

FOR SALE

3101 Rush Lane Tallahassee, FL 32308

NAI TALCOR



Land | 3.19 Acres

Property is strategically located across the street from new Canopy development that will feature close to 600 single family homes, 840 market rate apartment units, 118 assisted living units, and up to 100 residential condos. The development will include retail, office, and medical care uses including 17-AC mixed use Town Center concept, 45,000 SF entertainment venue and a 58,218 SF Orthopedic surgery center.

- 3.19 acres in prime location
- Adjacent to new Canopy development, Capital Regional Medical Center, and a 260,000 SF office park
- Potential to rezone to higher density
- Aggressively priced

OFFERING SUMMARY

SALE PRICE	\$200,000
ZONING	R-3

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	3,544	\$73,041
3 MILES	40,593	\$77,700
5 MILES	103,340	\$73,083

