

# FOR SALE

1313 South Blair Stone Road Tallahassee, FL 32399

# NAI TALCOR

**KOHL'S**



**2.76 ACRES**

## Land | 2.76 Acres

### POTENTIAL REDEVELOPMENT

- Great location with signalized ingress/egress
- 15,264 SF office with 7,760 SF basement
- retention pond in place
- Zoned OR-3
- Great potential for re-development for Hotel or Multi-Family
- Daily traffic count 20,700

**Sale Price: \$1,000,000**



✉ **Jep Dove**  
+1 850 509 1167  
jep@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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 **Hilton**  
Garden Inn™

— DOWNTOWN —

 **Hilton**  
Garden Inn™

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Governor's Square Mall

KOHL'S



2.76 ACRES AVAILABLE

Burlington



PETSMART

Party City



goodwill

Jason's deli

Map data ©2023 Imagery ©2023, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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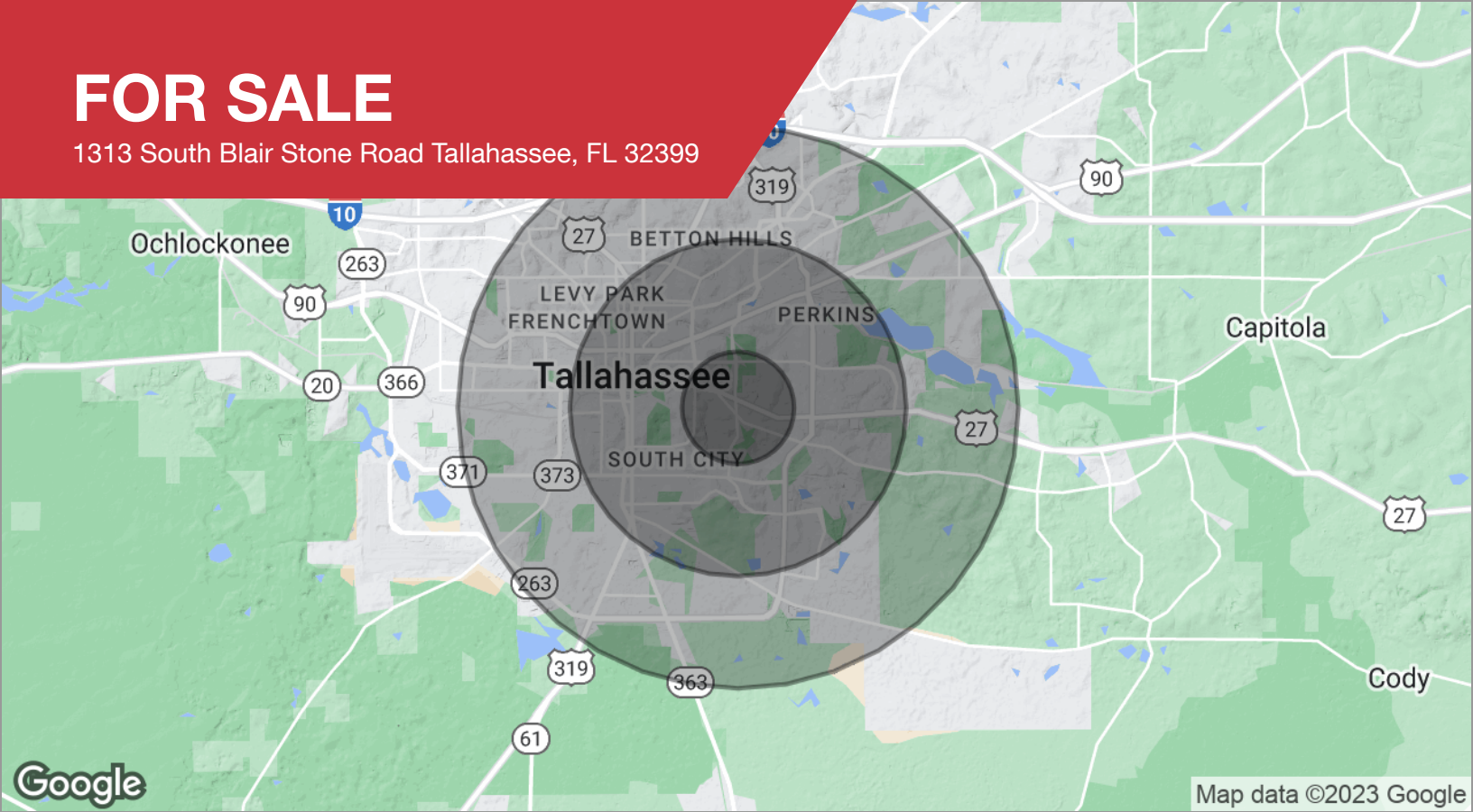
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NAITACOR



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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,646	64,747	148,079
Median age	31.9	31.6	31.9
Median age (male)	31.1	30.8	30.8
Median age (Female)	32.9	32.5	32.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,839	30,477	70,020
# of persons per HH	1.8	2.1	2.1
Average HH income	\$50,239	\$57,257	\$55,400
Average house value	\$120,100	\$179,296	\$167,295

\* Demographic data derived from 2020 ACS - US Census