



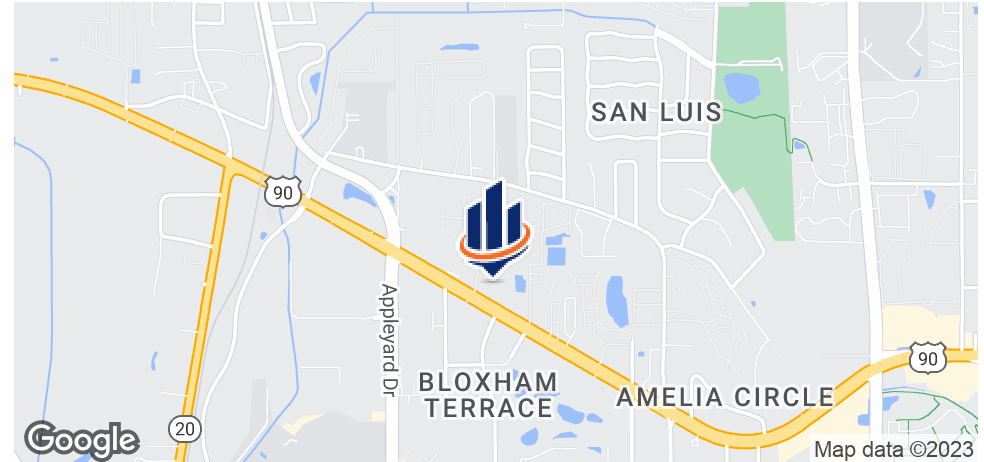
W TENNESSEE ST VACANT LAND **SITE** 2.18acre

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W TENNESSEE ST

LEFT TURN
ACCESS

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	2.18 Acres
Zoning:	CP - Commercial Parkway
Market:	W. Tennessee Street
Traffic Count:	29,831
Price / SF:	\$10.53

PROPERTY OVERVIEW

Approximately 2.18-acre parcel available for purchase, fronting W. Tennessee Street and ideal for redevelopment. Conveniently located near Tallahassee Community College and Florida State University and in close proximity to numerous student housing complexes. Additionally, the property has curb cuts that allow left in and out of the site.

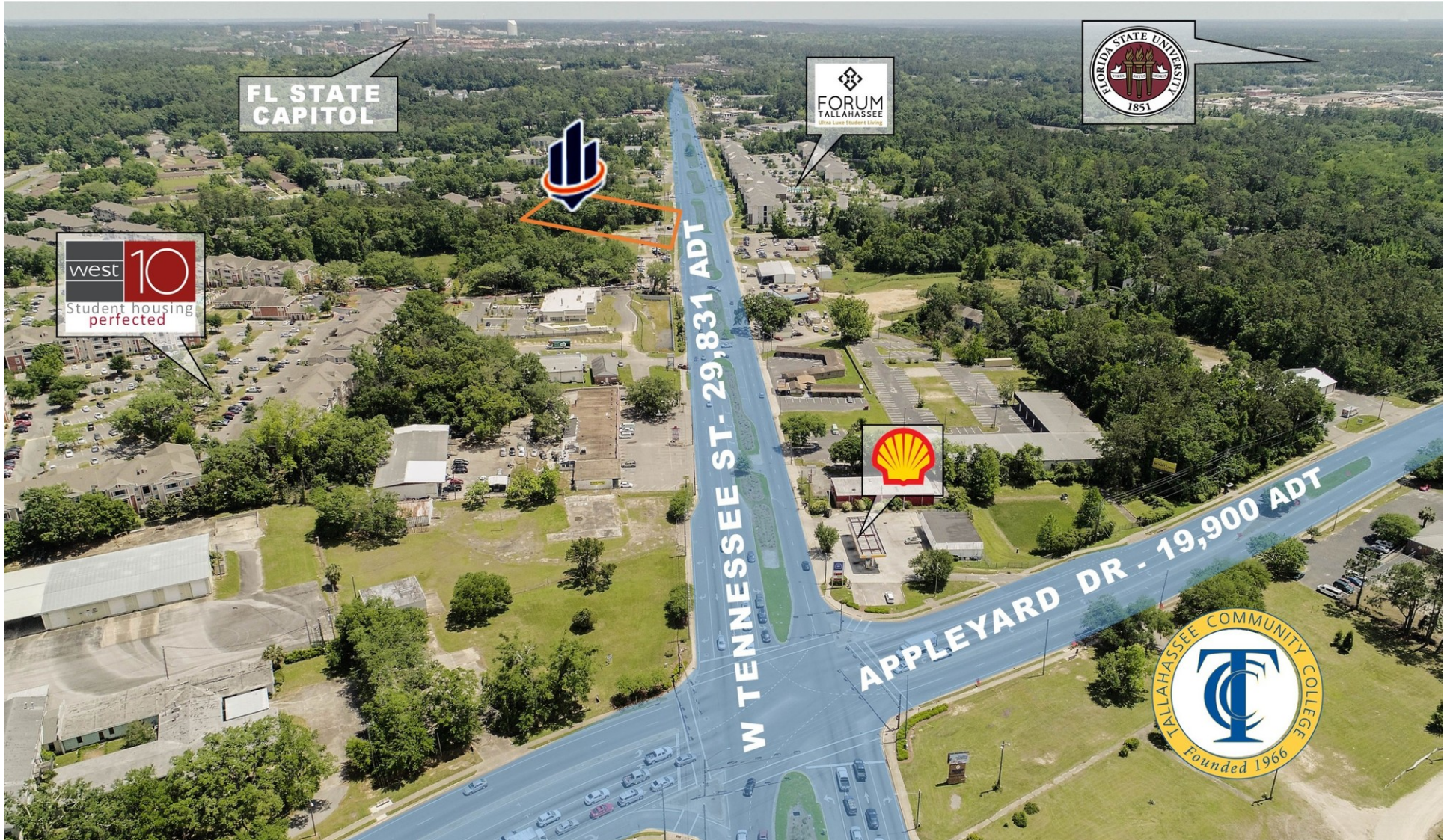
PROPERTY HIGHLIGHTS

- High Traffic Corridor - US Highway 90
- Full turning access from W Tennessee St Left In/Out
- Across from Tallahassee Community College
- 1.5 miles from Target (East)
- 1.7 miles from Walmart Supercenter (West)
- 2 miles and 6 minutes away from Florida State University
- 3.9 miles to Florida State Capitol Building

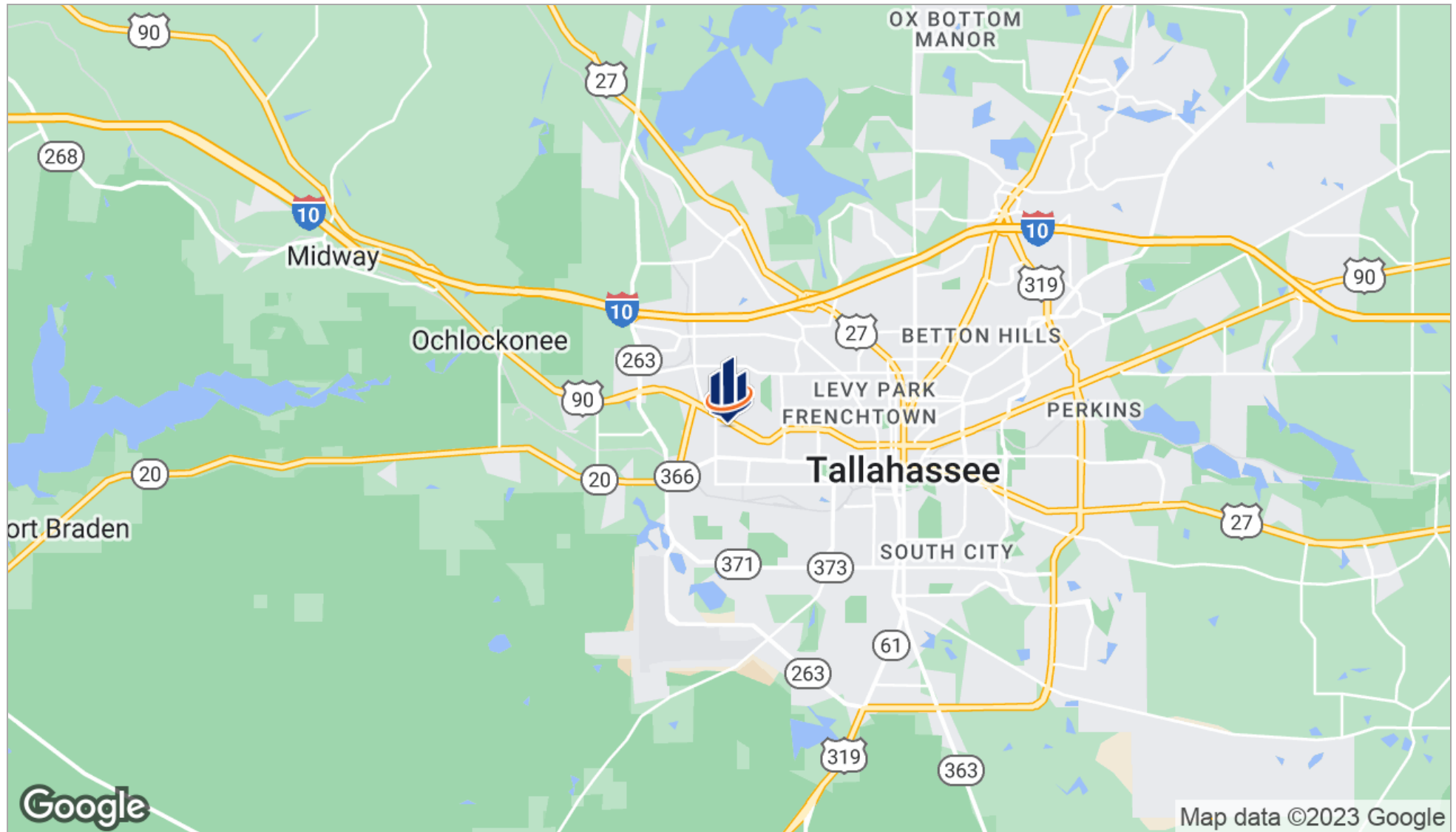
Additional Photos



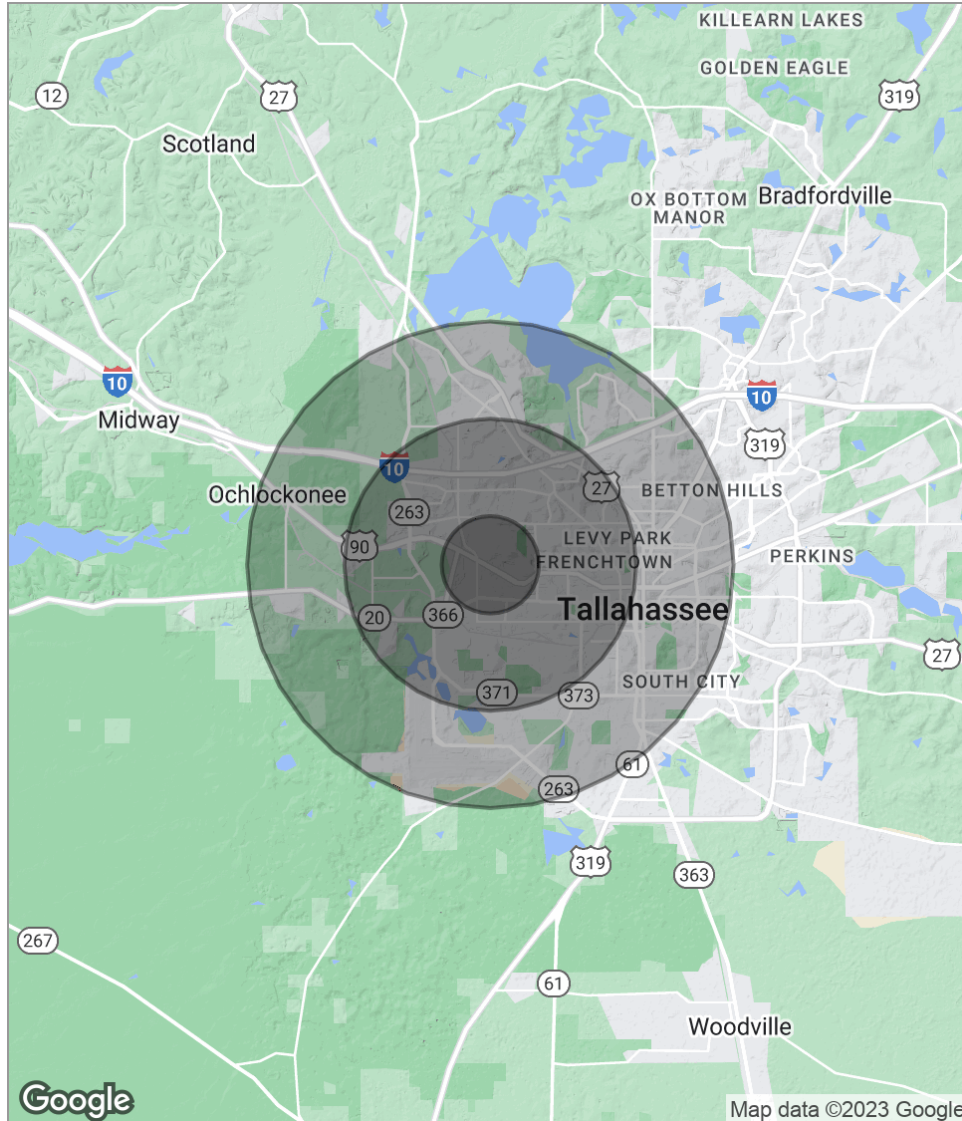
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,927	83,839	141,059
Median age	22.2	24.2	27.2
Median age [Male]	22.6	24.5	26.8
Median age [Female]	21.7	23.7	27.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,288	31,123	55,402
# of persons per HH	2.4	2.7	2.5
Average HH income	\$26,807	\$32,677	\$41,365
Average house value	\$135,469	\$156,259	\$178,375

** Demographic data derived from 2020 ACS - US Census*

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