

FOR SALE

906 Blountstown Hwy Tallahassee, FL 32304

NAI TALCOR

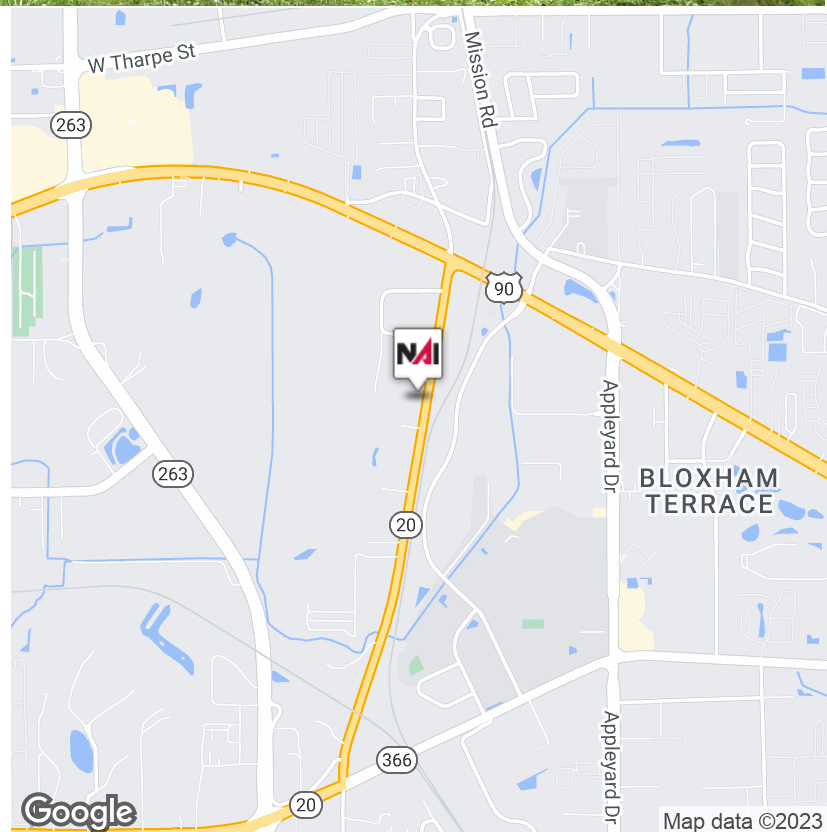


INDUSTRIAL | 3.8 ACRES

Tough to find Industrial space with 3.8 -acre fenced yard! This 6,000 SF former body shop features 1,000 SF Office Space, 5,000 SF enclosed warehouse, with additional 5,500 SF outdoor covered metal canopies and concrete floors with five 10- 12' grade level roll up doors on each side. Ideally situated with the building on the front of the site, which would give a buyer the opportunity to divide the land and sell the back half to another user.

- Over 11,500 SF Under Roof
- Former Body Shop
- M-1 (Light Industrial) Zoning)
- Perfect for any business needing fenced yard space
- 10-12' Grade Level Doors
- Westside Location Convenient to Capital Circle and I-10

Sale Price: \$800,000



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NAI TALCOR

1018 Thomasville Road, Suite 200A
talcor.com

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



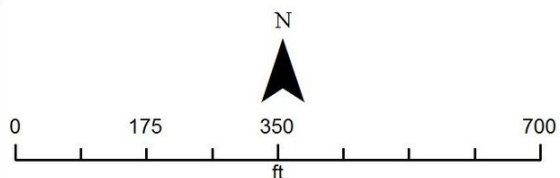
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Legend		
	Township	 Lot
	Section	 Access Easement
	Subdivision	 River
	Tax Parcel	 Waterbody
		 Building
		 Park
		 City Limit
		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

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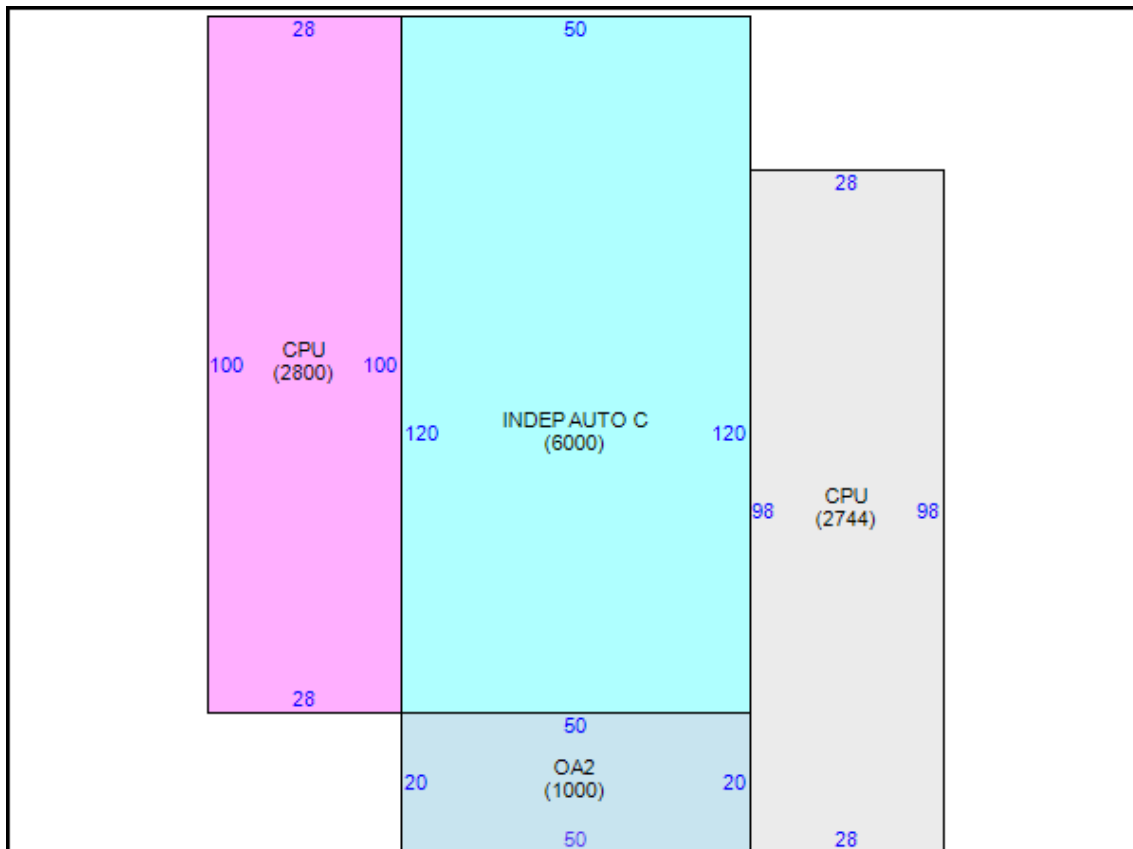
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Date Drawn: Aug 11, 2022

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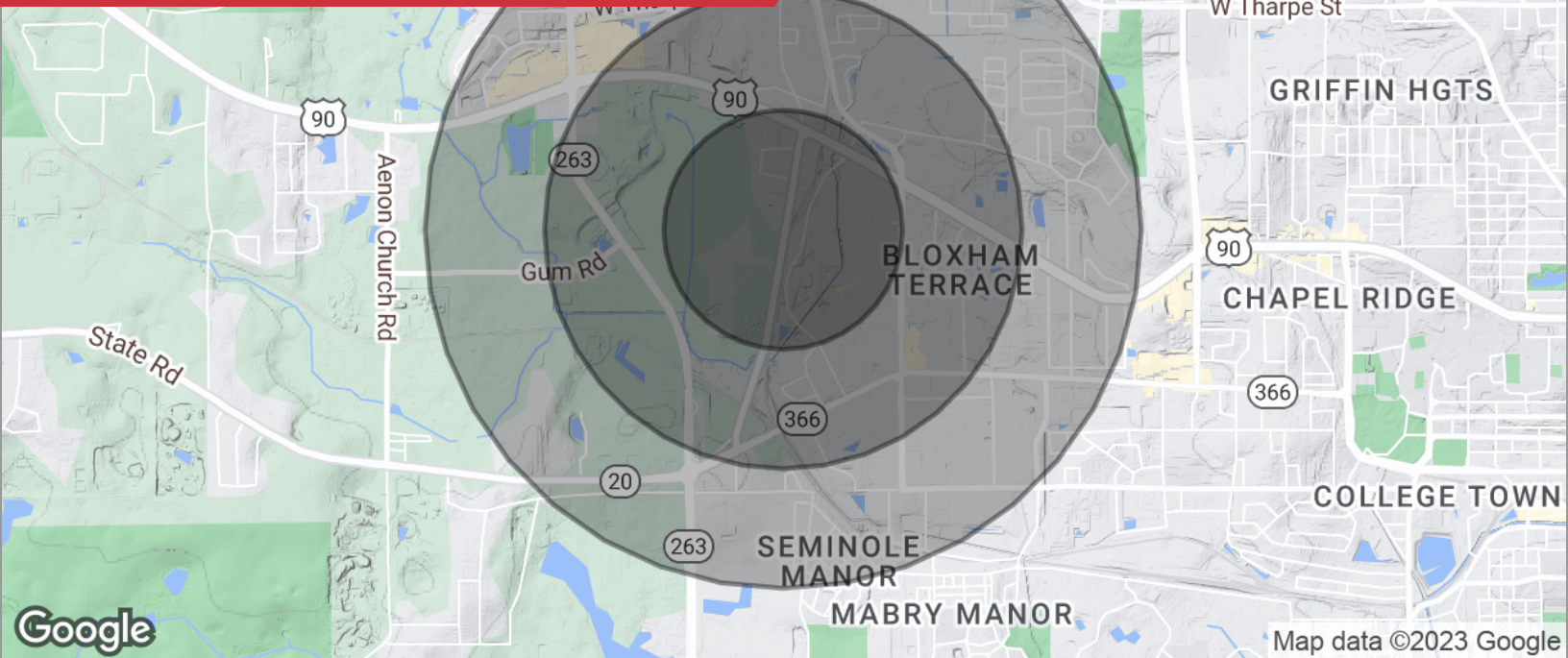
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3.8 ACRE FENCED LIGHT INDUSTRIAL



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DEMOGRAPHICS

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	1,411	8,476	19,009
Median age	27.0	25.3	26.2
Median age (male)	28.9	25.3	25.8
Median age (Female)	24.8	25.6	27.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	431	3,670	8,941
# of persons per HH	3.3	2.3	2.1
Average HH income	\$26,939	\$29,713	\$33,471
Average house value	\$3,501	\$24,332	\$48,980

* Demographic data derived from 2020 ACS - US Census