



EXECUTIVE SUMMARY

1.98 AC MAHAN DRIVE

3926 MAHAN DRIVE, TALLAHASSEE, FL 32308



OFFERING SUMMARY

Sale Price: \$1,300,000.00

Lot Size: 1.98 Acres

APN: 11-22-51 F-1916

Zoning: MCN (Mahan Corridor Node District)

PROPERTY OVERVIEW

1.98 acres of commercial property for sale on the Mahan Corridor in NE Tallahassee. Surrounded by national and local retailers including Walmart, Costco, McDonalds, CMX Cinemas Fallschase, Bass Pro Shops and many others. The two adjacent properties are for sale and listed by TLG Real Estate Services and totaling an additional 4.55 acres.

PROPERTY HIGHLIGHTS

- Traffic counts exceed 20,000 cars per day
- Property is across the street from a multi-family complex with over 300 units
- Property is less than 10 minutes from the I-10 Interchange

[Click Here for Zoning Information](#)

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





AERIAL MAP

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RETAILER MAP

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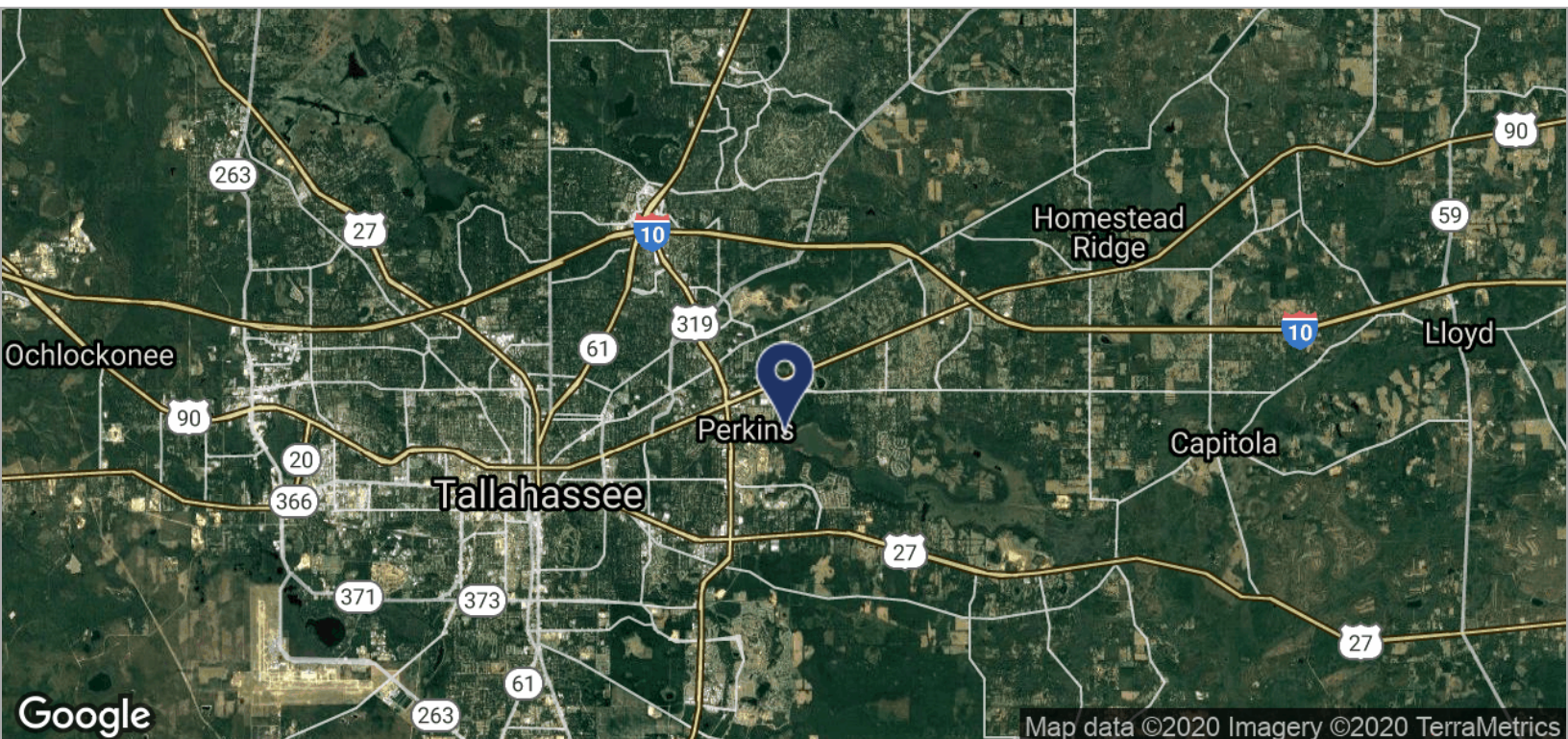
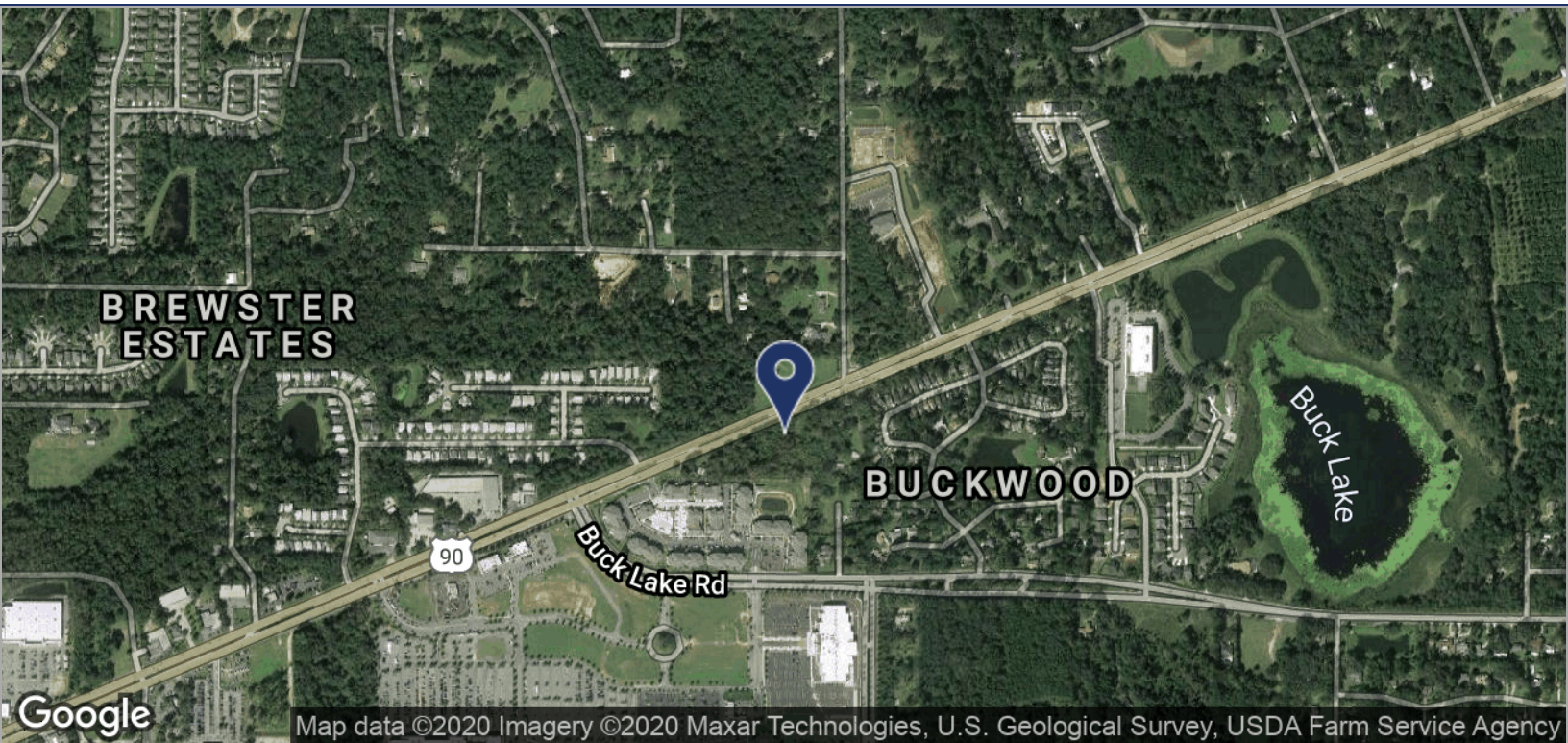




LOCATION MAPS

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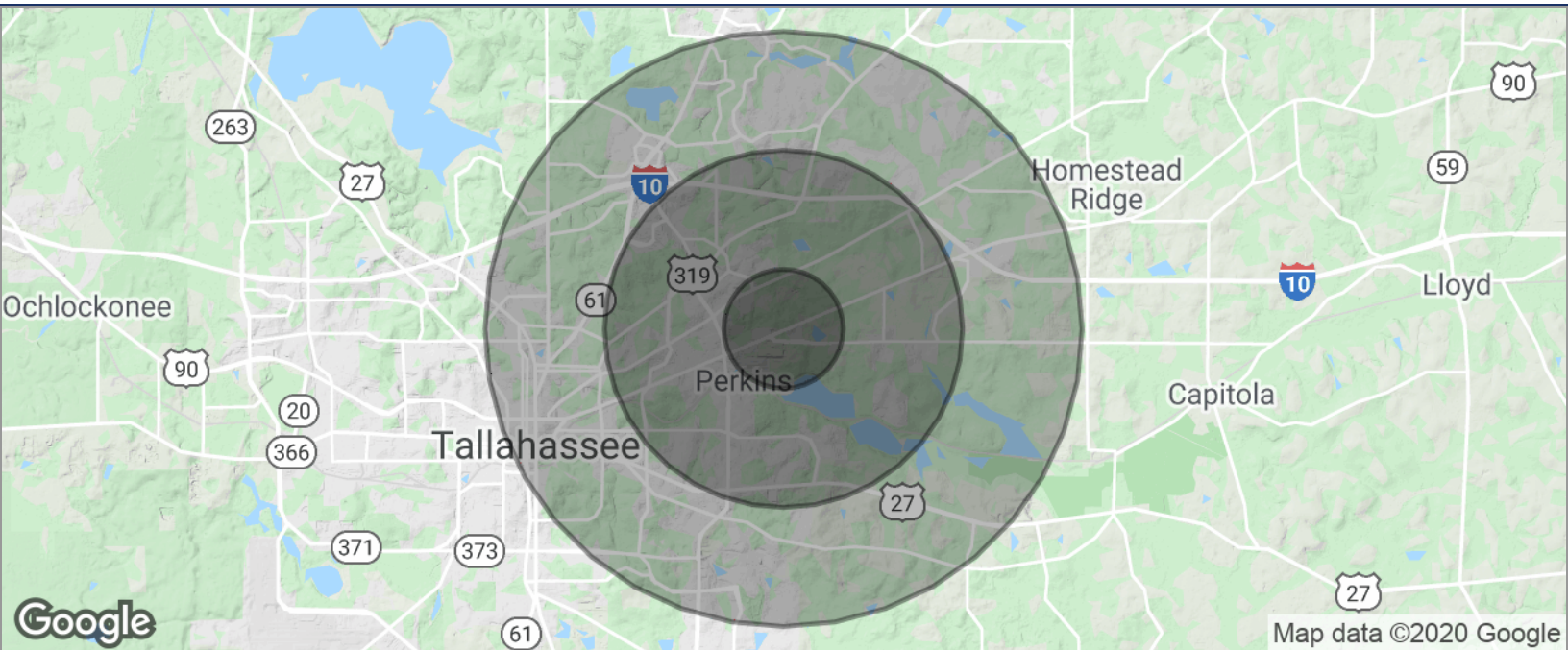




DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,333	34,139	89,687
MEDIAN AGE	38.3	36.9	37.9
MEDIAN AGE (MALE)	35.6	35.2	36.9
MEDIAN AGE (FEMALE)	39.8	38.3	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,590	15,752	41,557
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$55,873	\$66,579	\$73,640
AVERAGE HOUSE VALUE	\$197,876	\$228,030	\$257,968

* Demographic data derived from 2010 US Census

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