



687 Crossway Road.

*A ±1.4 AC pad next to a brand-new Wawa
on Tallahassee's southeast growth corridor.*

687 Crossway Road • Tallahassee, FL 32305

A 1.4 AC Pad Next to Wawa.

Prime commercial parcel at a signalized SE Tallahassee intersection.

Premier Commercial Group is pleased to present this prime commercial parcel for sale located at 687 Crossway Rd in Tallahassee, Florida. Positioned at a lighted intersection and directly adjacent to a brand-new Wawa that opened last month, this site offers exceptional visibility, access, and traffic exposure. The property sits within a rapidly developing retail corridor surrounded by national brands and growing residential neighborhoods, making it an ideal opportunity for developers, investors, or end users seeking a high-profile location in one of Tallahassee's most active trade areas. With utilities nearby and strong demographics, the site is perfectly suited for retail, quick-service restaurant, or service-oriented users.

AT A GLANCE			
Sale	Price	\$1,400,000	
	Lot Size	±1.4 Acres	
Site	Type	Commercial Pad	
Adjacent To		Wawa • new build	
Intersection		Signalized	
Utilities		Available nearby	
Best Uses		Retail • QSR • Service	
Trade Area		SE Tallahassee Growth	

1.4 ACRES

COMMERCIAL PAD

WawaNEXT

ADJACENT NATIONAL ANCHOR

Sig. INTERSECTION

SIGNALIZED CORNER

THE OPPORTUNITY

A ±1.4 AC pad at a signalized corner next to a brand-new Wawa – in-fill commercial in Southeast Tallahassee's fastest-growing corridor.

PROPERTY TYPE	SUBMARKET	TRAFFIC	DEMAND
Commercial Land — Pad Site	Crossway Road • Tallahassee, FL 32305	Signalized intersection at Crossway Rd / Capital Circle SW	Population 80,937 (5 Mi) • HHI \$70,685 (5 Mi)



Why 687 Crossway.

Six reasons this 1.4 AC pad stands apart.

01 Next to a Brand-New Wawa

Directly adjacent to a Wawa that opened last month — built-in fuel and convenience traffic from one of the country's hottest c-stores.

02 Signalized Intersection

Located at a lighted intersection with strong access, turning movements, and visibility — clean ingress and egress.

03 ±1.4 AC Pad Site

Right-sized for retail, QSR, or service users — flexible footprint with established frontage on Crossway Road.

04 Surrounded by National Retail

Sits within a rapidly developing corridor surrounded by national brands — proven daily traffic from established operators.

05 Growing Residential Base

Steady residential growth from DR Horton and other builders in the trade area — fresh rooftops driving customer demand.

06 Active SE Tallahassee Trade Area

One of Tallahassee's most active trade areas — strong utilities availability and accessibility for fast time-to-open.

THE OPPORTUNITY

1.4 AC at a signalized corner next to a brand-new Wawa — in a corridor where rooftops and retail are arriving in volume.



TALLAHASSEE, FL 32305

Crossway Rd / Capital Circle SW — SE growth corridor.

On Crossway Road — Southeast Tallahassee's Growth Corridor.

- 01

Crossway / Capital Circle SW

Crossway Rd intersects Capital Circle SW — the south-east spine carrying growing daily traffic and steady commercial demand.
- 02

Rapid Residential Growth

Surrounding area sees steady rooftop growth from DR Horton and other builders — fresh customers and long-term household demand.
- 03

Wawa & National Co-Tenancy

Brand-new Wawa next door plus a deep set of national retailers, QSRs, and service users — proven daily customer pull.

DEMOGRAPHICS

Growing, traffic-rich, and rooftop-fed.

80,937 PEOPLE

POPULATION IN 5 MILES

\$70,685 AHI

AVG HH INCOME IN 5 MILES

1.4 ACRES

COMMERCIAL PAD

	1 MILE	3 MILES	5 MILES
Total Population	2,907	23,228	80,937
Total Households	1,236	9,570	31,585
Average HH Income	\$57,756	\$67,078	\$70,685

Source: 2023 American Community Survey (ACS) — U.S. Census

In Good Company.

The retail and service mix surrounding 687 Crossway.

ON-CORRIDOR ANCHORS

Wawa
Capital City Bank
Publix

DINING & QSR

McDonald's
Burger King
Waffle House
Sonic
Hungry Howie's

RETAIL • AUTO • FUEL

Circle K
Shell
Mobil
Dollar General
Tractor Supply



SE TALLAHASSEE CORRIDOR

*Rooftops, retail, and recreation arriving in volume —
Southeast Tallahassee's fastest-growing commercial corridor.*

A Closer Look.

The pad, the Wawa, and the corridor.



LET'S TALK

Let's talk about 687 Crossway.

*\$1,400,000 · ±1.4 AC commercial pad next to Wawa —
signalized corner in SE Tallahassee's growth corridor.*



COMMERCIAL ADVISOR

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