

# FOR SALE

3100 Apalachee Parkway Tallahassee, FL 32311

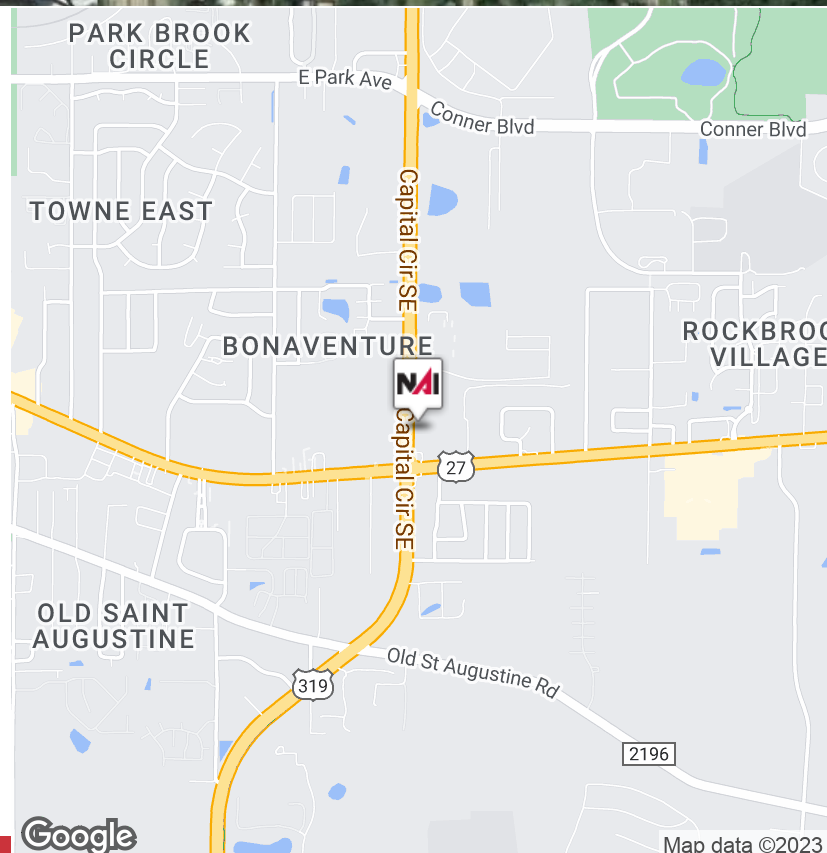
# NAITALCOR



## Renovation | Redevelopment

- 3.38 Acres
- Commercial Parkway Zoning
- Currently Days Inn Flag Hotel
- 180 Keys (80 rooms active)
- Income availability during permitting
- Frontage on both Apalachee Pkwy and Capital Circle SE - city's second busiest intersection
- Traffic Count: Capital Circle: 39,500/Day
- Traffic Count Apalachee Pkwy: 32,500/Day

**Sale Price: \$3,900,000**



✉ **Colleen Castille**  
+1 850 566 5791  
colleen@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



**NAI TALCOR**

1018 Thomasville Road, Suite 200A  
talcor.com

Map data ©2023



# FOR SALE

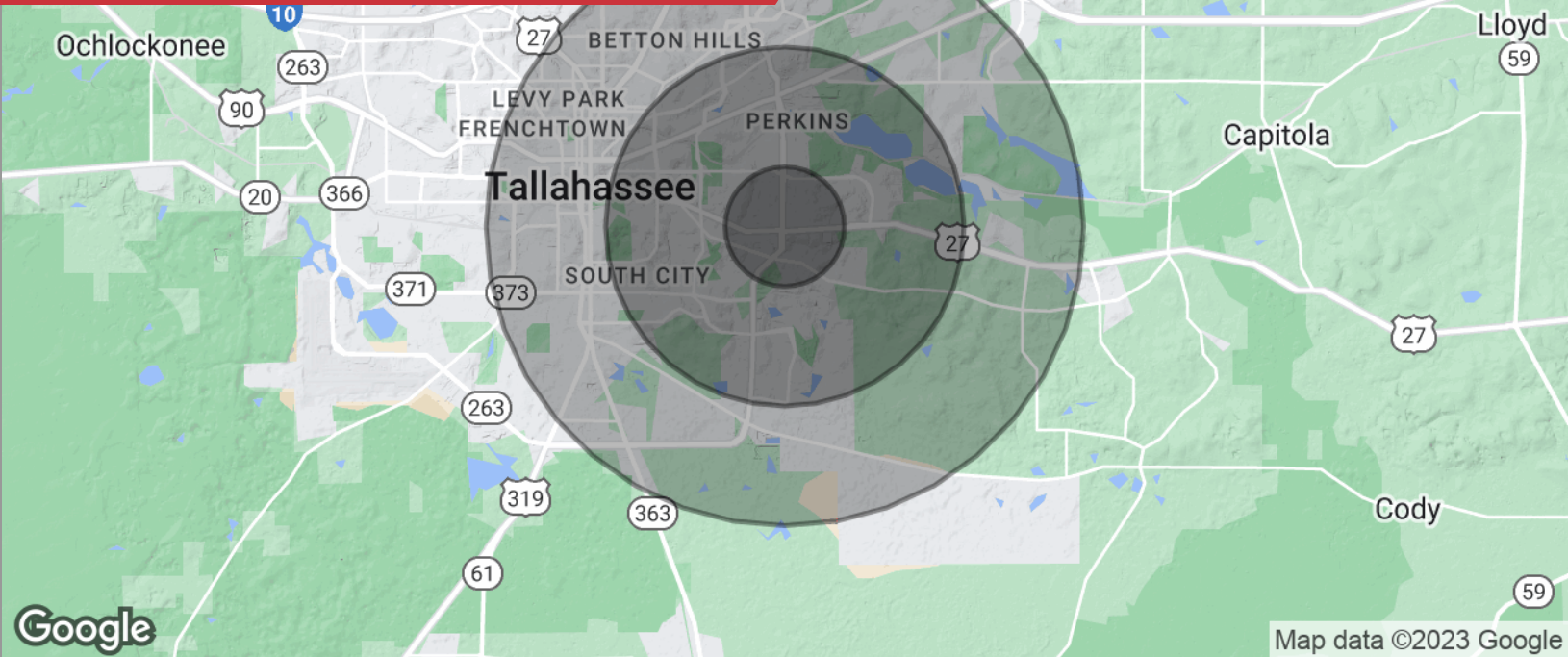
3100 Apalachee Parkway Tallahassee, FL 32311





# FOR SALE

3100 Apalachee Parkway Tallahassee, FL 32311



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,739	38,597	95,040
Median age	29.4	33.1	33.5
Median age (male)	27.4	31.4	32.4
Median age (Female)	31.0	34.2	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,264	18,710	42,453
# of persons per HH	2.1	2.1	2.2
Average HH income	\$46,931	\$54,689	\$58,362
Average house value	\$124,212	\$191,365	\$223,624

\* Demographic data derived from 2020 ACS - US Census