

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 22031407

RETAIL STORE SPACE - 510 S Tift Avenue Tifton, GA 31794

Rental Rate:	\$10.50 PSF (Annual)	Available Space:	8,000 SF	Type:	Retail-Commercial For Lease
Lease Type:	Other	Suite:	1	Subtype:	Free-Standing Building
Space Type:	Relet	Building Size:	8,000 SF	Zoning:	See Agent
		Modified:	1/25/2012		

8,000 SF Move-In Ready Space Available for Lease. Ample Parking with 30 Parking Spaces. Brick storefront. Centrally located in Downtown Tifton. Signalized intersection. Easy Access from Hwy 319. Just minutes from I-75. Please call listing agent for additional information.

Bill Blanar (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 22031404

FORMER URGENT CARE - 109 W 23rd Street, #N-9 Panama City, FL 32405

Rental Rate:	\$23.45 PSF (Annual)	Available Space:	3,000 SF	Type:	Office For Lease
Lease Type:	Gross Lease	Suite:	N-9	Subtype:	Medical
Space Type:	Relet	Building Size:	3,000 SF	Zoning:	See Agent
Office Class:	Class A	Modified:	1/25/2012		

Available for sublease, a turn-key medical operation. The site was formerly a national urgent care franchise that was completed and equipped during the 4QY of 2010. All furniture, fixture and equipment can be included in the sublease. State of the art medical equipment including: digital x-ray machine, CBC machine, CLIA lab, refrigerators, defibrillator, crash cart, procedures cart. Interior build-out includes four (4) exam rooms (three exam & one procedures room), x-ray room, reception area, lobby, two offices, break room, two (2) ADA restrooms, and supply and RX closets. The suite is an end-cap located in Coronado Village and possesses premium façade signage opportunities and excellent 23rd Street frontage. Coronado Village is adjacent to Gulf Coast Medical Center and numerous medical practices.

Kevin L. Wattenbarger, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 22028564

ACREAGE IN GRADY COUNTY - Bond Road Cairo, GA 39827

Price:	\$335,500	Land Size:	61 Acres	Type:	Vacant Land For Sale
Unit Price:	\$5,500 Per Acre	Land Splits:	No	Uses:	Agricultural
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Agricultural
Tax ID:	#00500-001-003, #00500-00	Modified:	1/25/2012		

61-acre vacant tract available for sale. Currently used as recreation. There are two lakes on this beautiful rolling property. Please call listing agent for additional information.

Brian Proctor (Contact)



ID# 20110812

North Point Blvd Office Space - 2012 North Point Blvd Tallahassee, FL 32308

Rental Rate:	\$13 PSF (Annual)	Available Space:	950 SF	Type:	Office For Lease
Lease Type:	Other	Suite:	C	Subtype:	Office Building
Space Type:	New	Modified:	1/24/2012	Zoning:	See Agent

950 SF office space available in Northeast Tallahassee. Features 1 or 2 offices or conference room and reception area, and space for support staff. Very unique space and updated paint and carpet. Quick and easy access to I-10 and just minutes to Downtown with close proximity to restaurants, banks, health clubs, and shopping. Conveniently located on North Point Boulevard off Capital Circle NE (by Calico Jack's). Ideal office space for the small business owner.

Laurie Blank (Contact)

850-545-5107

SouthLand Commercial Advisors, Inc.

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 19738593

GROVE PARK APARTMENT SITE - Merchants Row Tallahassee, FL 32301

Price:	\$1,900,000	Land Size:	17.44 Acres	Type:	Vacant Land For Sale
Unit Price:	\$108,944.95 Per Acre	Land Splits:	No	Uses:	Multi-Family
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Pl. Unit Dev.
Tax ID:	31-15-27-H-0010	Modified:	1/25/2012		

BANK OWNED. The property is a total of 17.44 acres divided into 4 parcels. Merchants row and bi-furcates the center of the parcel. The 4 parcels are entitled for a total of 383 residential multi-family units and 30,000 square feet of commercial space.

Carlton Dean, CCIM (Contact)



ID# 19732742

OFFICE BUILDING ON MAHAN DRIVE - 1725 Mahan Drive Tallahassee, FL 32308

Price:	\$850,000	Size:	14,411 SF	Type:	Office For Sale
Unit Price:	\$58.98 Per SF	Land Size:	1 Acres	Subtype:	Office Building
Sale Terms:	Other	Building Size:	14,411 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

Bank Owned. Price Reduction! Subject property is a two-story, 14,411 SF office building with 12,971 SF office space and 1,440 SF storage space. Located on 1-acre of land with plenty of parking at front and back of property. Hardwood floors, vinyl and carpeting throughout. Floor Plan features lobby, executive office suites, a single tenant office, two restrooms, and staff lounge area. Ideal for any professional business. Please call listing agent for additional information.

Carlton Dean, CCIM (Contact)



ID# 19512306

Class A Retail Space - 23rd St - 425 E 23rd St Panama City, FL 32405

Rental Rate:	\$16 PSF (Annual)	Available Space:	2,675 SF	Type:	Retail-Commercial For Lease
Lease Type:	Other	Suite:	E	Subtype:	Other
Space Type:	New	Building Size:	53,376 SF	Zoning:	General Commercial
		Modified:	1/24/2012		

23rd Street Plaza is a busy retail center located in the heart of Panama City's main retail and commercial corridor (E 23rd Street).

The property is located at the main retail corridor of Panama City - 23rd Street. Nearby retailers include Home Depot, Lowes, Howard Johnson, Bed Bath & Beyond, Verizon Wireless, Kirkland's, O'Charley's and many more.

Francis P. Rentz, CCIM (Contact) 850-386-2600 SouthLand Commercial Advisors, Inc.



ID# 18464384

PROFESSIONAL OFFICE BUILDING - 1835 Fiddler Court Tallahassee, FL 32308

Rental Rate:	\$14 PSF (Annual)	Available Space:	2,400 SF	Type:	Office For Lease
Lease Type:	Modified Gross	Suite:	1	Subtype:	Medical
Space Type:	Relet	Building Size:	2,400 SF	Zoning:	See Agent
Office Class:	Class A	Modified:	1/25/2012		

Subject property is a single level, free-standing 2,400 SF professional office building located in northeast Tallahassee. Low maintenance design and nicely appointed interior. Well designed floor plan is suited to meet the needs of any office or professional association. Also available for SALE.

Carlton Dean, CCIM (Contact)

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 18464382

OFFICE / INDUSTRIAL UNIT - 103 Amar Place Panama City Beach, FL 32413

Rental Rate:	\$7.21 PSF (Annual)	Available Space:	2,500 SF	Type:	Industrial For Lease
Lease Type:	Gross Lease	Suite:	Multiple Available	Subtype:	Flex Space
Space Type:	Relet	Building Size:	2,500 SF	Zoning:	See Agent
		Modified:	1/25/2012		

2,500± SF office/industrial unit available for immediate occupancy. Unit is comprised of 1,000± SF office and 1,500± warehouse. Office build out includes three individual offices, reception area, two ADA restrooms. Features 18-foot clear ceilings in the warehouse with grade-level roll-up door. ::: Also available FOR LEASE. Efficient, turn-key office/industrial units with aggressive lease terms. Lease rate based on \$7.21/SF (gross) (\$1,503.35 per month) plus Florida sales tax. Please call for additional information. Two units available. Please call listing agent for additional information.

Kevin L. Wattenbarger, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 18464357

INDUSTRIAL OFFICE/WAREHOUSE - 17762 Ashley Drive Panama City Beach, FL 32413

Rental Rate:	\$6.50 PSF (Annual)	Available Space:	5,000 SF	Type:	Industrial For Lease
Lease Type:	NNN	Suite:	1	Subtype:	Office Showroom
Space Type:	Relet	Building Size:	5,000 SF	Zoning:	See Agent
		Modified:	1/25/2012		

5,000± SF (50 X 100) of industrial office space. Existing build out includes one office and two restrooms. Office build out is approximately 1,100± SF with 3,900± SF warehouse. Two overhead roll-up doors at the rear of the warehouse with outdoor lay-down area. Asking rate is based on \$6.50 NNN. Landlord will need to install fire wall prior to tenant occupancy. Please call with any questions. Showing will need to be arranged with building's co-tenant. Call listing broker to schedule.

Kevin L. Wattenbarger, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 18449865

SOUTHWOOD HOTEL SITE - 1969 Quail Grove Lane Tallahassee, FL 32305

Price:	\$795,000	Land Size:	2.77 Acres	Type:	Vacant Land For Sale
Unit Price:	\$287,003.61 Per Acre	Land Splits:	No	Uses:	Other
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Southwood PUD
Tax ID:	311627 A0050	Modified:	1/25/2012		

PRICE REDUCTION! Approximately 2.77 acres of vacant land located within the 3,200 acre Master Planned SouthWood Community by St. Joe. Close to shopping, office parks, restaurants, and daycare.

Carlton Dean, CCIM (Contact)



ID# 18449074

OFFICE / INDUSTRIAL UNIT - 103 Amar Place Panama City Beach, FL 32413

Price:	\$624,900	Size:	2,500 SF	Type:	Industrial For Sale
Unit Price:	\$249.96 Per SF	Land Size:	1.13 Acres	Subtype:	Flex Space
Sale Terms:	Other	Building Size:	2,500 SF	Zoning:	See Agent
		Modified:	1/25/2012		

2,500± SF office/industrial unit available for immediate occupancy. Unit is comprised of 1,000± SF office and 1,500± warehouse. Office build out includes three individual offices, reception area, two ADA restrooms. Features 18-foot clear ceilings in the warehouse with grade-level roll-up door. ::: Also available FOR LEASE. Efficient, turn-key office/industrial units with aggressive lease terms. Lease rate based on \$7.21/SF (gross) (\$1,503.35 per month) plus Florida sales tax. Please call for additional information. Two units available. Please call listing agent for additional information.

Kevin L. Wattenbarger, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 18447713

W TENNESSEE STREET VACANT LAND - 2539 W. Tennessee Street Tallahassee, FL 32304

Price:	\$800,000	Land Size:	1.97 Acres	Type:	Vacant Land For Sale
Unit Price:	\$406,091.37 Per Acre	Land Splits:	No	Uses:	Other
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Commercial Parkway
Tax ID:	2128204200000	Modified:	1/25/2012		

This is 1.97± acres of vacant land on West Tennessee Street located between Florida State University and Tallahassee Community College, providing a heavy student traffic to the area. The site has great visibility for drivers traveling in both directions of Tennessee street. Land can also be leased. Call listing agent for additional details.

Carlton Dean, CCIM (Contact)



ID# 18447202

NORTHWEST OFFICE BUILDING - 3045 West Tharpe Street Tallahassee, FL 32304

Price:	\$76,000	Size:	993 SF	Type:	Office For Sale
Unit Price:	\$76.54 Per SF	Land Size:	0.5 Acres	Subtype:	Office Building
Sale Terms:	Other	Building Size:	993 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

BANK OWNED. Price Reduction! This is a 993± SF office building located on .50± acres with a fenced yard. The building features a reception area, workroom, several offices, and a restroom. Site has 100'± road frontage on West Tharpe Street. Please call listing agent for additional information.

Carlton Dean, CCIM (Contact)



ID# 18446969

GULF COUNTY ACREAGE - Doc Whitfield Rd & Hwy 71 Wewahitchka, FL 32465

Price:	\$1,495,000	Land Size:	1,689 Acres	Type:	Vacant Land For Sale
Unit Price:	\$885.14 Per Acre	Land Splits:	No	Uses:	Agricultural
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Agricultural
Tax ID:	01095-001R	Modified:	1/25/2012		

This is a large 1,689 acre vacant tract that has been historically used as timberland and recreation. It is presently used for silviculture and recreation.

Carlton Dean, CCIM (Contact)



ID# 16248095

PROFESSIONAL OFFICE BUILDING - 1835 Fiddler Court Tallahassee, FL 32308

Price:	\$360,000	Size:	2,400 SF	Type:	Office For Sale
Unit Price:	\$150 Per SF	Land Size:	0.394 Acres	Subtype:	Medical
Sale Terms:	Other	Building Size:	2,400 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

Subject property is a single level, free-standing 2,400 SF professional office building located in northeast Tallahassee. Low maintenance design and nicely appointed interior. Well designed floor plan is suited to meet the needs of any office or professional association. Also available for LEASE.

Carlton Dean, CCIM (Contact)

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 16247953

BLOUNTSTOWN HIGHWAY RETAIL - 4394 Blountstown Hwy Tallahassee, FL 32308

Price:	\$200,000	Size:	3,000 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$66.67 Per SF	Land Size:	0.735 Acres	Subtype:	Free-Standing Building
Sale Terms:	Other	Building Size:	3,000 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

Price Reduction! This is a 3,000± SF retail building located at the corner of Blountstown Highway and Capital Circle Southwest.

Wilson Dean (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 15040305

FORMER BLOCKBUSTER - 512 W 23rd Street Panama City, FL 32405

Rental Rate:	\$11 PSF (Annual)	Available Space:	6,630 SF	Type:	Retail-Commercial For Lease
Lease Type:	NNN	Suite:	1	Subtype:	Free-Standing Building
Space Type:	Relet	Building Size:	6,630 SF	Zoning:	See Agent
		Modified:	1/25/2012		

Subject property is approximately 6,630 SF with 58± parking spaces. Approximately 150' of road frontage with over 33,000 vehicles per day on 23rd Street (2010 FDOT). Please call listing agent for additional information.

Kevin L. Wattenbarger, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 14721889

PANAMA CITY BEACH INDUSTRIAL - 1225 Moylan Road Panama City Beach, FL 32408

Price:	\$300,000	Size:	7,047 SF	Type:	Industrial For Sale
Unit Price:	\$42.57 Per SF	Land Size:	1.76 Acres	Subtype:	Warehouse/Distribution
Sale Terms:	Other	Building Size:	7,047 SF	Zoning:	See Agent
		Modified:	1/25/2012		

7,047± SF industrial cold storage facility located on 1.76± acres in Panama City Beach, FL. Property possesses C-2 zoning. Easily accessible from Panama City Beach Parkway. An ideal location for almost any industrial, light manufacturing or distribution company. Semi tractor loading dock with roll-up doors and additional loading platform. Please contact listing agent for additional information.

Kevin L. Wattenbarger, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 14721414

469 HARRISON AVE - MIXED USE - 469 Harrison Avenue Panama City, FL 32401

Price:	\$399,000	Size:	5,910 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$67.51 Per SF	Building Size:	5,910 SF	Subtype:	Street Retail
Sale Terms:	Other	Modified:	1/25/2012	Zoning:	See Agent
Cap Rate:	See Agent				

Historic Downtown Panama City - Harrison Avenue storefront with attached 2 bedroom/1 bathroom luxury apartment. Both retail store and apartment have recent and numerous updates. Both are in move-in condition. Also available for LEASE @ \$2,800/month. Please call listing agent for additional information.

Kevin L. Wattenbarger, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 13402808

PUBLIX ANCHORED SHOPPING CTR - 6615 Mahan Drive Tallahassee, FL 32308

Rental Rate:	\$15 PSF (Annual)	Available Space:	1,400 - 2,240 SF	Type:	Shopping Center For Lease
Lease Type:	NNN	Suite:	Multiple Available	Subtype:	Community Center
Space Type:	Relet	Building Size:	62,821 SF	Zoning:	See Agent
		Modified:	1/24/2012		

Vineyard Shopping Center is a 62,821 SF shopping center located on Mahan Drive in NE Tallahassee offering several desirable spaces ideal for retail, restaurant and office use. Spaces range from 1,400 SF – 2,240 SF. Please call listing agent for additional information.

Laurie Blank (Contact)

850-545-5107

SouthLand Commercial Advisors, Inc.

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 13395577

PARKWAY EAST OFFICE BUILDING - 3717 Apalachee Parkway Tallahassee, FL 32303

Price:	\$1,950,000	Size:	36,800 SF	Type:	Office For Sale
Unit Price:	\$52.99 Per SF	Land Size:	3.66 Acres	Subtype:	Office Building
Sale Terms:	Other	Building Size:	36,800 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

BANK-OWNED. This is a two-story professional office building on 3.66± acres with frontage on Apalachee Parkway. Consists of multiple private offices, conference rooms, breakroom, and open work areas. Modular furniture and desks, professional quality safe, high-quality metal movable stacking filing systems, and metal storage sheds included. Building is handicapped accessible with central elevator. Approximately 158 parking spaces in private rear lot and front-door parking. Zoned Commercial Parkway.

Carlton Dean, CCIM (Contact)



ID# 13395511

BANK OWNED-OFFICE/WAREHOUSE - 2718 Centerville Rd Tallahassee, FL 32308

Price:	\$780,000	Size:	11,025 SF	Type:	Office For Sale
Unit Price:	\$70.75 Per SF	Land Size:	0.574 Acres	Subtype:	Other
Sale Terms:	Other	Building Size:	11,025 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

This is a two-story office-showroom & warehouse building with the upper floor at approximately 5,548± SF and lower floor (w/ warehouse and loading dock) at 5,477± SF. It is situated on .574± acres. The property is vacant and is Bank Owned. Make an Offer!

Carlton Dean, CCIM (Contact)



ID# 10953927

FORMER CAIRO FORD - 328 Hwy 84 E Cairo, GA 39828

Price:	\$1,590,000	Size:	30,382 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$52.33 Per SF	Land Size:	8.33 Acres	Subtype:	Free-Standing Building
Sale Terms:	Other	Building Size:	30,382 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

Subject property is a former Ford car sales facility located on Hwy 84 in Cairo, GA. Property is perfect for either a new/used car dealership or redevelopment into retail, self storage or other commercial uses. Site is situated on 8.33± acres which includes a showroom and offices of approximately 30,382 SF.

Bill Blanar (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 10953926

.45± ACRE LOT ON HWY 77 - 2518 Hwy 77 Lynn Haven, FL 32444

Price:	\$290,000	Land Size:	0.45 Acres	Type:	Vacant Land For Sale
Unit Price:	\$644,444.44 Per Acre	Land Splits:	No	Uses:	Office
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Commercial
Tax ID:	11630-015-000	Modified:	1/25/2012		

Price Reduction! Opportunity to purchase .45± acre vacant parcel on west side of Highway 77/Lynn Haven Pkwy in center of multiple recent commercial developments. This is Bay County's fastest growing commercial corridor and municipality. Located within city limits of Lynn Haven. Buyer can capitalize on previous efforts by current owner to save money in soft costs. Previously, site has received a development order for 3,000± SF retail/office property. It has been pre-engineered with off-site storm water capabilities to maximize buildable area. Right in/right out connection is existing onto Highway 77 with rear ingress/egress opportunity via the service road that connects W 26th Street to Publix's parking lot. Property is north of W 26th Street and south of E 25th Street between Waffle House and Speedy Car Wash. Sign on the property. Site has previous engineering lay-out preformed by Panhandle Engineering for a 3,000± SF office/retail development as well as 1,500± SF restaurant with a drive-thru.

Kevin L. Wattenbarger, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 10213193

MIDTOWN OFFICE BUILDING - 1017 Thomasville Road Tallahassee, FL 32303

Price:	\$825,000	Size:	5,396 SF	Type:	Office For Sale
Unit Price:	\$152.89 Per SF	Land Size:	0.83 Acres	Subtype:	Office Building
Sale Terms:	Other	Building Size:	5,396 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

Professional office building located in the Midtown area of Tallahassee, with frontage on both Thomasville Road and North Gadsden Street. Approximately 5,396 SF, the interior layout consists of four office suites with each being individually metered. There is also a one bedroom/one bathroom apartment situated on the property. The property has excess land located in the rear on North Gadsden Street, approximately 0.3 acre, which could possibly be sold and/or developed independently of the existing office.

Carlton Dean, CCIM (Contact)



ID# 10212816

LOT IN SANTA ROSA BEACH - W County Hwy 30 A Santa Rosa Beach, FL 32459

Price:	\$125,000	Land Size:	0.73 Acres	Type:	Vacant Land For Sale
Unit Price:	\$171,232.88 Per Acre	Land Splits:	No	Uses:	Other
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Village Mixed Use
Tax ID:	32-2s-20-33255-000-0160	Modified:	1/25/2012		

The subject property is .73± acres of vacant land with frontage along W County Highway 30A. It is on the south and west side of W County Highway 30A in Santa Rosa Beach, Walton County, Florida. Please contact listing agent, Kevin Wattenbarger, for additional information 850-532-5454.

Kevin L. Wattenbarger, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 7405470

30-A DEVELOPMENT OPPORTUNITY - 9368 County Rd 30-A E Panama City Beach, FL 32413

Price:	\$25,000,000	Land Size:	2.06 Acres	Type:	Vacant Land For Sale
Unit Price:	\$12,135,922.33 Per Acre	Land Splits:	No	Uses:	Multi-Family
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Single Family
Tax ID:	27-3S-18-16000-027-0000	Modified:	1/25/2012		

Subject property is located right on the beautiful Hwy 30-A. Scenic Route 30-A is an 18-mile road that hugs the coastline (Gulf of Mexico) in Northwest Florida. Along this breath-taking drive you will see sugar-white sand beaches and some very rare coastal dune lakes. You will also discover a number of beach communities that are known for their relaxed, upscale lifestyle. Excellent development potential.

Wilson Dean (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 7173005

OLE TIMES BUFFET - 1701 North Monroe Street Tallahassee, FL 32301

Price:	\$995,000	Size:	11,389 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$87.37 Per SF	Land Size:	2 Acres	Subtype:	Restaurant
Sale Terms:	Other	Building Size:	11,389 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

Price Reduction! Currently the home of Ole Times Country Buffet. The property is comprised of 2 buildings: 9,000 sf +/- restaurant and a 2,389 sf +/- office; situated on 2 acres with frontage on North Monroe Street, Tharpe Street, and Lake Ella Drive. Excellent Redevelopment Potential.

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 7172026

HWY 19 MOTEL SITE - 13621 Hwy 19 S Thomasville, GA 31792

Price:	\$650,000	Land Size:	1.66 Acres	Type:	Vacant Land For Sale
Unit Price:	\$391,566.27 Per Acre	Land Splits:	No	Uses:	Other
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Commercial
Tax ID:	046H TH 128H	Modified:	1/25/2012		

The subject property is 1.66 acres of prime vacant land located on Hwy 19 in Thomasville, GA. Property has 273' of frontage on Hwy 19, the newest and fastest retail corridor in the area. Excellent location and superb visibility for motel concept.

Bill Blonar (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 7128353

FOUNTAIN SQUARE - 3203 Apalachee Parkway Tallahassee, FL 32311

Rental Rate:	\$1 PSF (Monthly)	Available Space:	1,200 SF	Type:	Retail-Commercial For Lease
Lease Type:	Modified Gross	Suite:	Multiple Available	Subtype:	Street Retail
Space Type:	Relet	Building Size:	4,800 SF	Zoning:	See Agent
		Modified:	1/25/2012		

Fountain Square is a 5,000± SF office/retail building divided into 4 units. Two of the 1,200± SF units are now available for lease. Current tenants include a computer repair shop and a hair salon.

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 7128176

WAREHOUSE ON HWY 77 - 2810 Hwy 77 Panama City, FL 32405

Rental Rate:	\$4 PSF (Annual)	Available Space:	6,000 SF	Type:	Industrial For Lease
Lease Type:	Gross Lease	Suite:	1	Subtype:	Warehouse/Distribution
Space Type:	Relet	Building Size:	6,000 SF	Zoning:	See Agent
		Modified:	1/25/2012		

Located in the rear of 2810 Hwy 77 (behind Sprint/Kelli Wireless). North of Panhandle Educators Credit Union on the east side of Hwy 77, south of Baldwin. This is a 6,000± SF air conditioned warehouse space with loading dock. A portion of the property has been built out to accommodate office/showroom needs. 18' clear ceilings heights. Property is cooled by (3) five ton A/C units that are on a separate electrical meters. Excellent warehouse space in a central location.

Kevin L. Wattenbarger, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 3795573

PLACES ON PARK OFFICE/RETAIL - 2901 E. Park Ave Tallahassee, FL 32301

Rental Rate:	\$16.50 PSF (Annual)	Available Space:	1,200 SF	Type:	Shopping Center For Lease
Lease Type:	Modified Gross	Suite:	Multiple Available	Subtype:	Strip Center
Space Type:	Relet	Building Size:	10,800 SF	Zoning:	See Agent
		Modified:	1/25/2012		

Places on Park is a new mixed use project located at East Park Avenue and Capital Circle. Consisting of over 30,000 total square feet, this project features individual units for all types of businesses. There are retail, office and warehouse/office units available.

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 3345321

OAK RIDGE RETAIL CENTER - 1885 Oak Ridge East Tallahassee, FL 32305

Price:	\$600,000	Size:	2,500 SF	Type:	Retail-Commercial
Unit Price:	\$240 Per SF	Land Size:	2.48 Acres		For Sale
Sale Terms:	Other	Building Size:	2,500 SF	Subtype:	Day Care Facility
Cap Rate:	See Agent	Modified:	1/25/2012	Zoning:	See Agent

2,500± SF free-standing building and 3,500± SF available in the 15,000 Square Foot Oak Ridge Retail Plaza. Available Immediately. Price subject to lender approval.

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 2161374

FOUR OAKS CENTER - 4500 Shannon Lakes Drive Tallahassee, FL 32309

Rental Rate:	\$12 PSF (Annual)	Available Space:	2,400 SF	Type:	Shopping Center
Lease Type:	NNN	Suite:	2		For Lease
Space Type:	Relet	Building Size:	60,000 SF	Subtype:	Community Center
		Modified:	1/24/2012	Zoning:	See Agent

2,400± SF available in this newly renovated neighborhood shopping center in Killlearn. Great tenant mix - restaurants and services.

Laurie Blank (Contact)

850-545-5107

SouthLand Commercial Advisors, Inc.



ID# 2153628

HWY 319 BYPASS AND HWY 33 VETE - Hwy 319 Bypass and Hwy 33 Moultrie, GA 31768

Price:	\$725,000	Land Size:	1.5 Acres	Type:	Vacant Land For Sale
Unit Price:	\$483,333.33 Per Acre	Land Splits:	No	Uses:	Other
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Commercial
Tax ID:	M052013A	Modified:	1/25/2012		

This 1.5 acre prime lot is located at the corner of Hwy 319 Bypass and Hwy 33 in Moultrie, GA. Excellent location and visibility. Ideal location for a retail site.

Bill Blanar (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 2149712

PLACES ON PARK - 2901 East Park Ave. Unit 2700 Tallahassee, FL 32301

Price:	\$129,900	Size:	1,200 SF	Type:	Shopping Center
Unit Price:	\$108.25 Per SF	Building Size:	1,200 SF		For Sale
Sale Terms:	Other	Modified:	1/25/2012	Subtype:	Strip Center
Cap Rate:	See Agent			Zoning:	See Agent

Places on Park is a new mixed use project located at East Park Avenue and Capital Circle. Consisting of over 30,000 total square feet, this project features individual units for all types of businesses. There are retail, office, and warehouse/office units. This is an interior office/retail unit with frontage on Park Avenue. Reduced price!!

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 2145257

K-MART BAINBRIDGE, GA - 1615 East Shotwell Street Bainbridge, GA 39819

Rental Rate:	\$7 PSF (Annual)	Available Space:	1,000 - 86,479 SF	Type:	Shopping Center
Lease Type:	NNN	Suite:	Multiple Available		For Lease
Space Type:	Relet	Building Size:	86,479 SF	Subtype:	Community Center
		Modified:	1/25/2012	Zoning:	See Agent

The shopping center is located along Shotwell Street (Highway 84) in the heart of Bainbridge. The space was formerly occupied by K-Mart, has 261 feet of frontage, and can be subdivided for multiple users. There is an abundance of parking and the building has an outside patio area that can be use as a sales area or a staging or loading area. The building is highly flexible and can be used for a number of uses.

Brian Proctor (Contact)



ID# 2137001

PRIME RETAIL CORNER HWY 19&84 - Hwy 19 and Hwy 84 Thomasville, GA 31757

Price:	\$725,000	Land Size:	1.5 Acres	Type:	Vacant Land For Sale
Unit Price:	\$483,333.33 Per Acre	Land Splits:	No	Uses:	Retail
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Commercial
Tax ID:	046HTH 128 D	Modified:	1/25/2012		

The subject property is a 1.5 acre prime corner lot located in Thomasville's newest and fastest retail corridor in the area. Excellent location for restaurant or motel concept.

Bill Blanar (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 2136988

MEDICAL OUTPATIENT CLINIC - 1607 St. James Court Tallahassee, FL 32308

Price:	\$6,470,000	Size:	45,289 SF	Type:	Office For Sale
Unit Price:	\$142.86 Per SF	Land Size:	4.5 Acres	Subtype:	Medical
Sale Terms:	Other	Building Size:	45,289 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

This 45,298± SF Medical Office single story building is perfect for most medical practices. A medical group can "buy now" and have the time needed to plan a move as well as dispose of current properties, while enjoying the cash flow from a credit tenant. It is currently being used as the Veteran Affairs Outpatient Clinic. The full service outpatient facility lends itself to a multitude of uses. The property currently houses the following medical disciplines: Dermatology, Optometry, Audiology, Dentistry, Physical Therapy, Pharmacy, and Radiology. This building is ideal for medical groups desiring a well built 'campus' style office.

Carlton Dean, CCIM (Contact)



ID# 2128294

WAREHOUSE WITH OFFICE - 3452 Garber Drive Tallahassee, FL 32303

Price:	\$399,000	Size:	5,400 SF	Type:	Industrial For Sale
Unit Price:	\$73.89 Per SF	Land Size:	1 Acres	Subtype:	Warehouse/Distribution
Sale Terms:	Other	Building Size:	5,400 SF	Zoning:	See Agent
		Modified:	1/25/2012		

The subject property is a general commercial warehouse that is fairly established and has been in business for years. Common Wealth ties into this area. The property includes 1,800 SF heated and cooled; 3,600 SF warehouse; 675 SF outbuilding (free-standing construction); located on 1 acre of land. Subject property also available for lease. Please call Brian at 599-5963 for additional information.

Brian Proctor (Contact)

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 2114512

MEDICAL OFFICE BUILDING - 2910 Capital Medical Blvd. Tallahassee, FL 32308

Rental Rate:	\$16.50 PSF (Annual)	Available Space:	1,350 SF	Type:	Office For Lease
Lease Type:	Modified Gross	Suite:	2910	Subtype:	Medical
Space Type:	Relet	Building Size:	1,350 SF	Zoning:	See Agent
Office Class:	Class A	Modified:	1/25/2012		

This 1,350± SF turn-key ready medical office space includes a patient waiting area, business office & reception area, 3 exam rooms, break room, and lounge/storage area. Ample parking for staff and clients. Common Area Maintenance included.

Carlton Dean, CCIM (Contact)



ID# 2112236

COMMERCIAL LAND W TENNESSEE ST - 5891 West Tennessee Street Tallahassee, FL 32304

Price:	\$749,900	Land Size:	3 Acres	Type:	Vacant Land For Sale
Unit Price:	\$249,966.67 Per Acre	Land Splits:	No	Uses:	Other
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Commercial Parkway
		Modified:	1/25/2012		

Great Development Opportunity! The 3+ acre tract zoned Commercial Parkway (CP) features 259' of frontage on West Tennessee Street. Currently used as a Mobile Home Sales Center. 8,000 SF medical facility being developed on adjoining property. Please call listing agent for additional information.

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 2110060

SOUTHWOOD OFFICE SPACE - 1909 Hillbrooke Trail Unit #4 Tallahassee, FL 32311

Rental Rate:	\$10.26 PSF (Annual)	Available Space:	1,754 SF	Type:	Office For Lease
Lease Type:	Modified Gross	Suite:	1909	Subtype:	Office Building
Space Type:	Relet	Building Size:	1,754 SF	Zoning:	See Agent
Office Class:	Class A	Modified:	1/25/2012		

This 1,754± SF office condominium features an efficient and flexible floor plan perfect for the small business owner. Reduced price!

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 2107683

MIDTOWN PROFESSIONAL OFFICE - 2065 Thomasville Road Tallahassee, FL 32308

Price:	\$1,750,000	Size:	9,691 SF	Type:	Office For Sale
Unit Price:	\$180.58 Per SF	Land Size:	0.7 Acres	Subtype:	Office Building
Sale Terms:	Other	Building Size:	9,691 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

High profile office building ideally located in Midtown. Excellent signage and visibility, 33,000 AADT. Renovated in 2004 with top line components. Building has standing seam metal roof, elevator, professional finishes and extensive molding/millwork, chair rails, tray ceilings, solid core doors, granite countertops, and 885 SF private covered deck with built-in gas grill for entertaining clients. Second floor additional upgrades include 8' doors, galley kitchen w/ built-in stainless steel refrigerator, convection oven/microwave, full sink, dishwasher, & glass stove top. Efficient floor plan designed for one or multiple tenants with 1st and 2nd floor utilities separately metered. Assumable financing possible.

Carlton Dean, CCIM (Contact)

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 2087363

US HWY 319 THOMASVILLE - 1101-1123 E. Jackson St Thomasville, GA 31792

Price:	\$695,000	Land Size:	1.68 Acres	Type:	Vacant Land For Sale
Unit Price:	\$413,690.48 Per Acre	Land Splits:	No	Uses:	Other
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	C-3 Commercial
Tax ID:	006 043012	Modified:	1/25/2012		

Excellent retail corner - 1.68 Acres on busy US Hwy 319 in the heart of the Thomasville's business district. Property is a prime retail corner with easy access and convenient location off Jackson St./Hwy 319 in Thomasville, GA with a great central location in Thomasville's Main Growth Corridor. This site is surrounded by automotive businesses including national auto parts stores and fast food restaurants. Site is ready for development and would be an ideal opportunity for any free-standing retail business.

Bill Blanar (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 2087330

PLACES ON PARK - 2901 East Park Ave. Unit 2600 Tallahassee, FL 32301

Price:	\$129,900	Size:	1,200 SF	Type:	Shopping Center For Sale
Unit Price:	\$108.25 Per SF	Building Size:	1,200 SF	Subtype:	Strip Center
Sale Terms:	Other	Modified:	1/25/2012	Zoning:	See Agent
Cap Rate:	See Agent				

Places on Park is a new mixed use project located at East Park Avenue and Capital Circle. Consisting of over 30,000 total square feet, this project features individual units for all types of businesses. There are retail, office, and warehouse/office units. Unit 2600 is an interior office/retail unit with frontage on Park Avenue. Reduced price!!

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 2086697

PLACES ON PARK OFFICE/RETAIL - 2901 E. Park Ave Tallahassee, FL 32301

Rental Rate:	\$16.50 PSF (Annual)	Available Space:	1,200 SF	Type:	Office For Lease
Lease Type:	Modified Gross	Suite:	Multiple Available	Subtype:	Office Building
Space Type:	Relet	Building Size:	10,800 SF	Zoning:	See Agent
Office Class:	Class A	Modified:	1/25/2012		

Places on Park is a new mixed use project located at East Park Avenue and Capital Circle. Consisting of over 30,000 total square feet, this project features individual units for all types of businesses. There are retail, office, and warehouse/office units. Reduced price!!

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 2086682

PLACES ON PARK UNIT 2800 - 2901 East Park Ave, Unit 2800 Tallahassee, FL 32301

Price:	\$129,900	Size:	1,200 SF	Type:	Office For Sale
Unit Price:	\$108.25 Per SF	Building Size:	1,200 SF	Subtype:	Office Building
Sale Terms:	Other	Modified:	1/25/2012	Zoning:	See Agent
Cap Rate:	See Agent				

Places on Park is a new mixed use project located at East Park Avenue and Capital Circle. Consisting of over 30,000 total square feet, this project features individual units for all types of businesses. There are retail, office, and warehouse/office units. This phase of the project consists of 1,200 SF retail / office condo units that front on East Park Avenue. Reduced price!!

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 2084785

312 UNIT MULTI-FAMILY SITE - Horseman Association Rd Tallahassee, FL 32304

Price:	\$750,000	Land Size:	23.4 Acres	Type:	Vacant Land For Sale
Unit Price:	\$32,051.28 Per Acre	Land Splits:	No	Uses:	Other
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	MR-1
Tax ID:	2225200180000	Modified:	1/25/2012		

Permitted for up to 312 Units on 23.4± Acres. Central Road connects through the entire property.

Carlton Dean, CCIM (Contact)



ID# 2079011

VILLAGE PLAZA - 14004 U.S. 19 South Thomasville, GA 31757

Rental Rate:	\$9.95 PSF (Annual)	Available Space:	3,400 SF	Type:	Shopping Center For Lease
Lease Type:	Other, Net Lease	Suite:	105	Subtype:	Community Center
Space Type:	Relet	Building Size:	16,000 SF	Zoning:	See Agent
		Modified:	1/25/2012		

Village Plaza is located directly across from Lowe's Home Improvement Center on Thomasville's fastest growing retail corridor. Easy ingress/egress from both US Hwy 19 and Liberty St.

Bill Blanar (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 2078969

MAHAN PROF. CENTER LOT 3 - 2458 Mahan Drive Tallahassee, FL 32308

Price:	\$850,000	Land Size:	0.75 Acres	Type:	Vacant Land For Sale
Unit Price:	\$1,133,333.33 Per Acre	Land Splits:	No	Uses:	Office
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	General Commercial
Tax ID:	1128220000030	Modified:	1/25/2012		

Vacant land with great visibility. Mahan Professional Office Center is an established business park. Permitted for 9,000 SF building pad. All storm water, parking lot curb gutter, and utilities in place. Approved for medical park. Can be divided from 2,500 to 9,000 SF. Will build to suit. Single-story design, call for sample plans. Owners association will take care of common areas. The land is cleared and ready for immediate construction.

Carlton Dean, CCIM (Contact)



ID# 2078947

NE CORNER OF HWY 98 & WILDWOOD - 7102 Front Beach Road Panama City Beach, FL 32407

Price:	\$299,000	Land Size:	0.85 Acres	Type:	Vacant Land For Sale
Unit Price:	\$351,764.71 Per Acre	Land Splits:	No	Uses:	Other
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	C-3
Tax ID:	27916-003-000 & 27916-030	Modified:	1/25/2012		

PRICE REDUCTION — 0.85± acre parcel located on the hard corner of Highway 98 and Wildwood Road; the gateway to Panama City Beach. This is an excellent retail site and is an out-parcel to a daily needs retail center. The subject parcel would be the ideal site for small-box retail, gas station, or quick service restaurant development. The site is surrounded by national retailers and is one of the highest traffic areas in Bay County.

Kevin L. Wattenbarger, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 2068735

PLACES ON PARK - 2901 East Park Ave. Tallahassee, FL 32301

Rental Rate:	\$10 PSF (Annual)	Available Space:	2,400 SF	Type:	Office For Lease
Lease Type:	Modified Gross	Suite:	Multiple Available	Subtype:	Other
Space Type:	Relet	Building Size:	10,800 SF	Zoning:	See Agent
Office Class:	Class A	Modified:	1/25/2012		

Places on Park is a new mixed use project located at East Park Avenue and Capital Circle. Consisting of over 30,000 total square feet, this project features individual units for all types of businesses. This warehouse/office features 1-2 finished offices, storefront, restroom (all conditioned) plus unconditioned warehouse with roll-up door. Excellent NE location for warehouse space. Reduced price!!

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 2068620

PLACES ON PARK - 2901 E. Park Ave, Unit 1100 & 1700 Tallahassee, FL 32301

Price:	\$119,900	Size:	2,400 SF	Type:	Industrial For Sale
Unit Price:	\$49.96 Per SF	Building Size:	2,400 SF	Subtype:	Office Showroom
Sale Terms:	Other	Modified:	1/25/2012	Zoning:	See Agent

PRICE REDUCTION! Places on Park is a new mixed use project located at East Park Avenue and Capital Circle. Consisting of over 30,000 total square feet, this project features individual units for all types of businesses. There are retail, office, and warehouse/office units. Two 2,400± SF warehouse/office spaces available at this price, featuring 1-2 finished offices, storefront, restroom (all conditioned) plus unconditioned warehouse with roll-up door. Excellent northeast location for warehouse space.

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 2058671

CARPET CENTER RETAIL BUILDING - 1110 Capital Circle NE Tallahassee, FL 32301

Price:	\$1,695,000	Size:	26,238 SF	Type:	Shopping Center For Sale
Unit Price:	\$64.60 Per SF	Land Size:	2.16 Acres	Subtype:	Community Center
Sale Terms:	Other	Building Size:	26,238 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/3/2012		

The subject property is a 24,000± square foot retail/service center located along Capital Circle Northeast. The property fronts on Capital Circle Northeast at the southwest corner of Industrial Plaza Blvd. The building has excellent visibility from Capital Circle Northeast and is ideally suited for a service retailer or wholesaler. The property has a loading area at the west side of the building and has substantial parking with a total of 103 spaces. Anchor space of 16,000 square feet available for owner/user or could be leased. Florida Floors currently occupies and is relocating.

Francis P. Rentz, CCIM (Contact)

850-386-2600

SouthLand Commercial Advisors, Inc.



ID# 2058659

LEXINGTON WOODS MULTIFAMILY - 2749 Pecan Road Tallahassee, FL 32304

Price:	\$2,600,000	Size:	38,000 SF	Type:	Multi-Family For Sale
Unit Price:	\$0 Per Unit	Land Size:	4 Acres	Subtype:	Low-Rise/Garden
Sale Terms:	Other	Total Units:	2147483647	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

The offering is Lexington Woods Condominiums and consists of 38 units in a 50-unit multi-family condominium project. Subject property consists of 24 1-bedroom units and 14 2-bedroom units. Project has had excellent rental history with 100% occupancy for the last 4 years. Large, nicely appointed units and a limited supply of quality 1 and 2 bedroom units that are new and have well appointed interiors make this easy to keep rented.

Carlton Dean, CCIM (Contact)

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 2058654

GROVE PARK APARTMENT SITE - Merchants Row Tallahassee, FL 32301

Price:	\$1,900,000	Land Size:	17.44 Acres	Type:	Vacant Land For Sale
Unit Price:	\$108,944.95 Per Acre	Land Splits:	No	Uses:	Multi-Family
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Pl. Unit Dev.
Tax ID:	31-15-27-H-0010	Modified:	1/24/2012		

The property is a total of 17.44 acres divided into 4 parcels. Merchants row and bi-furcates the center of the parcel. The 4 parcels are entitled for a total of 383 residential multi-family units and 30,000 square feet of commercial space.

Francis P. Rentz, CCIM (Contact) 850-386-2600 SouthLand Commercial Advisors, Inc.



ID# 2051281

BEALLS OUTLET - 2646 Crawfordville Highway Crawfordville, FL 32327

Price:	\$1,100,000	Size:	16,960 SF	Type:	Shopping Center For Sale
Unit Price:	\$64.86 Per SF	Land Size:	1.68 Acres	Subtype:	Community Center
Sale Terms:	Other	Building Size:	16,960 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

The shopping center is located on one of the two main vehicular arteries that travel through Crawfordville and has excellent visibility from Highway 319. The shopping center is located directly across from the Winn-Dixie grocery store. Other retailers and restaurants in the area include Ace Hardware, Advanced Auto Parts, McDonald's, and several banks.

Brian Proctor (Contact)



ID# 2041171

CAPITAL PARK - OFFICE CONDO - 2957 Capital Park Drive #5 Tallahassee, FL 32301

Price:	\$129,900	Size:	901 SF	Type:	Office For Sale
Unit Price:	\$144.17 Per SF	Building Size:	901 SF	Subtype:	Office Building
Sale Terms:	Other	Modified:	1/25/2012	Zoning:	See Agent
Cap Rate:	See Agent				

This Office Condo located in the Capital Park Business Center was built in 2004 and features a reception area, 2 private offices, work area and kitchen. Ready for immediate occupancy.

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 2037291

NORTHSIDE PROFESSIONAL OFFICE - 1615-Suite 6 Village Square Blvd. Tallahassee, FL 32308

Price:	\$225,000	Size:	1,250 SF	Type:	Office For Sale
Unit Price:	\$180 Per SF	Land Size:	0.88 Acres	Subtype:	Office Building
Sale Terms:	Other	Building Size:	1,250 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

Office Condominium available for sale. Desirable unit and one of the only units available in this complex. This unit features a reception area, conference room, 3 private offices, a work room, a kitchen and 1 restroom. Unit has hardwood floors, crown molding and chair rail. Very professional space that is ready for move in today. Price Reduction!

Carlton Dean, CCIM (Contact)

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 2024123

PRIME CORNER THOMASVILLE - 1400 Jackson St. Thomasville, GA 31792

Price:	\$575,000	Size:	2,256 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$254.88 Per SF	Land Size:	0.65 Acres	Subtype:	Retail-Pad
Sale Terms:	Other	Building Size:	2,256 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

Property is a prime retail corner with easy access and convenient location off Jackson St./Hwy 319 in Thomasville, GA with a great central location in Thomasville's Main Growth Corridor. This site is surrounded by automotive businesses including national auto parts stores and fast food restaurants. Site is ready for re-development and would be an ideal opportunity for any free standing retail business.

Bill Blanar (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 2024114

1.2 AC 45 HWY 84 E CAIRO - 45 Hwy 84 E Cairo, GA 39828

Price:	\$425,000	Size:	2,130 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$199.53 Per SF	Land Size:	1.2 Acres	Subtype:	Retail-Pad
Sale Terms:	Other	Building Size:	2,130 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

This corner is a prime retail site with easy access and convenient location off Hwy 84 in Cairo, GA. A great central location in Cairo's main growth corridor. This site is surrounded by several fast food restaurants and proximate to Wal-Mart Supercenter. Site is an ideal opportunity for any fast food restaurant or renovation of existing building for a free-standing retail business looking to relocate.

Bill Blanar (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 2021568

RETAIL/OFFICE SUITE - 7714 Front Beach Road Panama City Beach, FL 32407

Rental Rate:	\$10 PSF (Annual)	Available Space:	1,100 SF	Type:	Shopping Center For Lease
Lease Type:	Modified Gross	Suite:	B	Subtype:	Strip Center
Space Type:	Relet	Building Size:	7,405 SF	Zoning:	See Agent
		Modified:	1/25/2012		

Convenient location, easily accessible via Front Beach Road & Panama City Beach Pkwy. Affordable leasing rates and attractive Front Beach Retail/Office opportunities.

Kevin L. Wattenbarger, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 1999848

RETAIL PAD CAIRO, GEORGIA - 00 US Highway 84 Cairo, GA 39828

Price:	\$385,000	Land Size:	0.67 Acres	Type:	Vacant Land For Sale
Unit Price:	\$574,626.87 Per Acre	Land Splits:	No	Uses:	Retail
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Commercial
Tax ID:	C2617	Modified:	1/25/2012		

Property is a prime retail pad site with easy access and convenient location off Highway 84 in Cairo, GA. With a great, central location in Cairo's Main Growth Corridor, this site is surrounded by several fast food restaurants and nearby the local Wal-Mart Supercenter. Site is ready for development and would be an ideal opportunity for any fast food restaurant or free standing retail business looking to relocate.

Bill Blanar (Contact)

Sperry Van Ness / SouthLand Commercial

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 1967607

ENTREPOT BOULEVARD - 4801 Entrepot Blvd Tallahassee, FL 32310

Price:	\$300,000	Land Size:	3.6 Acres	Type:	Vacant Land For Sale
Unit Price:	\$83,333.33 Per Acre	Land Splits:	No	Uses:	Industrial
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Light Industrial
Tax ID:	411550 A0010	Modified:	1/25/2012		

3.6± acres of vacant land outside of city limits that is zoned as light industrial. Property is conveniently located close to Capital Circle and Tallahassee Regional Airport. Traffic counts exceed 3,600.

Brian Proctor (Contact)



ID# 1938249

MULTI-FAMILY SITE - 1009 & 1015 Idlewild Drive Tallahassee, FL 32311

Price:	\$699,000	Land Size:	7.78 Acres	Type:	Vacant Land For Sale
Unit Price:	\$89,845.76 Per Acre	Land Splits:	No	Uses:	Multi-Family
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	PUD - Multi-family
Tax ID:	31-03-20-004-0000	Modified:	1/25/2012		

The property is entitled and approved for multi-family units. It is located on Idlewild Drive with ingress/egress to both Idlewild Drive and Trojan Trail. This is an urban infill redevelopment project directly across the street from Apalachee Elementary and Lincoln High School.

Brian Proctor (Contact)



ID# 1923326

PORTLAND TERRACE APARTMENTS - 2610 Old Bainbridge Road Tallahassee, FL 32303

Price:	\$1,855,000	Size:	32,368 SF	Type:	Multi-Family For Sale
Unit Price:	\$0 Per Unit	Total Units:	2147483647	Subtype:	Low-Rise/Garden
Sale Terms:	Other	Modified:	1/25/2012	Zoning:	See Agent
Cap Rate:	See Agent				

The property consists of 7 buildings - 4 units each for a total of 28 units. The units are in immaculate condition with little to no deferred maintenance.

Brian Proctor (Contact)



ID# 1923323

REDEVELOPMENT PARCEL - 1703 Capital Circle NE Tallahassee, FL 32308

Price:	\$1,100,000	Land Size:	1.3 Acres	Type:	Vacant Land For Sale
Unit Price:	\$846,153.85 Per Acre	Land Splits:	No	Uses:	Other
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Light Industrial
Tax ID:	1121204410000	Modified:	1/25/2012		

Excellent redevelopment parcel available on the major thoroughfare of Tallahassee. Located on Capital Circle NE, just north of Mahan Drive. Great visibility, high traffic counts and median cut access add to the potential of this opportunity. There is an existing ground lease in place until 2011, which would provide income to the new owner while redevelopment plans are in process. Current zoning is Light Industrial and will require rezoning to accommodate some commercial uses.

Brian Proctor (Contact)



ID# 1916471

.94 ACRES AT HWY 19 AND HWY 84 - 00 US Hwy 19 Thomasville, GA 31792

Price:	\$750,000	Land Size:	0.94 Acres	Type:	Vacant Land For Sale
Unit Price:	\$797,872.34 Per Acre	Land Splits:	No	Uses:	Other
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	C-1
Tax ID:	046HTH128D	Modified:	1/25/2012		

This is a .94± acre retail corner pad #1 at entrance to new Lowe's Home Improvement Center next to KFC. Hwy 19 & Hwy 84 intersection.

Bill Blonar (Contact)

Sperry Van Ness / SouthLand Commercial

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 1905894

FORMER HOMES & LAND BUILDING - 2367 Centerville Rd Tallahassee, FL 32308

Rental Rate:	\$9 PSF (Annual)	Available Space:	7,300 SF	Type:	Office For Lease
Lease Type:	Modified Gross	Suite:	1	Subtype:	Office Building
Space Type:	Relet	Building Size:	9,172 SF	Zoning:	See Agent
Office Class:	Class B	Modified:	1/25/2012		

Price Reduction! Stately, two-story brick professional office building features over 7,300 SF of office space with an additional 1,800± SF of storage. Built in 1984, the building has 14 executive offices, conference room, large open work areas and break room. Move-in ready.

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 1905864

HWY 84 THOMASVILLE GEORGIA - Hwy 84 & 319 Bypass Thomasville, GA 31792

Price:	\$380,000	Land Size:	3.32 Acres	Type:	Vacant Land For Sale
Unit Price:	\$114,457.83 Per Acre	Land Splits:	No	Uses:	Other
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	C3 - Commercial
Tax ID:	056 TH051 A	Modified:	1/25/2012		

Prime commercial corner located at Hwy 319 ByPass and Cairo Rd (Hwy 84 W). This site has 350'± frontage on Hwy 319 ByPass and 400'± frontage on Cairo Rd. Excellent growth corridor ready for development. Best use as a service station or convenience store with easy traffic access. High traffic area and high visibility.

Bill Blonar (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 1905845

FORMER HOMES & LAND BUILDING - 2367 Centerville Rd Tallahassee, FL 32308

Price:	\$495,000	Size:	7,350 SF	Type:	Office For Sale
Unit Price:	\$67.35 Per SF	Land Size:	0.67 Acres	Subtype:	Office Building
Sale Terms:	Other	Building Size:	9,172 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

Price Reduction! Price subject to lender approval. Stately, two-story brick professional office building features over 7,300 SF of office space with an additional 1,800± SF of storage. Built in 1984, the building has 14 executive offices, conference room, large open work areas and break room. Move-in ready.

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 1903055

COMMERCIAL LAND - 4217 Crawfordville Rd. Tallahassee, FL 32305

Price:	\$1,500,000	Land Size:	4.8 Acres	Type:	Vacant Land For Sale
Unit Price:	\$312,500 Per Acre	Land Splits:	No	Uses:	Other
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	General Commercial
Tax ID:	4124200550000	Modified:	1/25/2012		

4.79 acres inside Capital Circle. Located on new 4-lane highway at signalized intersection. Zoning allows for many uses. Also located in Florida's Enterprise Zone, which offers financial incentives to businesses located in these areas.

Brian Proctor (Contact)

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 1903014

VACANT LAND-ORANGE AVE. - Orange Avenue Tallahassee, FL 32305

Price:	\$229,900	Land Size:	2.47 Acres	Type:	Vacant Land For Sale
Unit Price:	\$93,076.92 Per Acre	Land Splits:	No	Uses:	Multi-Family
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Office Residential
Tax ID:	4109202150000	Modified:	1/25/2012		

2.47 acres on Orange Avenue Available. Zoned OR. Lot has preliminary site plan for 18 unit town home complex. Please call listing agent for additional information.

Wilson Dean (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 1903010

PLACES ON PARK - 2901 East Park Ave. Unit 2600 Tallahassee, FL 32301

Price:	\$129,900	Size:	1,200 SF	Type:	Office For Sale
Unit Price:	\$108.25 Per SF	Land Size:	2.78 Acres	Subtype:	Office Building
Sale Terms:	Other	Building Size:	1,200 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

Places on Park is a new mixed use project located at East Park Avenue and Capital Circle. Consisting of over 30,000 total square feet, this project features individual units for all types of businesses. There are retail, office, and warehouse/office units. Unit 2600 is an interior office/retail unit with frontage on Park Avenue. Reduced price!!

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 1903004

CHEVRON-APALACHEE PARKWAY - 3098 Apalachee Parkway Tallahassee, FL 32301

Price:	\$650,000	Size:	1,600 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$406.25 Per SF	Land Size:	0.75 Acres	Subtype:	Free-Standing Building
Sale Terms:	Other	Building Size:	1,600 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/24/2012		

Excellent location along Capital Circle and Apalachee Parkway. Chevron Gas Station/Convenience store in very busy corner near SouthWood, Sam's Club, and Wal-Mart Super Center. Property has dependable gasoline and sales history, 4-6 dispensers with card readers, and car wash.

Francis P. Rentz, CCIM (Contact)

850-386-2600

SouthLand Commercial Advisors, Inc.



ID# 1903000

PLACES ON PARK UNIT 2800 - 2901 East Park Ave, Unit 2800 Tallahassee, FL 32301

Price:	\$129,900	Size:	1,200 SF	Type:	Shopping Center For Sale
Unit Price:	\$108.25 Per SF	Land Size:	2.78 Acres	Subtype:	Strip Center
Sale Terms:	Other	Building Size:	1,200 SF	Zoning:	See Agent
Cap Rate:	See Agent	Modified:	1/25/2012		

Places on Park is a new mixed use project located at East Park Avenue and Capital Circle. Consisting of over 30,000 total square feet, this project features individual units for all types of businesses. There are retail, office, and warehouse/office units. This phase of the project consists of 1,200 SF retail / office condo units that front on East Park Avenue. Reduced price!!

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 1902999

INDUSTRIAL LAND SITE - 4321 Shelfer Road Tallahassee, FL 32305

Price:	\$1,500,000	Land Size:	15 Acres	Type:	Vacant Land For Sale
Unit Price:	\$100,000 Per Acre	Land Splits:	No	Uses:	Other
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Light Industrial
Tax ID:	4124200480000	Modified:	1/25/2012		

14.86 acres inside Capital Circle. Located off new 4-lane highway at signalized intersection. Light Industrial Zoning allows for many uses. Also located in Florida's Enterprise Zone, which offers financial incentives to businesses located in these areas. Acreage consists of 3 parcels, 41-24-20-048-0000-0 / 41-24-20-053-0000-0 / 41-24-20-047-000-0

Brian Proctor (Contact)



ID# 1902987

OAK RIDGE RETAIL CENTER - 1885 Oak Ridge East Tallahassee, FL 32305

Rental Rate:	\$5 - 6 PSF (Annual)	Available Space:	2,500 - 3,500 SF	Type:	Retail-Commercial For Lease
Lease Type:	NNN	Suite:	Multiple Available	Subtype:	Day Care Facility
Space Type:	Relet	Building Size:	2,500 SF	Zoning:	See Agent
		Modified:	1/25/2012		

2,500± SF free-standing building and 3,500± SF available in the 15,000 Square Foot Oak Ridge Retail Plaza. Available Immediately.

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 1902983

GOVERNOR'S MARKETPLACE - 1375 Governors Square Boulevard Tallahassee, FL 32301

Rental Rate:	\$23 PSF (Annual)	Available Space:	1,200 - 8,500 SF	Type:	Shopping Center For Lease
Lease Type:	Modified Gross, Other	Suite:	Multiple Available	Subtype:	Strip Center
Space Type:	Relet	Building Size:	8,500 SF	Zoning:	See Agent
		Modified:	1/24/2012		

Located on Governors Square Boulevard and East Park Avenue (just behind Governor's Square Mall). Anchors include Old Navy, Michaels, Marshalls, and Bed, Bath & Beyond. 1,200 to 8,500 SF available at Pad 3 and 4 buildings. Pad site available for build to suit - up to 21,000 SF.

Francis P. Rentz, CCIM (Contact)

850-386-2600

SouthLand Commercial Advisors, Inc.



ID# 1902975

FOUNTAIN PLAZA OFFICE/RETAIL - 3626 Apalachee Parkway Tallahassee, FL 32311

Rental Rate:	\$13 PSF (Annual)	Available Space:	1,750 - 9,000 SF	Type:	Office For Lease
Lease Type:	NNN	Suite:	Multiple Available	Subtype:	Medical
Space Type:	Relet	Building Size:	27,700 SF	Zoning:	See Agent
Office Class:	Class A	Modified:	1/25/2012		

Fountain Plaza is a 22,000± SF + Retail Center of which Ace Hardware occupies approximately 12,000 SF. Currently have retail/office space from 1,750± SF - 9,000± SF available. 7,000± SF pad site also available.

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial



ID# 1890126

FOUNTAIN PLAZA - 3626 Apalachee Parkway Tallahassee, FL 32311

Rental Rate:	\$13 PSF (Annual)	Available Space:	1,750 - 9,000 SF	Type:	Shopping Center For Lease
Lease Type:	NNN	Suite:	Multiple Available	Subtype:	Community Center
Space Type:	Relet	Building Size:	27,700 SF	Zoning:	See Agent
		Modified:	1/25/2012		

Fountain Plaza is a 22,000± SF + Retail Center of which Ace Hardware occupies approximately 12,000 SF. Currently have retail/office space from 1,750± SF - 9,000± SF available. 7,000± SF pad site also available.

Preston Hall, CCIM (Contact)

Sperry Van Ness / SouthLand Commercial

Available Properties - Week 5, 2012

Sperry Van Ness | SouthLand Commercial



ID# 1889863

VILLAGE COMMONS - 1400 Village Square Blvd. Tallahassee, FL 32309

Rental Rate:	\$20 PSF (Annual)	Available Space:	1,360 - 22,000 SF	Type:	Shopping Center
Lease Type:	NNN	Suite:	Multiple Available		For Lease
Space Type:	Relet	Building Size:	22,000 SF	Subtype:	Community Center
		Modified:	1/24/2012	Zoning:	See Agent

Anchored by Fresh Market, Stein Mart, and Shoe Station, the Village Commons is a strong regional shopping destination with over 30,000 SF of prime retail space available for lease or sale. Located in a highly visible location with great signage on Thomasville Road and traffic counts (60,000±), this shopping plaza provides an exceptional opportunity for any retail business looking to relocate/expand to a highly desirable location.

Laurie Blank (Contact) 850-545-5107 SouthLand Commercial Advisors, Inc.



ID# 1889829

COMMERCIAL SITE - 4321 Shelfer Road Tallahassee, FL 32305

Price:	\$3,000,000	Land Size:	20 Acres	Type:	Vacant Land For Sale
Unit Price:	\$150,000 Per Acre	Land Splits:	No	Uses:	Other
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	C2 & M1
Tax ID:	4124200480000	Modified:	1/25/2012		

One of the few large remaining tracts in the area, this 19.55± acre site is located inside Capital Circle at Crawfordville Road and Shelfer Road. It is located on a new 4-lane highway at a signalized intersection. Property consists of 4 parcels; zoned C2 (4.79 acres) & M1 (14.86 acres). Property is not currently zoned Multi-family, however, the city has encouraged and promoted zoning changes in this area. Also located in Florida's Enterprise Zone, which offers financial incentives to businesses located in these areas.

Brian Proctor (Contact)



ID# 1889646

GOLD'S GYM PLAZA - 2695 Capital Circle NE Tallahassee, FL 32308

Rental Rate:	\$15 PSF (Annual)	Available Space:	3,000 SF	Type:	Shopping Center
Lease Type:	Modified Gross	Suite:	2		For Lease
Space Type:	Relet	Building Size:	29,380 SF	Subtype:	Strip Center
		Modified:	1/24/2012	Zoning:	See Agent

Office/Retail spaces available for lease next to Gold's Gym. Property has great exposure and frontage on Capital Circle NE with high traffic count and easy traffic light access. Near multiple major retail and restaurants.

Laurie Blank (Contact) 850-545-5107 SouthLand Commercial Advisors, Inc.



ID# 1862094

COMMERCIAL LAND ON W TENNESSEE - 2608 West Tennessee Street Tallahassee, FL 32303

Price:	\$750,000	Land Size:	2.18 Acres	Type:	Vacant Land For Sale
Unit Price:	\$344,036.70 Per Acre	Land Splits:	No	Uses:	Other
Sale Terms:	Other	Adjacent Parcel:	No	Zoning:	Commercial Parkway
Tax ID:	2128204340060	Modified:	1/25/2012		

The property is a 2.18± acre tract located between Florida State University and Tallahassee Community College. The parcel is inside Appleyard Drive with proximity to the Toyota, GM, BMW, Mercedes, and Volvo Dealerships.

Carlton Dean, CCIM (Contact)