

FOR SALE

2512 Balsam Terrace Tallahassee, FL 32303

NAI TALCOR



RETAIL | 4,560 SF

Great location for restaurant or retail space located behind Denny's, across the street from Circle K

- **UNIT 300:** 1,190 SF Heated/Cooled + 570 SF Warehouse
- On-Site Parking, Approximately 24 +/- Spaces
- Great Place for Boutique in Small Strip Center
- Traffic Count: 36,700 Vehicles Per Day (N Monroe Street)
- .50 Acres
- Lot Dimensions: Approximately 107 x 200

Sale Price: \$895,000



✉ **Eric Stockstill**
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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 Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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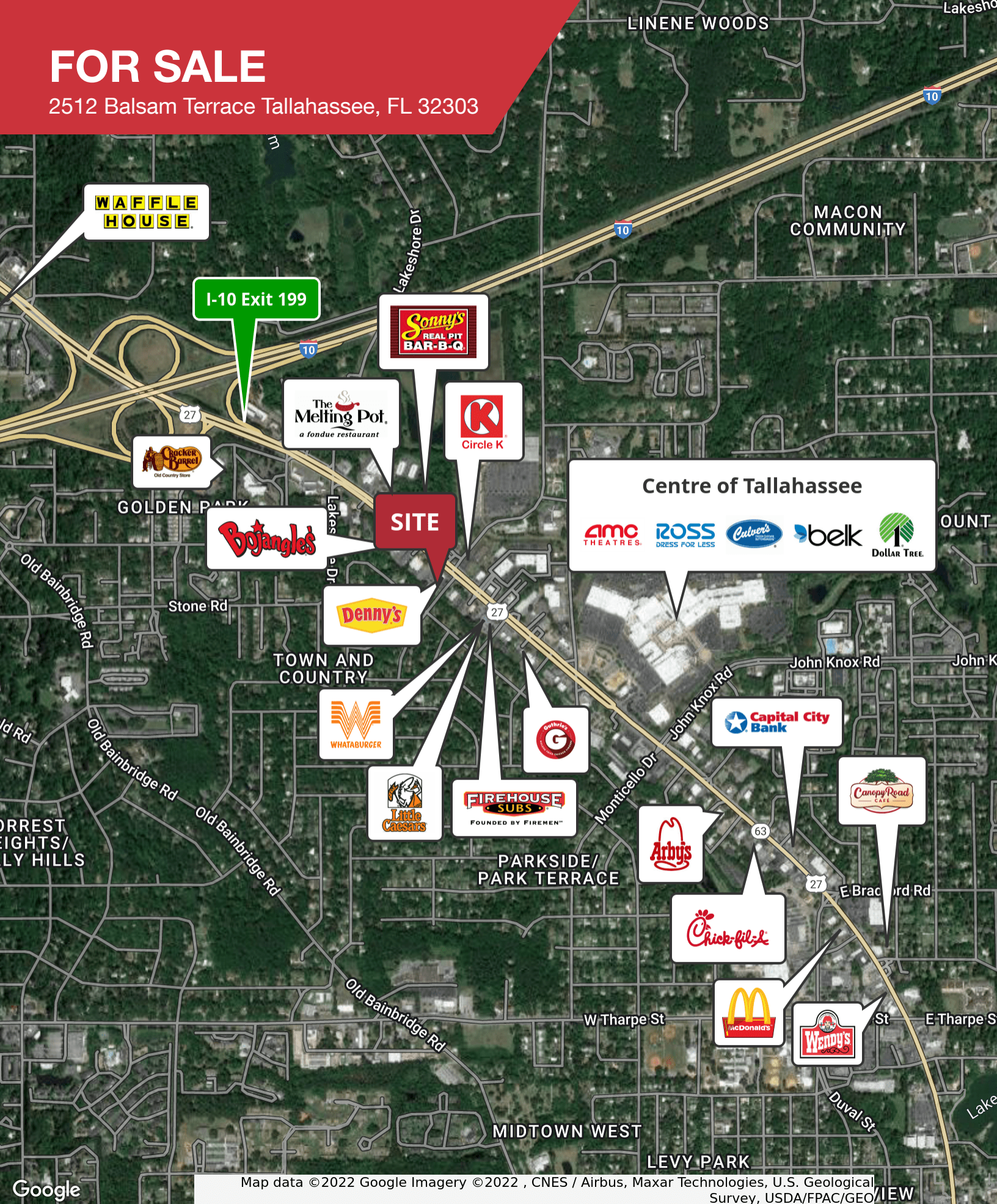
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Google

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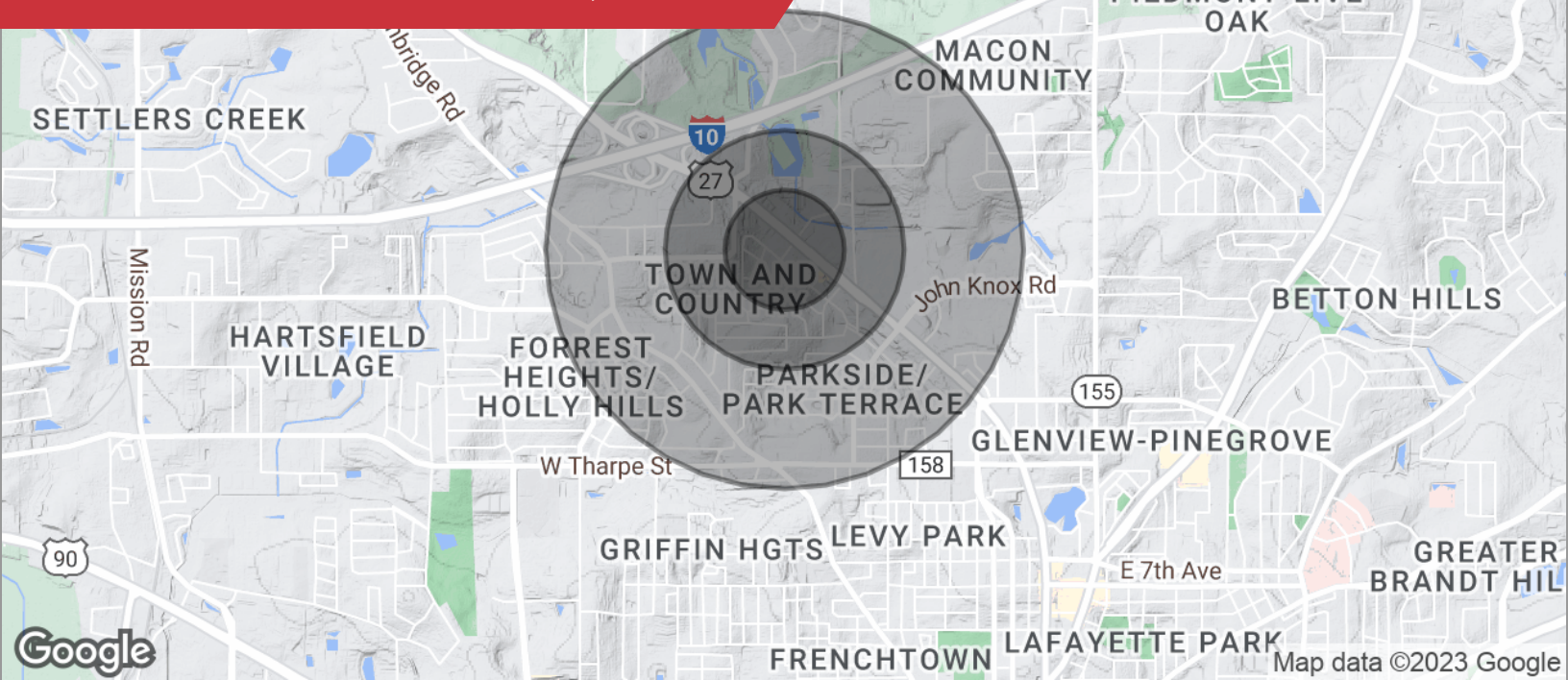
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DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	786	2,578	9,120
Median age	26.0	26.7	28.9
Median age (male)	24.2	25.3	27.5
Median age (Female)	30.3	30.0	30.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	324	1,128	4,138
# of persons per HH	2.4	2.3	2.2
Average HH income	\$53,380	\$52,411	\$58,495
Average house value	\$404,146	\$429,915	\$258,504

* Demographic data derived from 2020 ACS - US Census