



COMMERCIAL REAL ESTATE

LAND FOR SALE



H & H Havana - Vacant Lot

306 N Main St, Havana, FL 32333

LAURIE BLANK

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TLG REAL ESTATE SERVICES

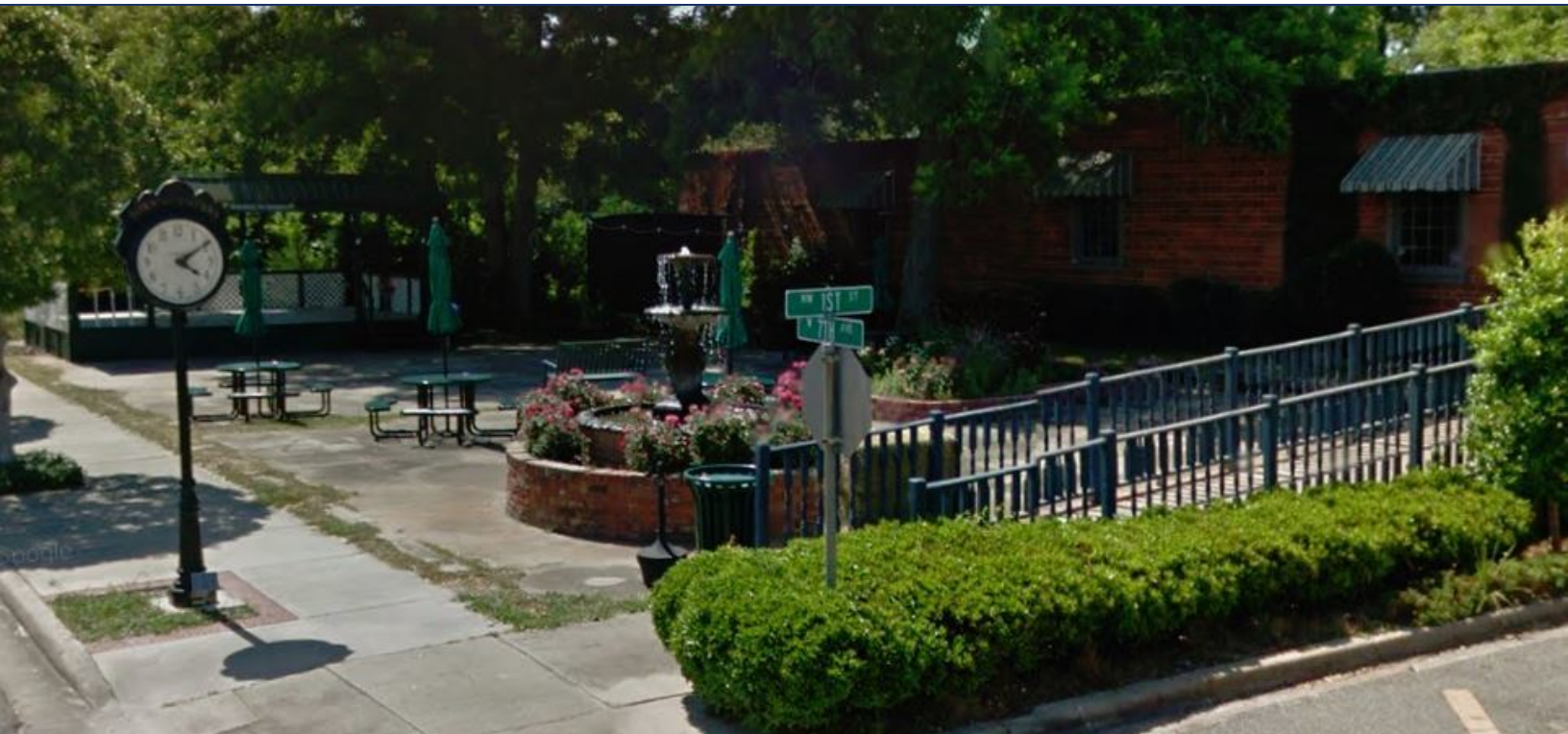
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

H & H HAVANA - VACANT LOT

306 N MAIN ST, HAVANA, FL 32333



OFFERING SUMMARY

Sale Price: \$49,000

Lot Size: .302 AC

Zoning: Urban Core District

APN: 2-27-3N-2W-0240-00001-0010

PROPERTY OVERVIEW

.302 acre vacant corner lot with fountain. May be combined with adjacent 6,200 SF warehouse space to be converted into a restaurant with outdoor seating. Lot price is \$49,000 and warehouse price is \$249,000.

LOCATION OVERVIEW

H & H Havana is located on Main Street in Havana, FL. Known as Florida's friendliest small town, historic Havana is one of Florida's most unique villages. Havana is located on U.S. 27 in eastern Gadsden County, just minutes north of Tallahassee and the I-10 interchange.

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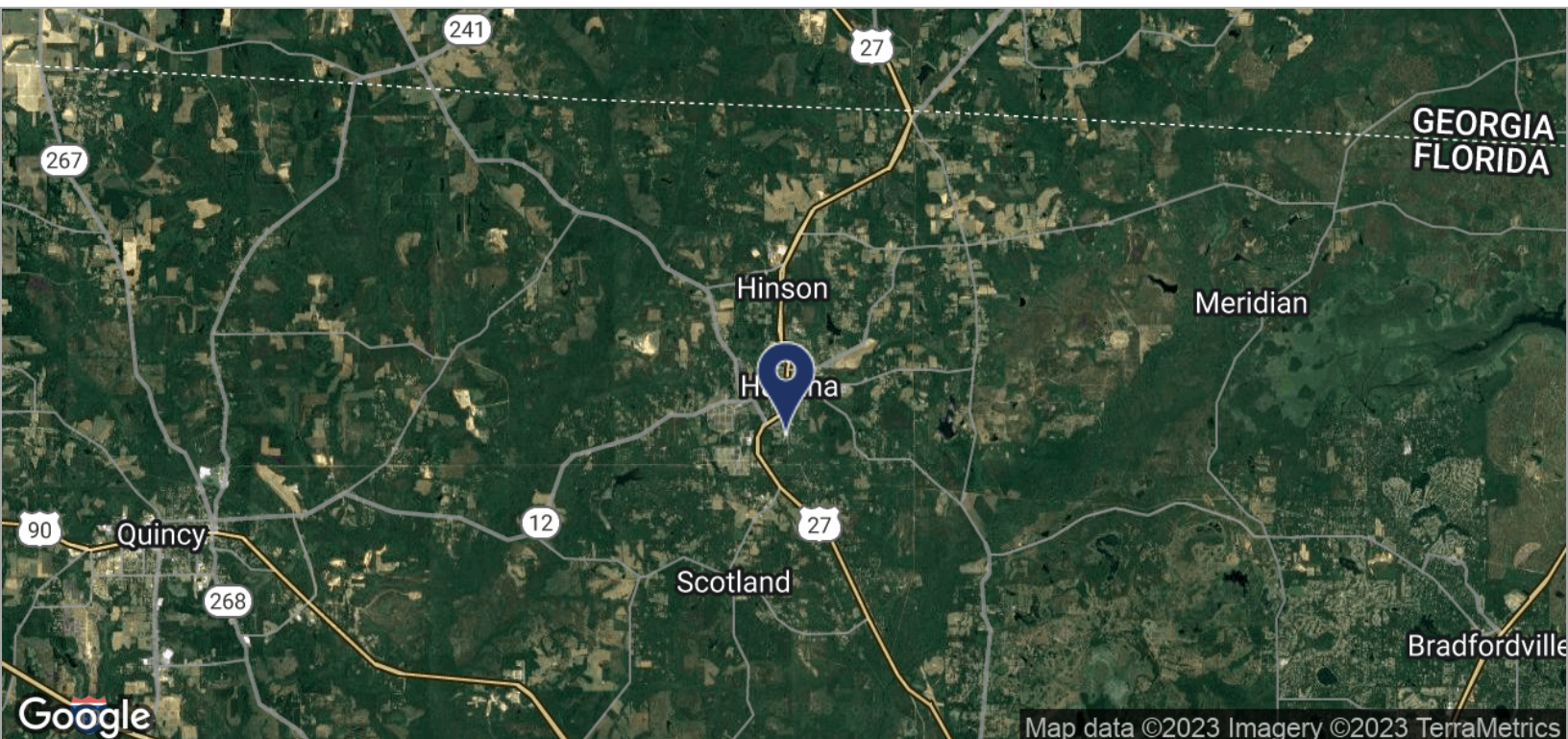
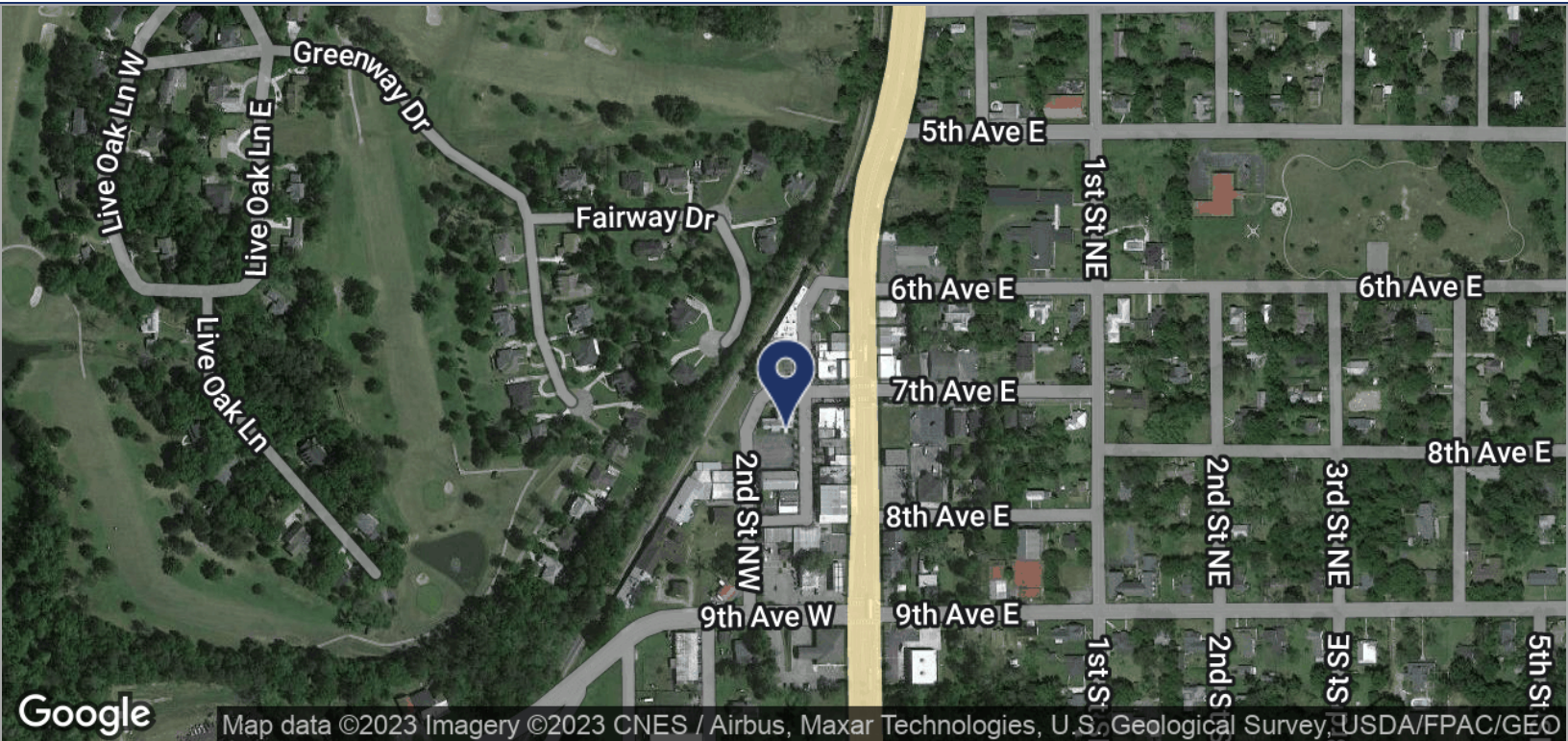




LOCATION MAPS

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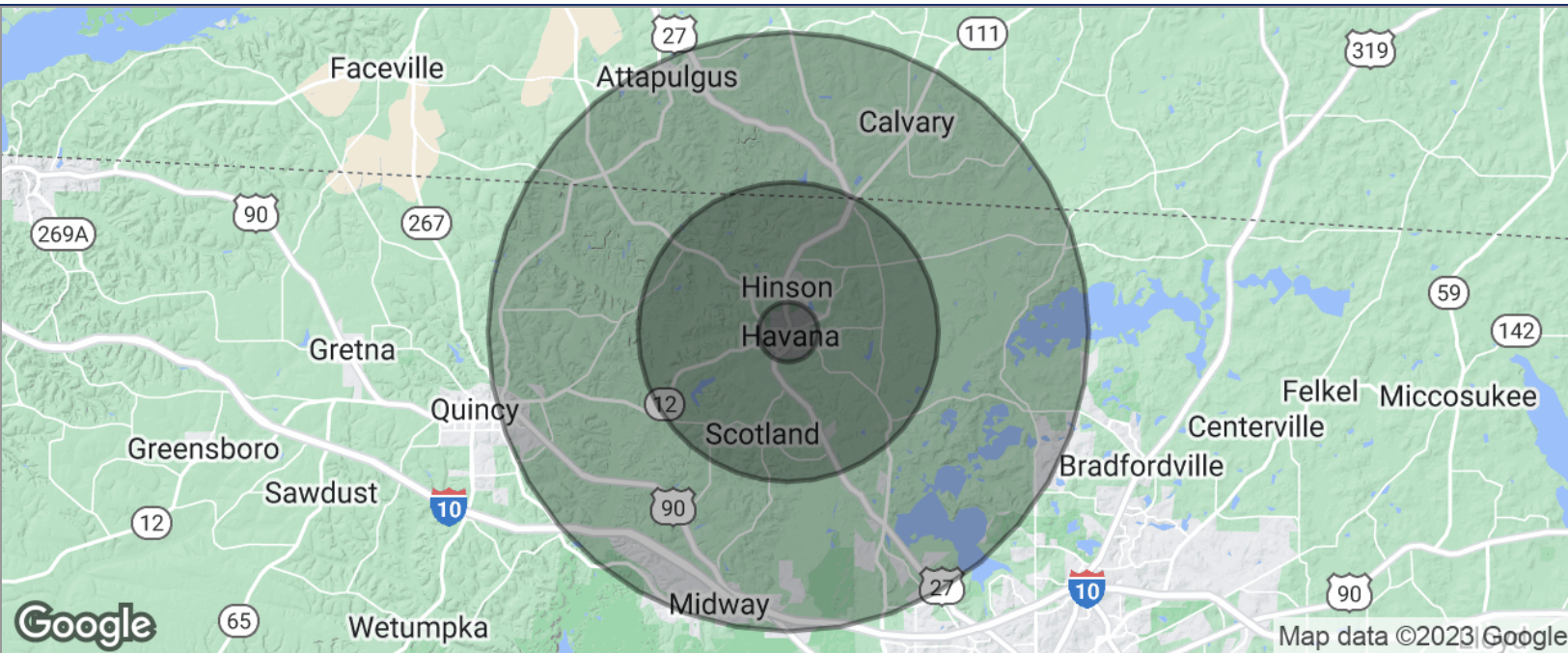




DEMOGRAPHICS MAP

H & H HAVANA - VACANT LOT

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	331	7,683	34,310
MEDIAN AGE	44.2	44.8	39.2
MEDIAN AGE (MALE)	42.5	43.1	37.7
MEDIAN AGE (FEMALE)	44.8	45.2	40.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	137	3,185	13,561
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$55,158	\$56,967	\$60,210
AVERAGE HOUSE VALUE	\$223,951	\$224,268	\$211,585

* Demographic data derived from 2020 ACS - US Census

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