

FOR SALE

2633 West Tennessee Street Tallahassee, FL 32304

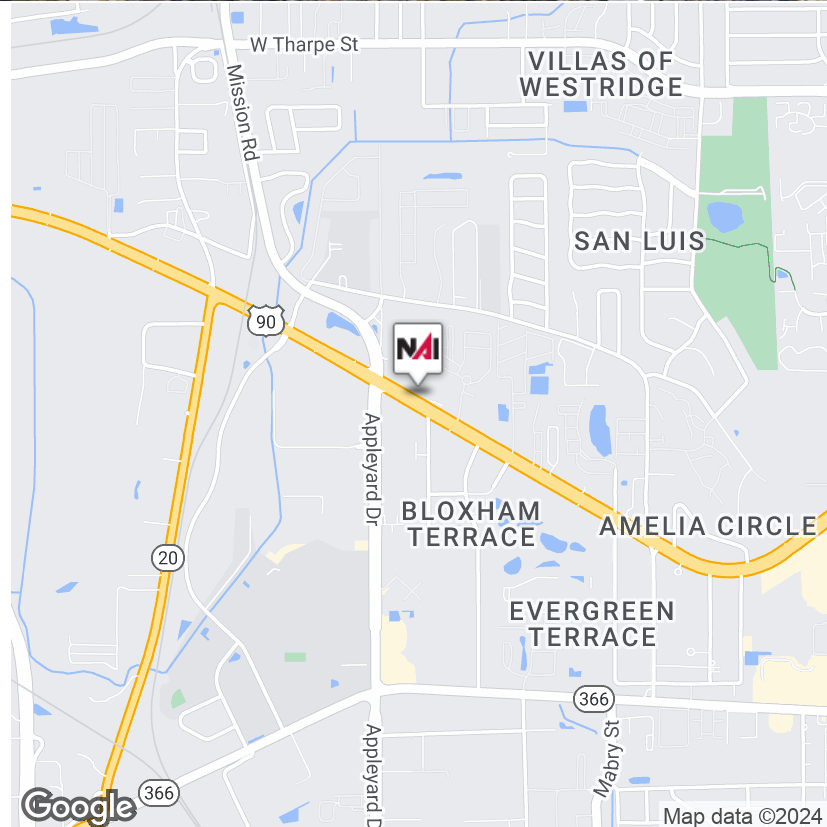
NAI TALCOR



Redevelopment | 0.99 Acres

- OPPORTUNITY ZONE INVESTMENT LOCATION
- Nearly an acre of land (.99)
- Located in a vibrant college town with three large colleges
- 300 feet frontage on US Highway 90/West Tennessee Street
- Redevelopment parcel - motel is obsolete
- Traffic Count 38,500 vehicles per day

Sale Price: \$1,250,000



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.

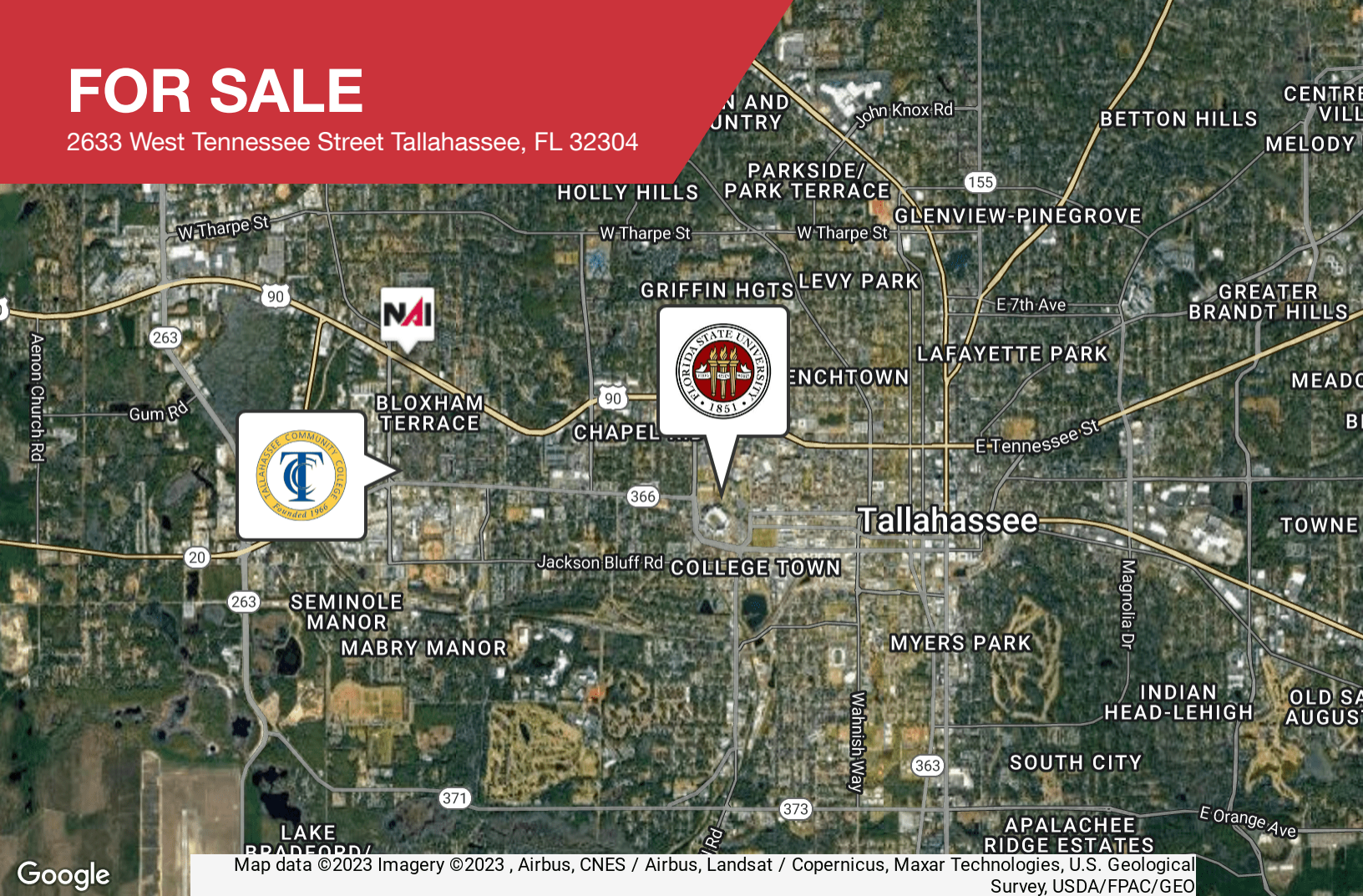


NAI TALCOR

1018 Thomasville Road, Suite 200A
talcor.com

FOR SALE

2633 West Tennessee Street Tallahassee, FL 32304



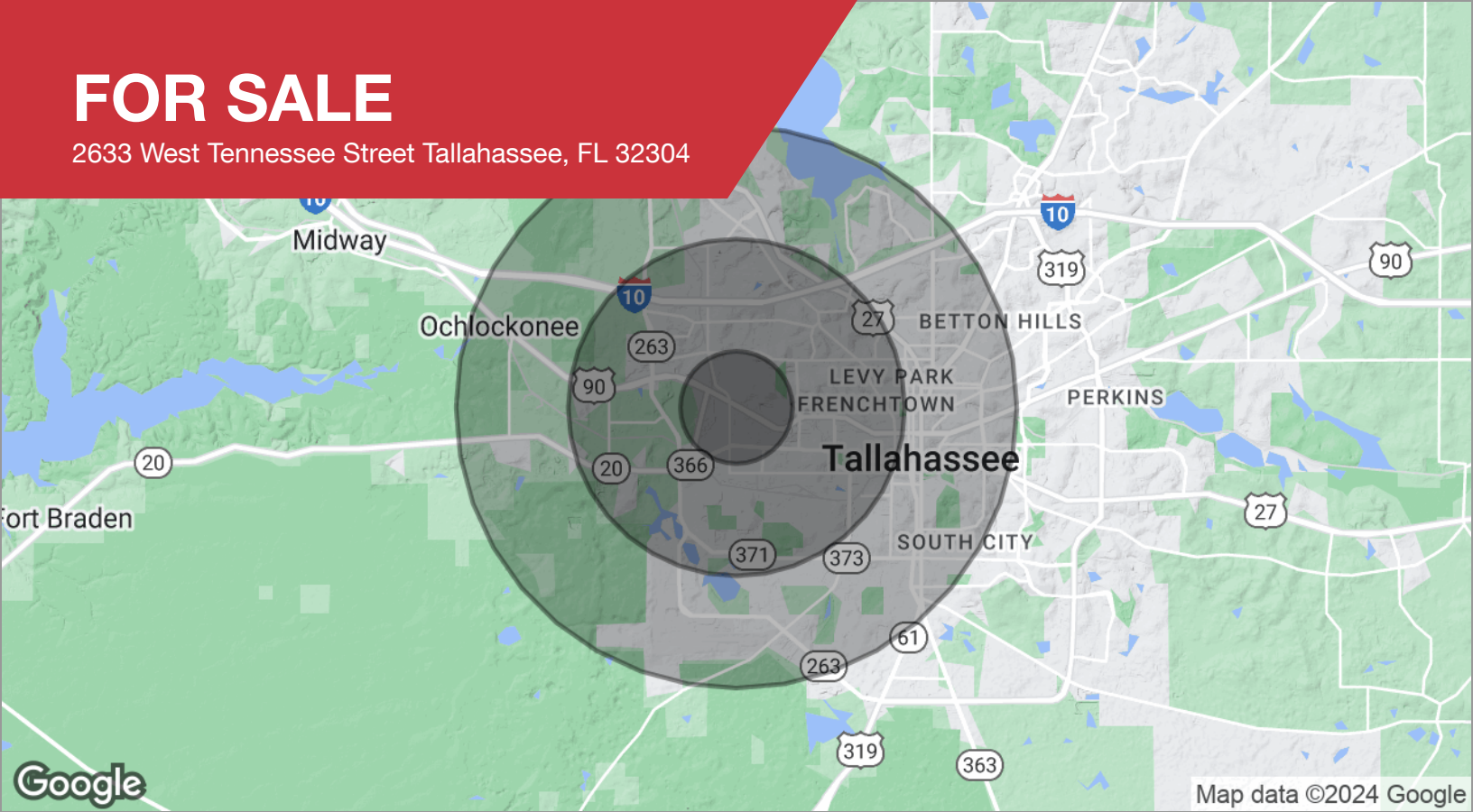
Colleen Castille
+1 850 566 5791
colleen@talcor.com

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

NAITALCOR

FOR SALE

2633 West Tennessee Street Tallahassee, FL 32304



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,468	80,196	140,221
Median age	22.3	24.0	26.9
Median age (male)	22.8	24.3	26.6
Median age (Female)	21.8	23.6	27.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,645	29,909	54,451
# of persons per HH	2.5	2.7	2.6
Average HH income	\$27,321	\$32,802	\$40,606
Average house value	\$135,270	\$156,043	\$173,105

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