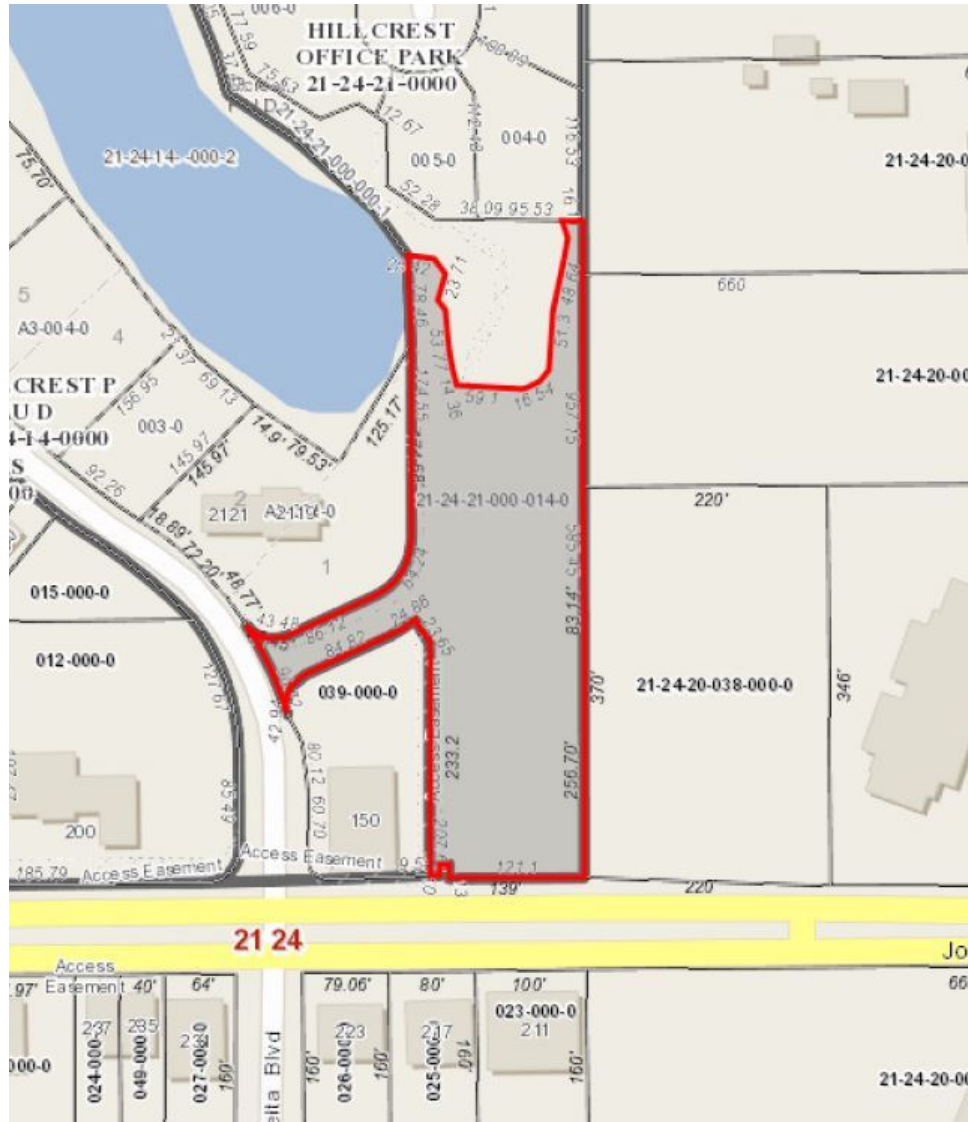
PROPERTY OVERVIEW

This commercially zoned development opportunity is 1.86 acres of vacant land. The parcel encompasses approximately 138.55+/- feet on John Knox Road, an asphalt-paved, four-lane roadway which has an average daily traffic count of approximately 15,700 VPD. The parcel also has 90.72+/-feet of frontage on Delta Boulevard. Stormwater management facility is off-site.

LOCATION OVERVIEW

The parcel is located just feet from the John Knox and Meridian Rd. lighted intersection. The site is only .7 of a mile to N Monroe St. - one of Tallahassee's main retail thoroughways with junctions to Interstate 10 and straight paths to the Capitol Building and Downtown and 1 mile to Thomasville Rd. The parcel is adjacent to HarborChase Retirement Home of Tallahassee and the newly constructed Bevis Funeral Home and only half a mile from The Centre of Tallahassee Shopping Mall.

PARCEL MAPS

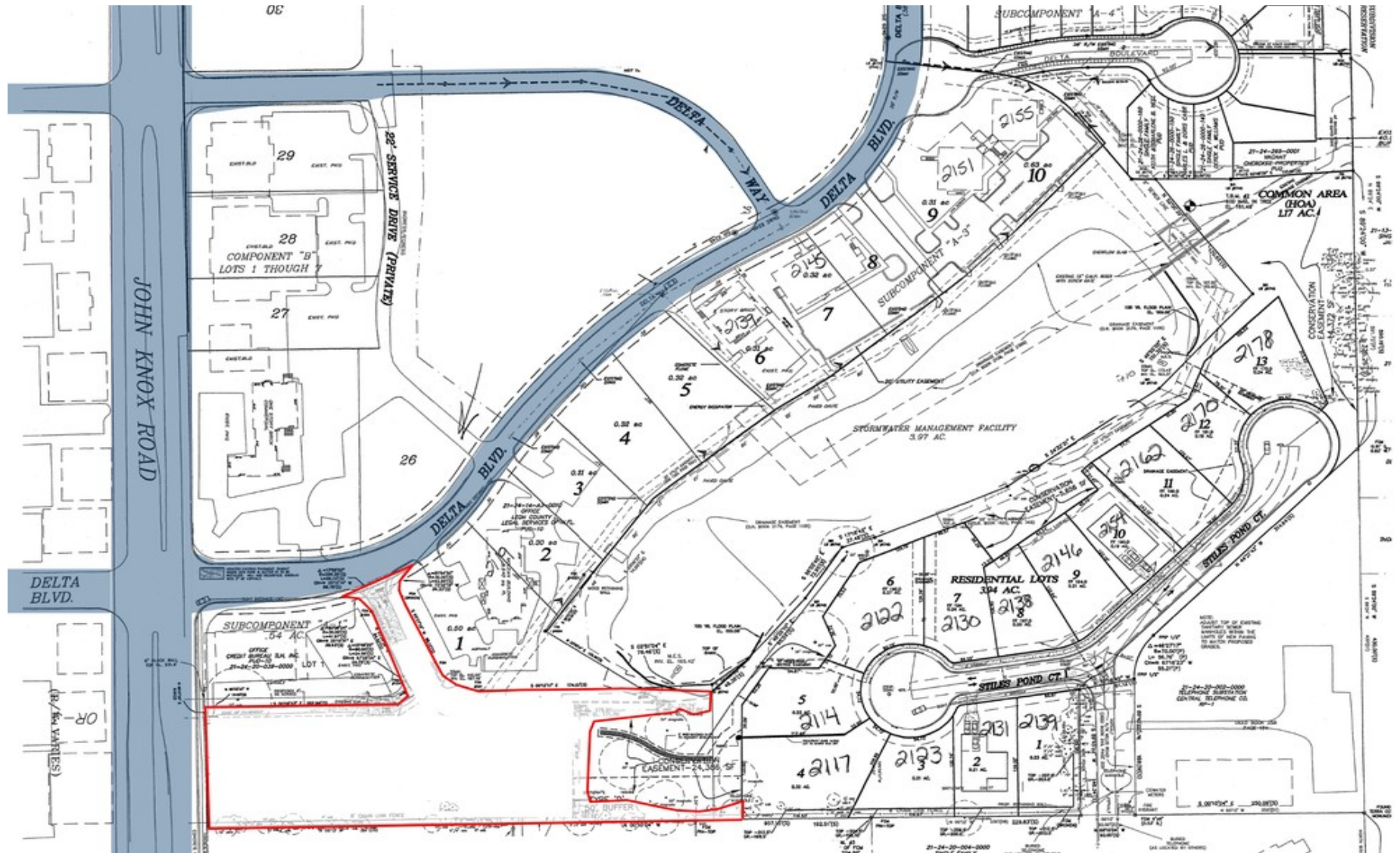


1.86 ACRES DEVELOPMENT OPPORTUNITY | JOHN KNOX ROAD TALLAHASSEE, FL 32303

SVN | SouthLand Commercial

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PARCEL MAP

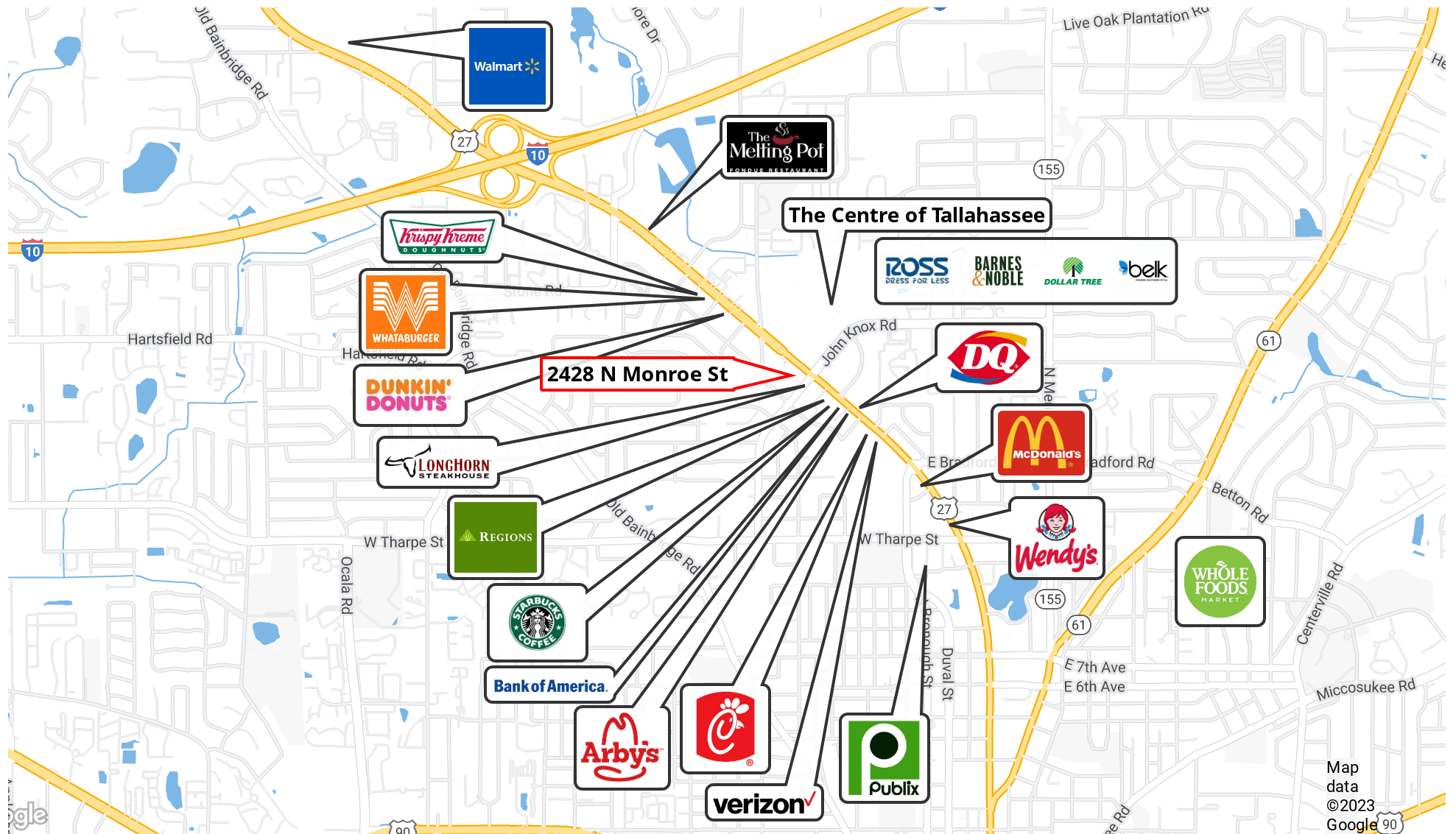


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RETAILER MAP



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PROPERTY PHOTOS



View of John Knox Rd. From Delta Blvd. Facing Meridian Rd.



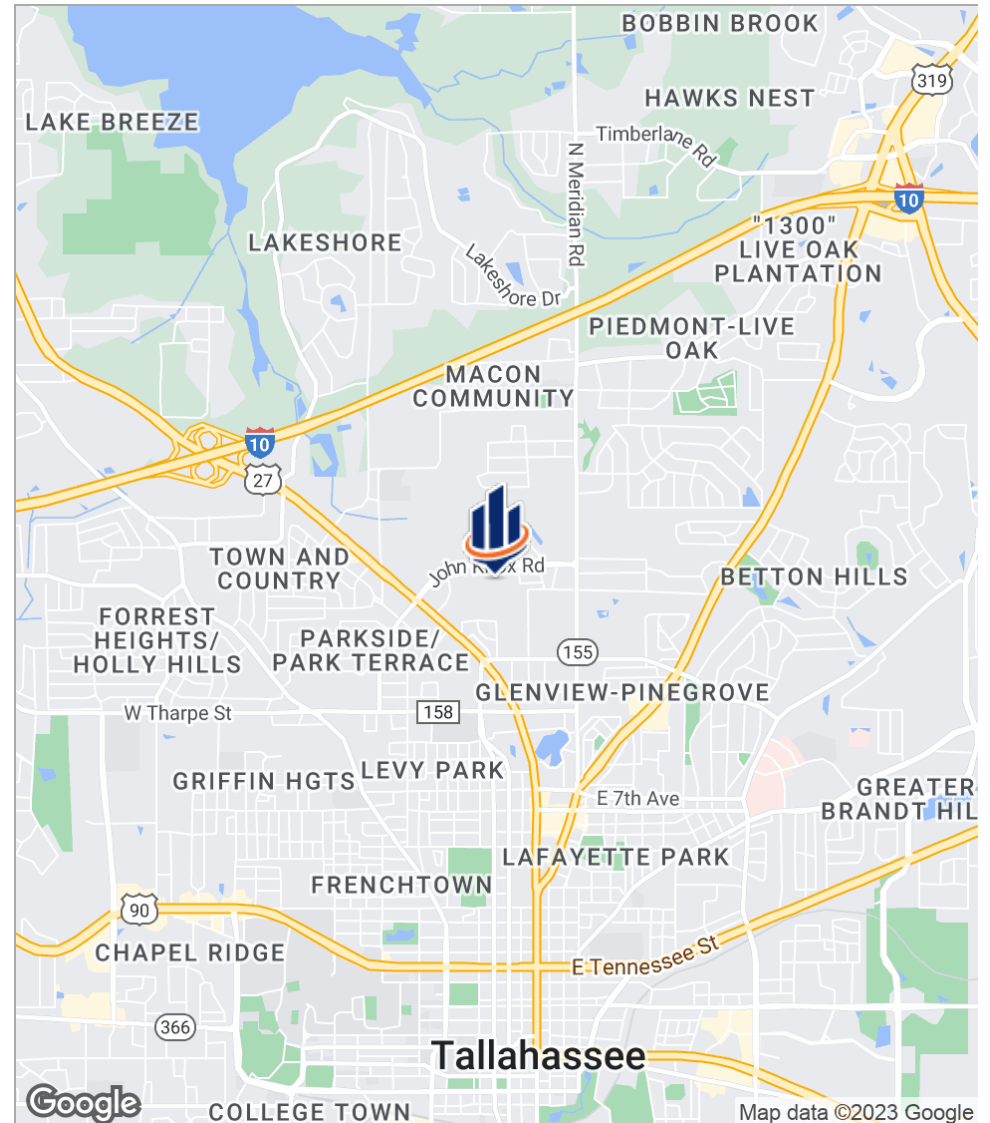
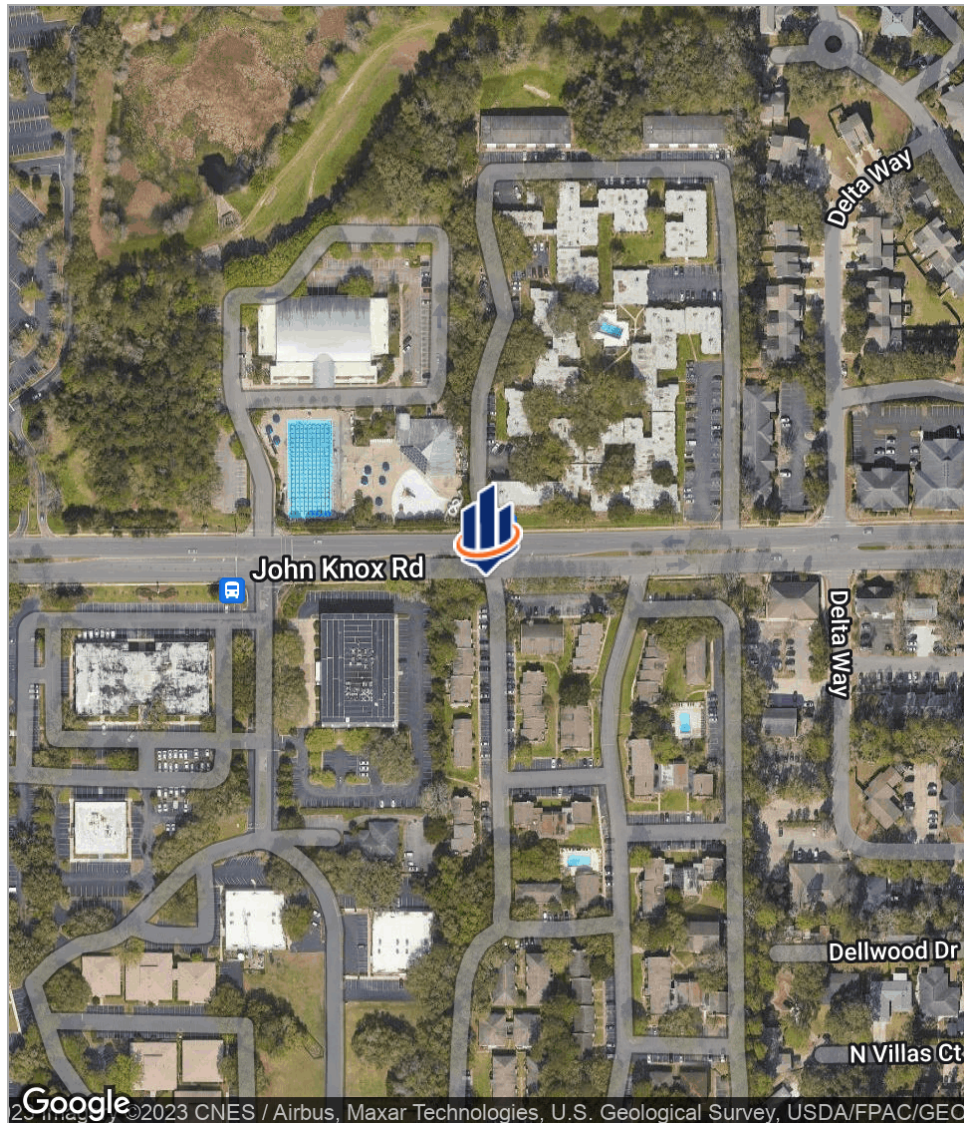
Front View of Property - From John Knox Rd.

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LOCATION MAPS

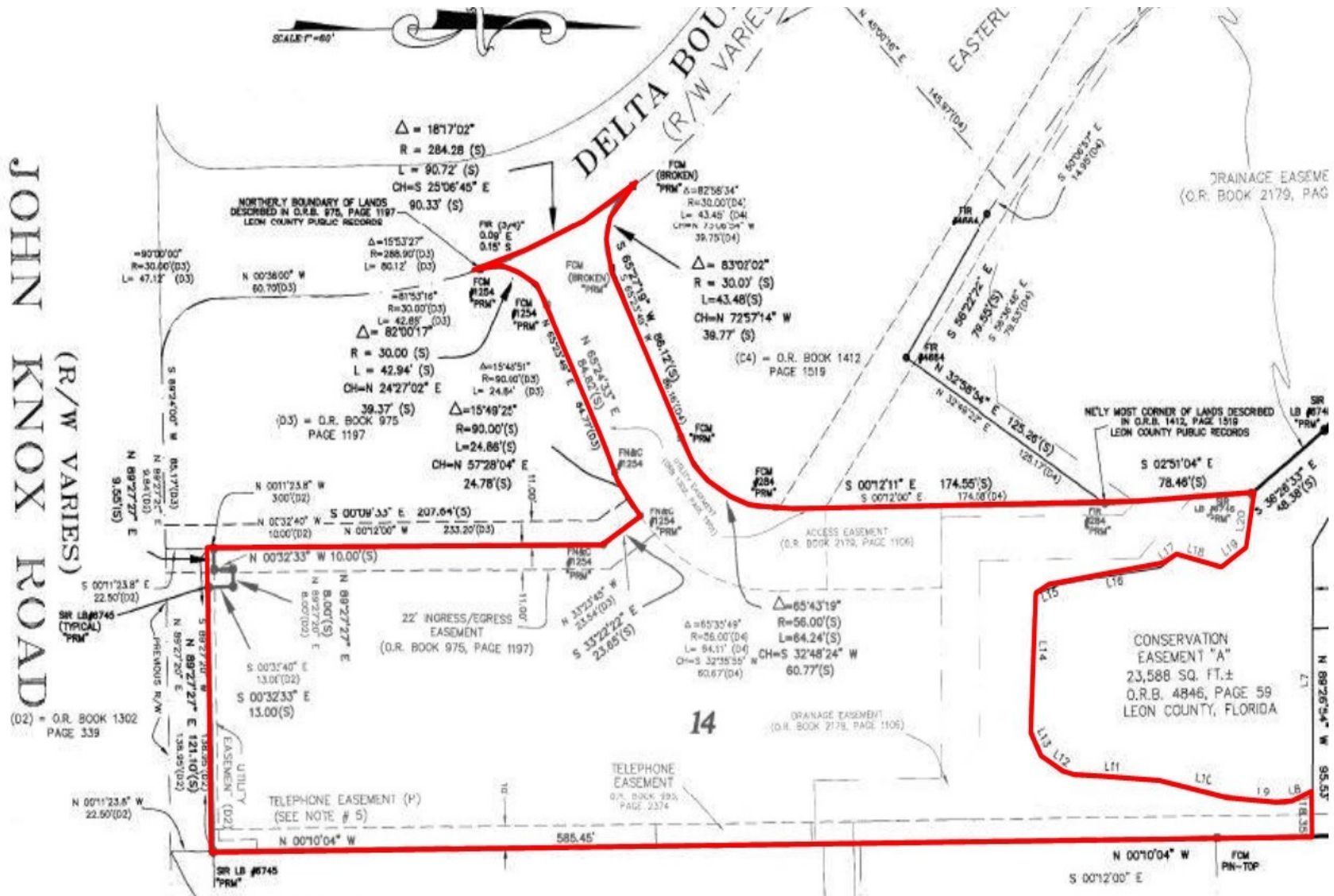


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SURVEY

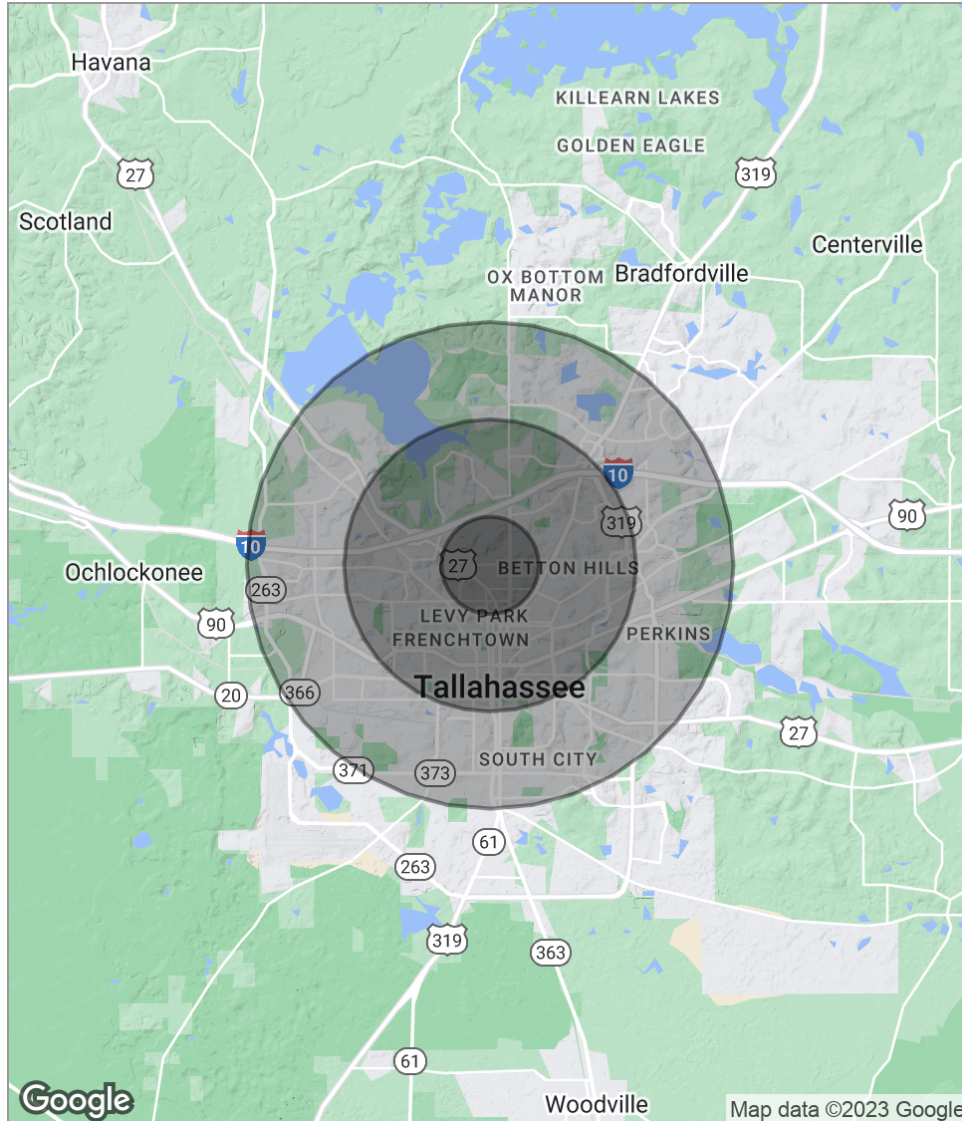


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DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,698	76,448	172,360
Median age	30.4	29.9	29.5
Median age (Male)	30.0	30.2	29.1
Median age (Female)	31.1	29.6	30.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,471	30,635	71,541
# of persons per HH	2.2	2.5	2.4
Average HH income	\$63,458	\$54,189	\$50,716
Average house value	\$219,662	\$265,423	\$231,647

* Demographic data derived from 2020 ACS - US Census

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.