



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR SALE



Lewiswood Center & Storage

8155 - 8175 Woodville Hwy, Tallahassee, FL 32305

TERRY OOTEN II

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

LEWISWOOD CENTER & STORAGE

8155 - 8175 WOODVILLE HWY, TALLAHASSEE, FL 32305



OFFERING SUMMARY

Sale Price: \$1,225,000

Lot Size: 2.3 Acres

Building Size: 18,050 sf

APN: 33-08-20-017-0000

Zoning: CP

PROPERTY OVERVIEW

Great opportunity to invest in a well established shopping center with aggressive CAP rate. The center has been meticulously maintained while being owned by the same family for nearly 30 years. Desirable mix of both national and local tenants along with self storage units in the rear of the property provide desirable security for the owner. Tenants include H&R Block, Las Brazas Mexican Restaurant, Auto Parts Store and more.

LOCATION OVERVIEW

Less than 20 minutes from the Florida Capitol building and 30 minutes from the beach. Ideal for both owner-user as well as absent investor.

[Click Here for Zoning Information](#)

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ADDITIONAL PHOTOS

LEWISWOOD CENTER & STORAGE

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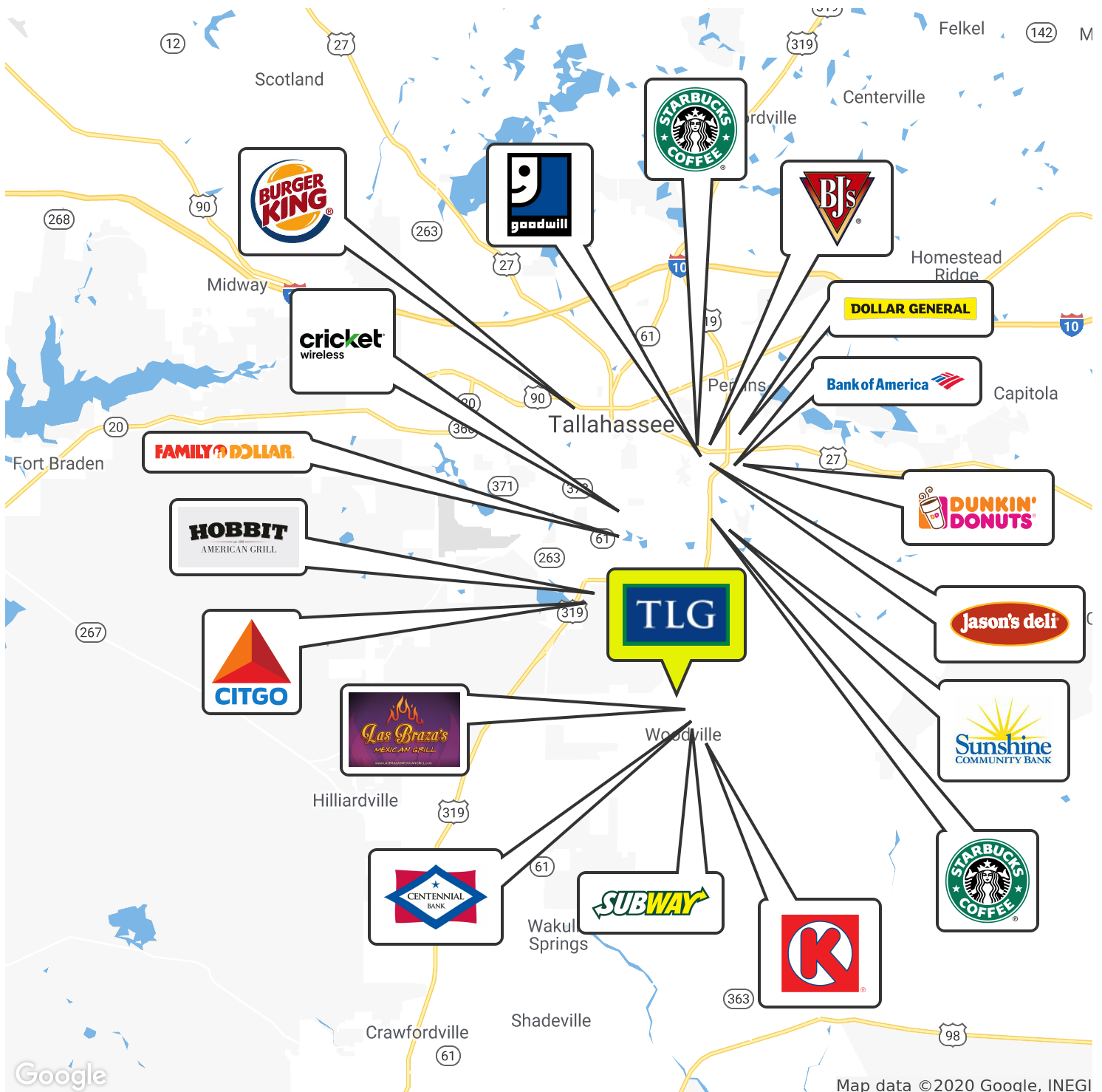




LEWISWOOD RETAIL MAP

LEWISWOOD CENTER & STORAGE

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PARCEL MAP

LEWISWOOD CENTER & STORAGE

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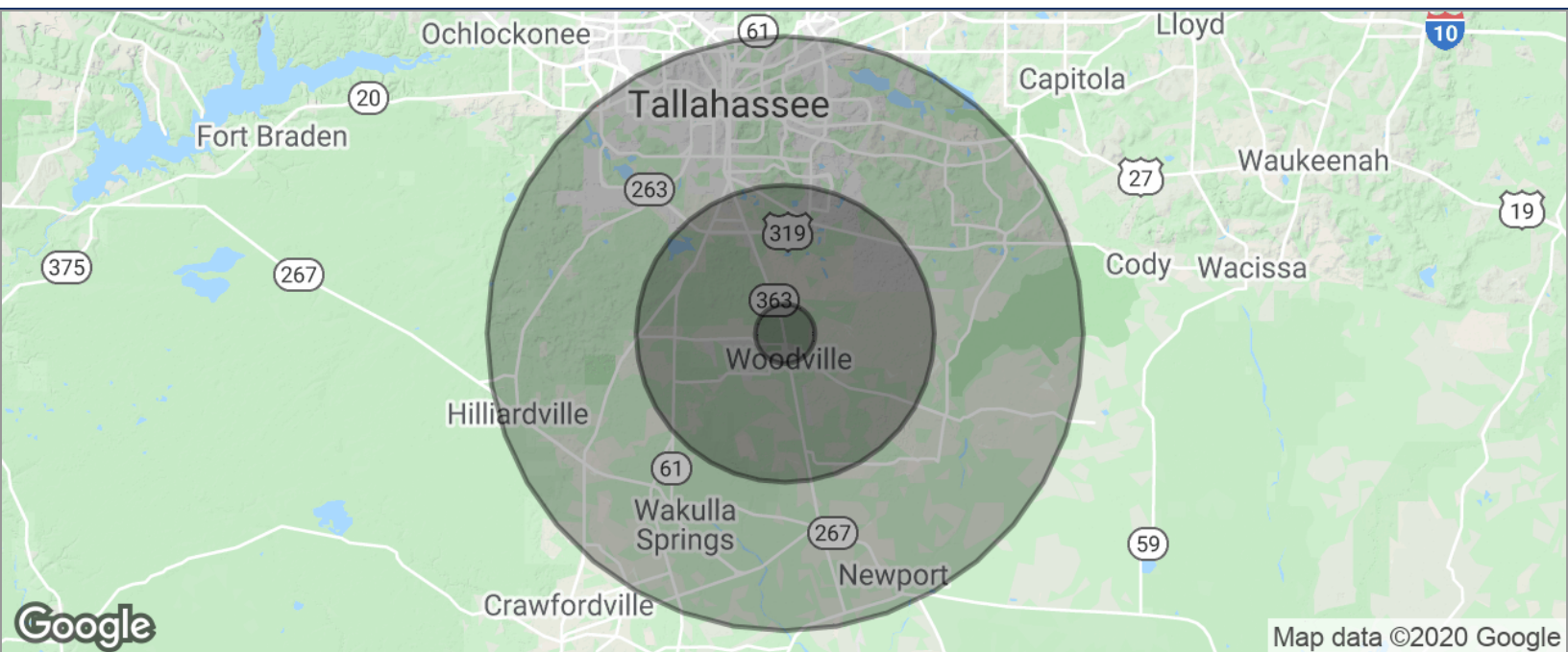




DEMOGRAPHICS MAP

LEWISWOOD CENTER & STORAGE

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**POPULATION**

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	393	12,693	148,455
MEDIAN AGE	35.0	33.3	30.3
MEDIAN AGE (MALE)	30.1	30.0	29.2
MEDIAN AGE (FEMALE)	38.6	36.0	31.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	158	5,314	62,221
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$44,386	\$47,925	\$44,811
AVERAGE HOUSE VALUE		\$132,345	\$185,566

* Demographic data derived from 2010 US Census

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