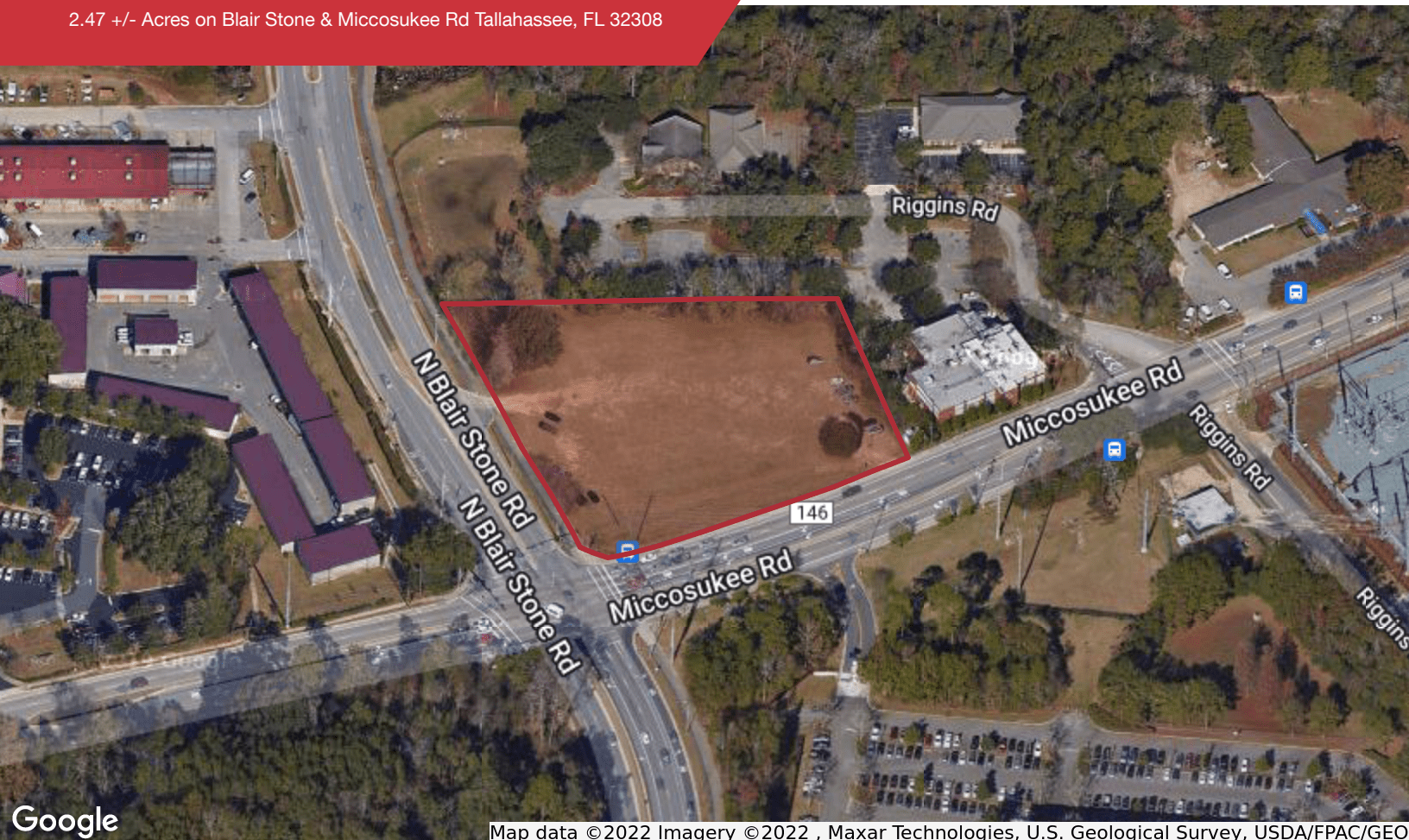


FOR SALE

2.47 +/- Acres on Blair Stone & Miccosukee Rd Tallahassee, FL 32308

NAI TALCOR



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2.47+/- Acres

One of the best undeveloped commercial corners in Tallahassee. Very visible vacant parcel located minutes from Tallahassee medical district and growing east side residential and commercial developments. Easy access to Capital Circle and Downtown

- Traffic Count Blair Stone Rd: 21,000 AADT
- Traffic Count Miccosukee Rd: 14,200 AADT
- Distance to Tallahassee Memorial Hospital: 1.6 miles
- Distance to Capital Regional Medical Center: 1.5 miles
- Distance to Governor's Square Mall: 2.6 miles
- Parcel TAX ID# 1128202990000
- Zoned: C-2 General Commercial District
- Topo: Level with slight slope to rear, few trees

Sale Price: \$2,750,000



✉ **Frank L. Langston, CCIM**
+1 850 224 2300
frank@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.

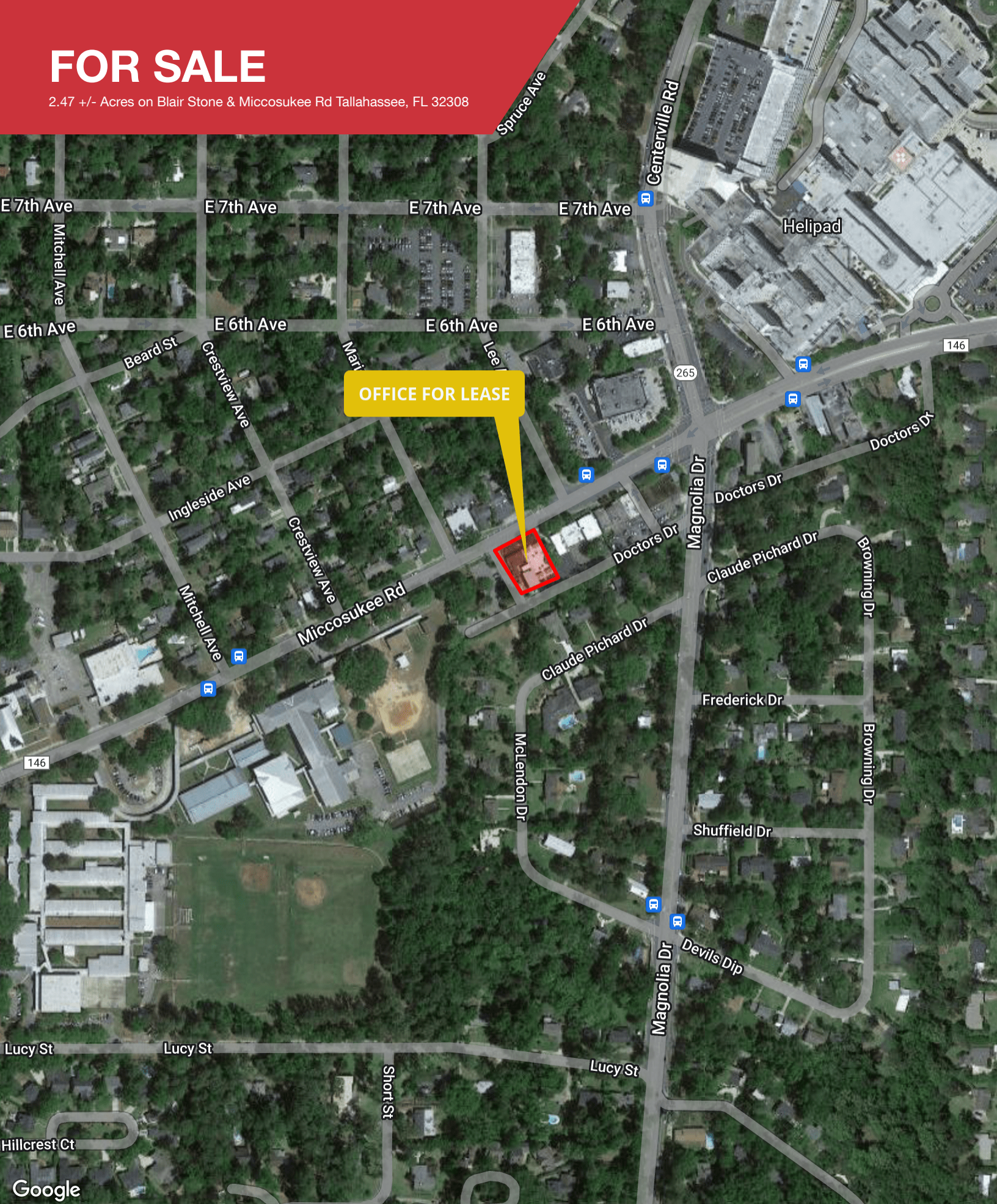


NAI TALCOR

1018 Thomasville Road, Suite 200A
talcor.com

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