



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR SALE



# 205 N Magnolia Drive

Tallahassee, FL 32301

**LEWIS BUFORD**

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**TLG REAL ESTATE SERVICES**

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



## EXECUTIVE SUMMARY

## 205 N MAGNOLIA DRIVE

TALLAHASSEE, FL 32301



## OFFERING SUMMARY

**Sale Price:** \$500,000

**Price / SF:** \$12.90

**Lot Size:** 0.89 Acres

**Zoning:** PUD

**APN:** 11-31-20-080-0000

## PROPERTY OVERVIEW

This site is retail pad-ready with storm water and driveway connections in place to Magnolia, Call and Hayes Streets. Sewer and water on-site and the site to grade level is ready to be built.

## LOCATION OVERVIEW

This property is located at the northeast corner of Magnolia Drive and Hayes Street, just north of the Magnolia-Park Avenue intersection. Adjacent to Krispy Kreme and Mavis Tires, and across from Gate Gas Station and Discount Tires.

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## TALLAHASSEE, FL 32301

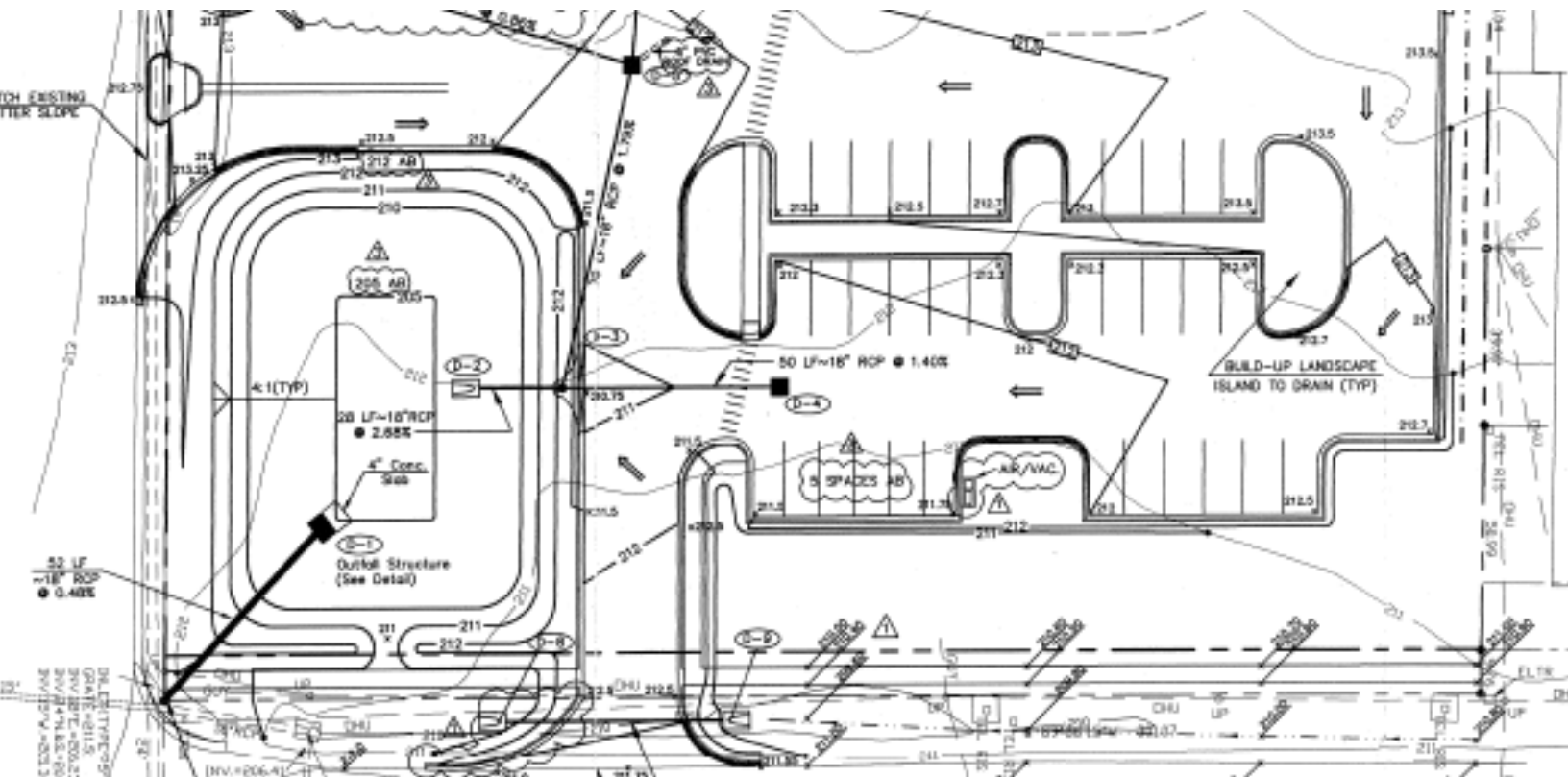




## SITE PLAN

## 205 N MAGNOLIA DRIVE

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## RETAILER MAP

## 205 N MAGNOLIA DRIVE

TALLAHASSEE, FL 32301



Google

Map data ©2019 Imagery ©2019, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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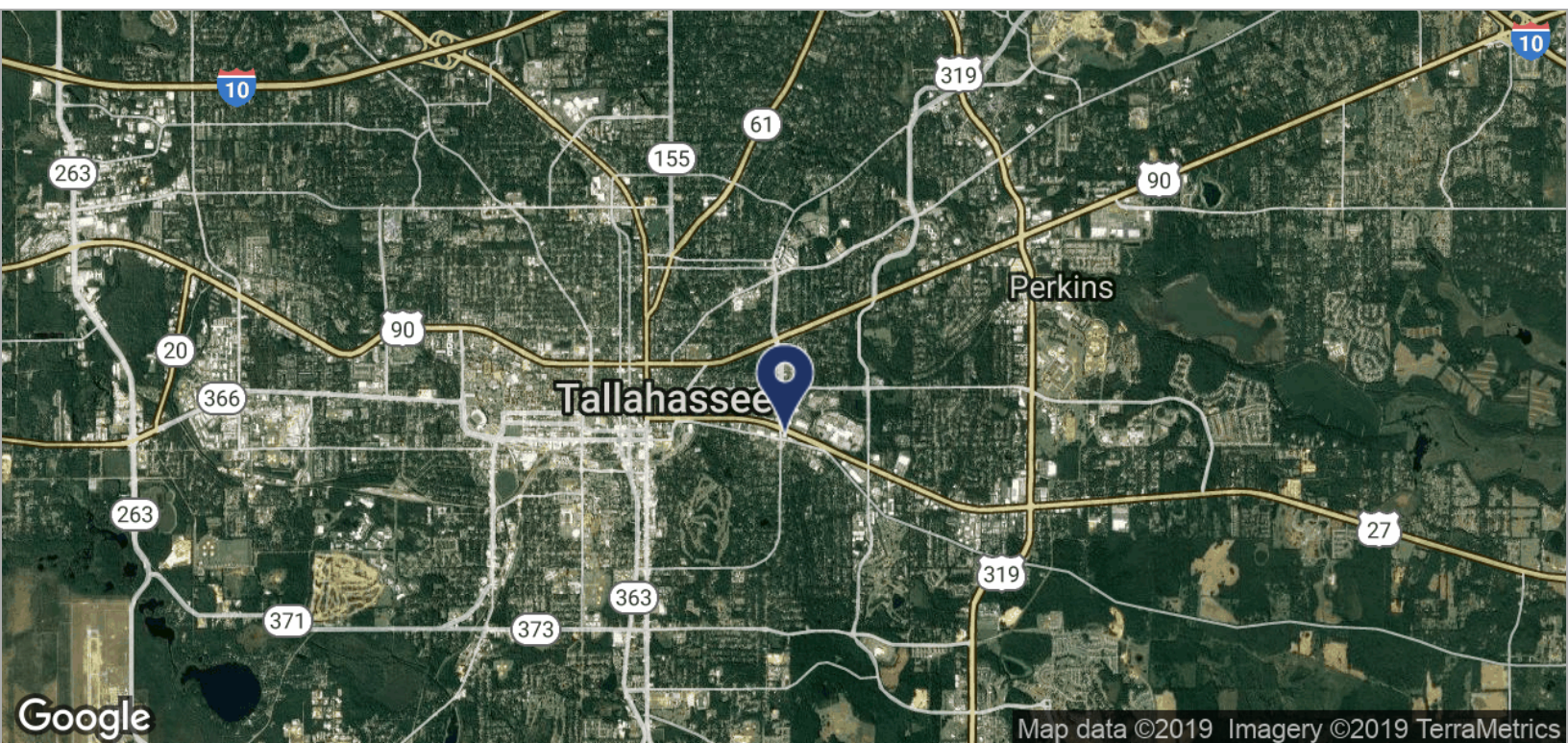
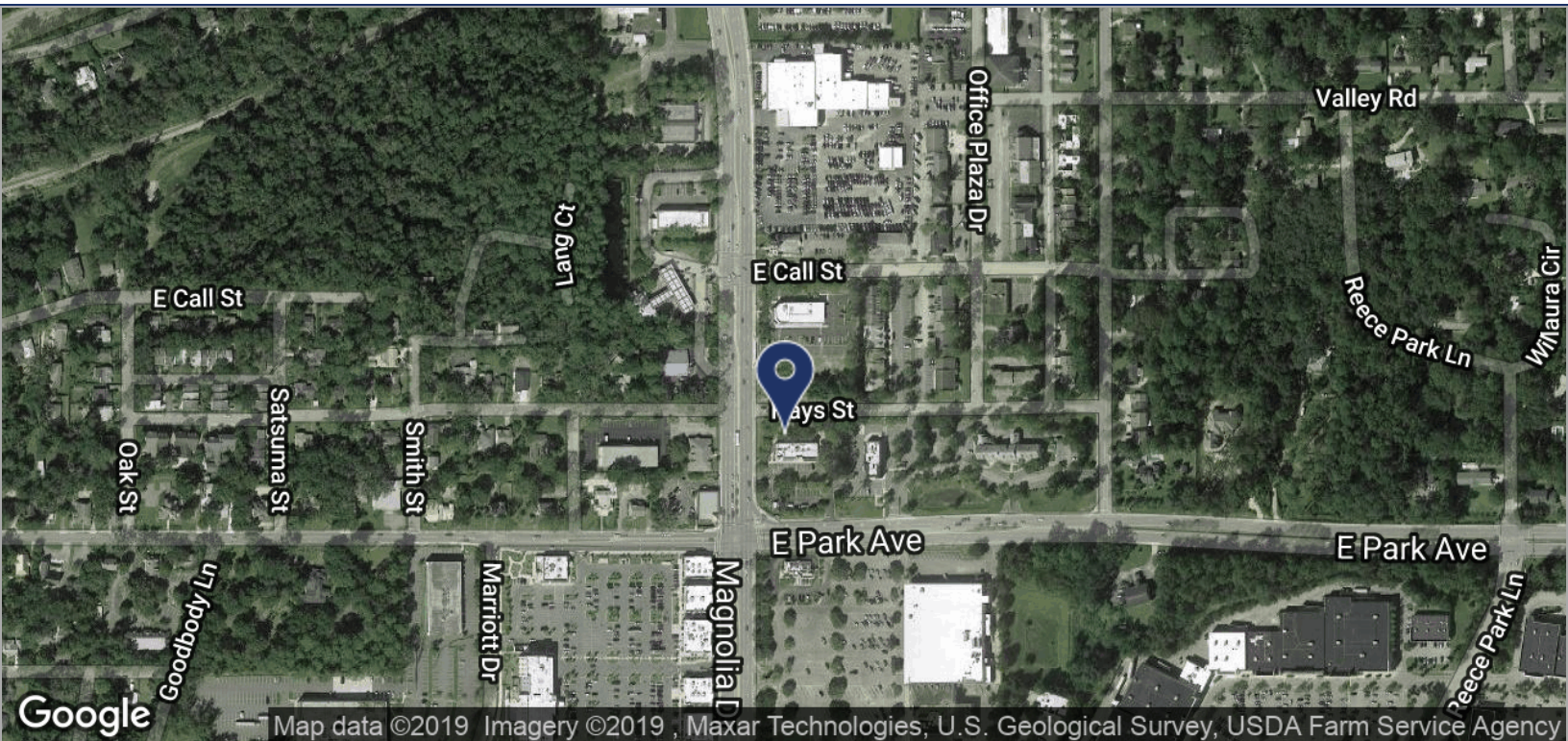




LOCATION MAPS

205 N MAGNOLIA DRIVE

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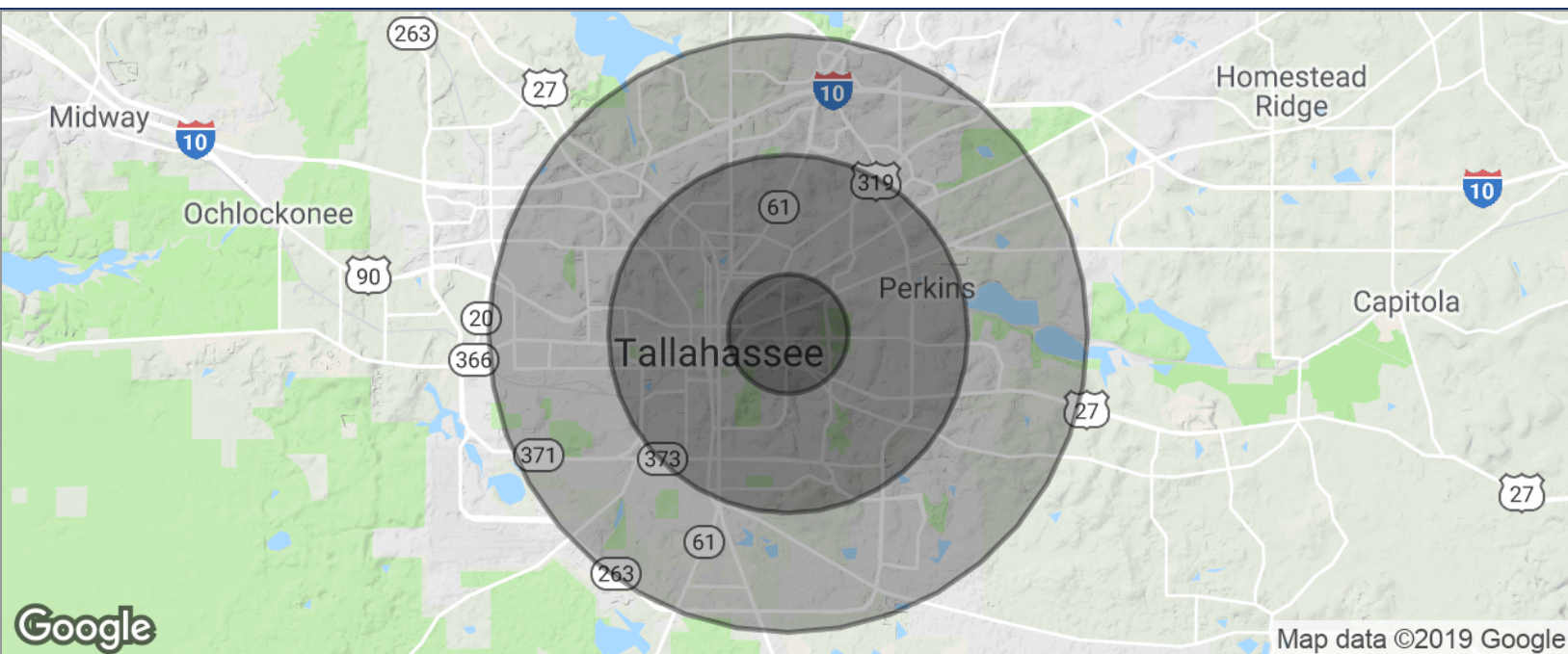




## DEMOGRAPHICS MAP

## 205 N MAGNOLIA DRIVE

TALLAHASSEE, FL 32301



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,918	75,802	162,816
MEDIAN AGE	34.6	30.5	29.9
MEDIAN AGE (MALE)	33.5	29.7	29.1
MEDIAN AGE (FEMALE)	36.1	31.1	30.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,297	32,461	69,068
# OF PERSONS PER HH	1.8	2.3	2.4
AVERAGE HH INCOME	\$51,519	\$50,579	\$48,814
AVERAGE HOUSE VALUE	\$243,930	\$232,195	\$216,384

\* Demographic data derived from 2010 US Census

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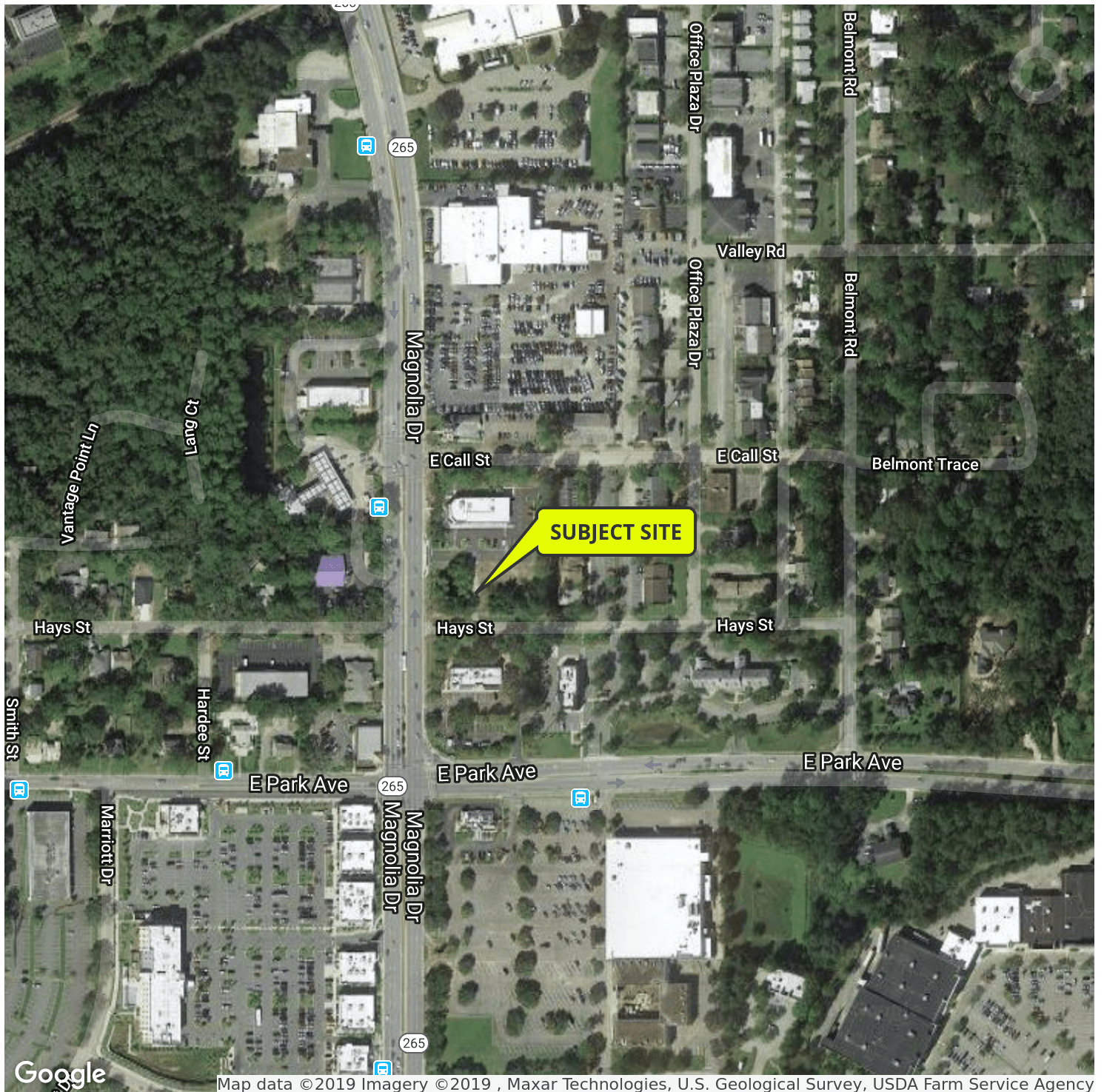




RETAILER MAP

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