

For Sale

Pad Site Available
Magnolia Dr. 4,700 SF



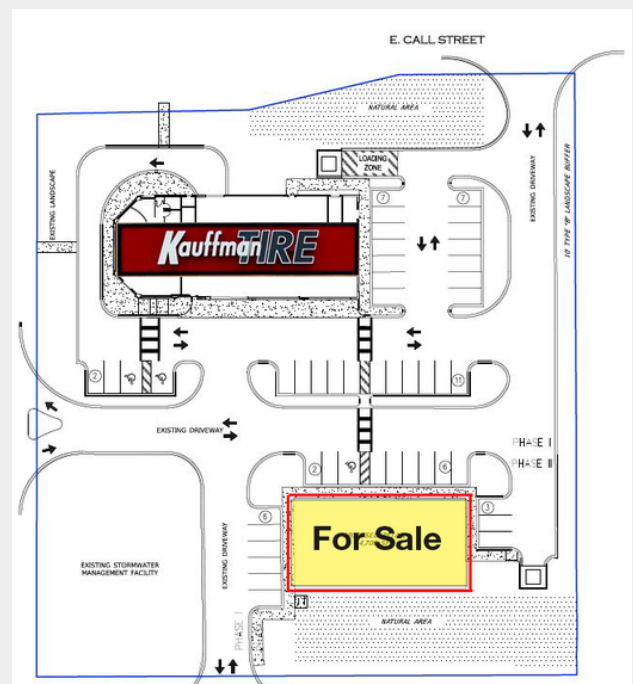
205 N. Magnolia Dr.

Tallahassee, Florida 32301

Property Features

- 4,700 SF
- 2.177 Acres
- 18 Parking Spaces
- Zoning: PUD (C2)
- Tax ID: 1131200440000
- Prominent visibility from Magnolia Drive.
- Site is surrounded by dense residential, national retailers, and many professional offices

Sale Price: \$249,900



For more information:

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For Sale

Retail Map



Demographics & Highlights

Demographics:

| | <u>2 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|-------------|---------------|---------------|---------------|
| Population: | 36,747 | 84,782 | 171,530 |
| Households: | 17,903 | 36,557 | 74,529 |

Property:

| |
|----------------------------|
| +/- 2.11 AC |
| +/- 310 ft of Frontage |
| Traffic lightened entrance |

Highlights:

- Centrally located in highly desired retail area
- Florida State University and Florida A&M are less than 2 miles form site.
- Total Student population id over 52,000

Trade Area Highlight:

- Site is located in retail and daily needs hub in Tallahassee, FL.
- Growing trade area: New McDonald's, Sleep Number, Aspen Dental, Buffalo Wild Wings, Bojangles, and Mattress Firm. Magnolia Grove is a new mixed retail development. Tenants include Hilton Home 2 Suites Starbucks, Blaze Pizza, Which Wich, SmashBurger, and Stanton Optical.
- Daytime population in the city increases by 27% to 225,505. The State Capital Building is 1.1 Miles West.