FOR SALE

3801 Apalachee Parkway Tallahassee, FL 32311

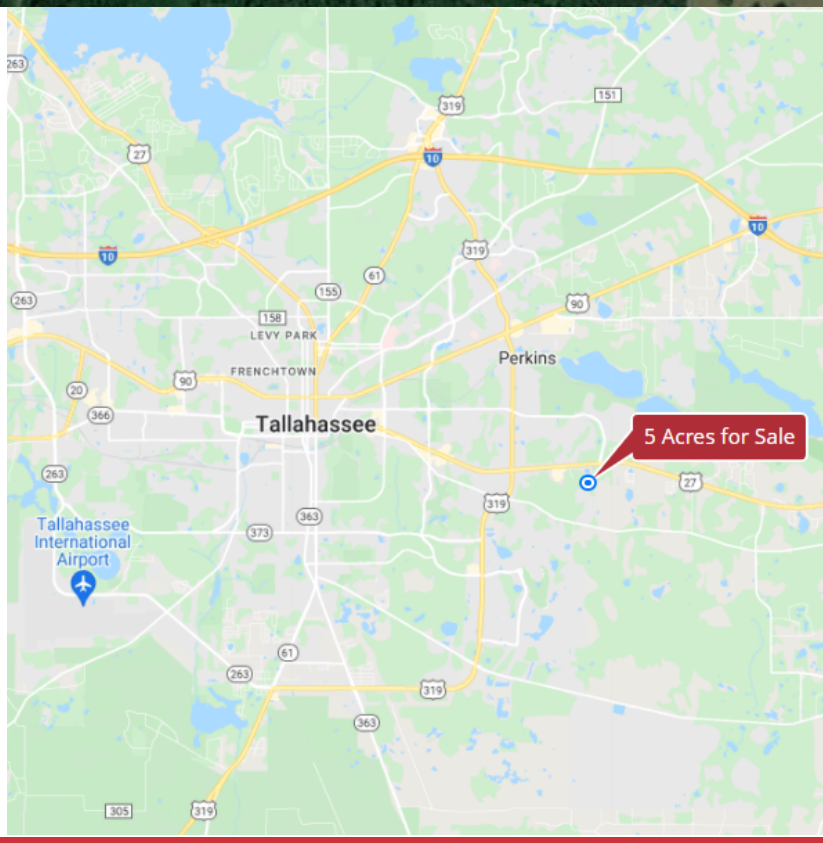
NAI TALCOR

Land | 5 Acres

This 5 acre site is strategically located just east of the Super Walmart on Apalachee Parkway, which is one of the major thoroughfares in Tallahassee, FL. The Commercial Parkway zoning allows almost any type of commercial use, anything from a shopping center to any kind of retail, office, multifamily, senior housing, or anything in between. The property is very visible, and easily accessible.

- Frontage on Apalachee Parkway: +/- 350 Ft
- Zoning: CP (Commercial Parkway)
- CP Zoning Allows Up to 16 Units/Acre
- Traffic Count Apalachee Parkway: 20,109 VPD
- Warehouse: +/- 1,500 SF
- House/Office: +/- 1,000 SF (3BD/2BA)

Sale Price: $675,000



Peter Gonzalez, Jr.
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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 Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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1018 Thomasville Road, Suite 200A
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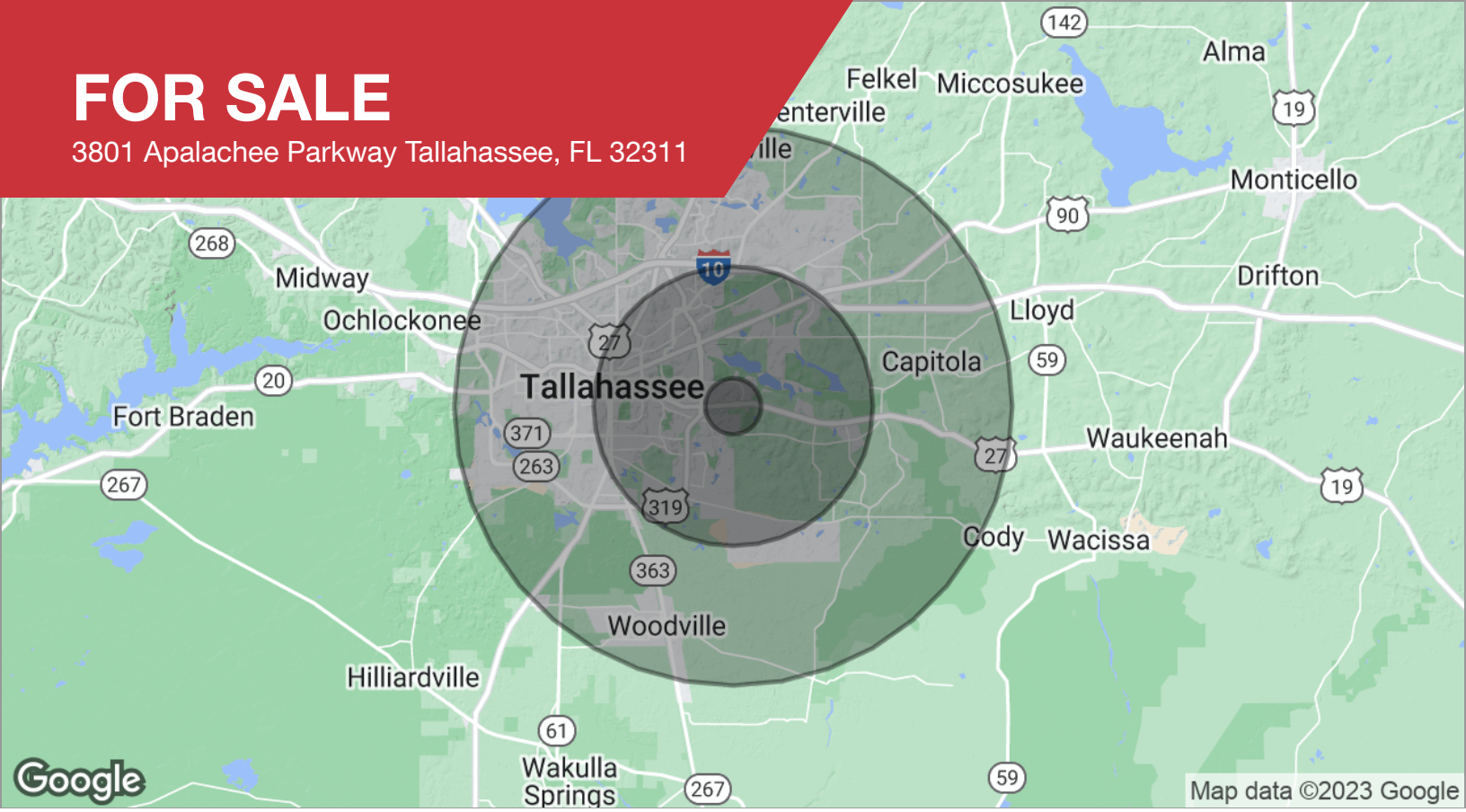

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,563	73,110	248,988
Median age	32.3	34.9	32.3
Median age (male)	30.2	33.5	31.5
Median age (Female)	33.8	36.0	33.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,345	33,708	102,191
# of persons per HH	2.6	2.2	2.4
Average HH income	$46,316	$63,880	$59,737
Average house value	$167,176	$224,372	$243,644

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

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