

# FOR SALE

1372 Blountstown St Ste A Tallahassee, FL 32304

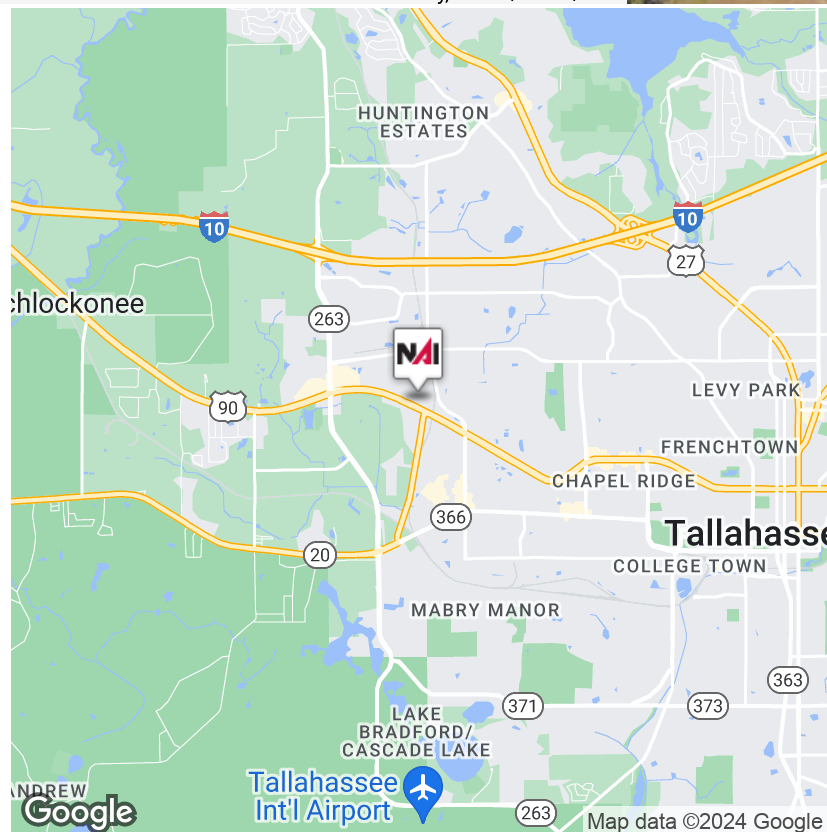
# NAI TALCOR



## Land | 0.9 Acres

- County approval for 9,500 SF Office/Warehouse
- Excellent Visibility
- CP Zoning
- Ideal for General or Subcontractor
- Close proximity to residential, offices, and major retailers including Walmart, Dunkin', and Dollar General
- APN 21-29-30 D-0020

**Sale Price: \$225,000**



✉ **John W. McNeill, SIOR**  
+1 850 251 5504  
jmcneill@talcort.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  
talcort.com



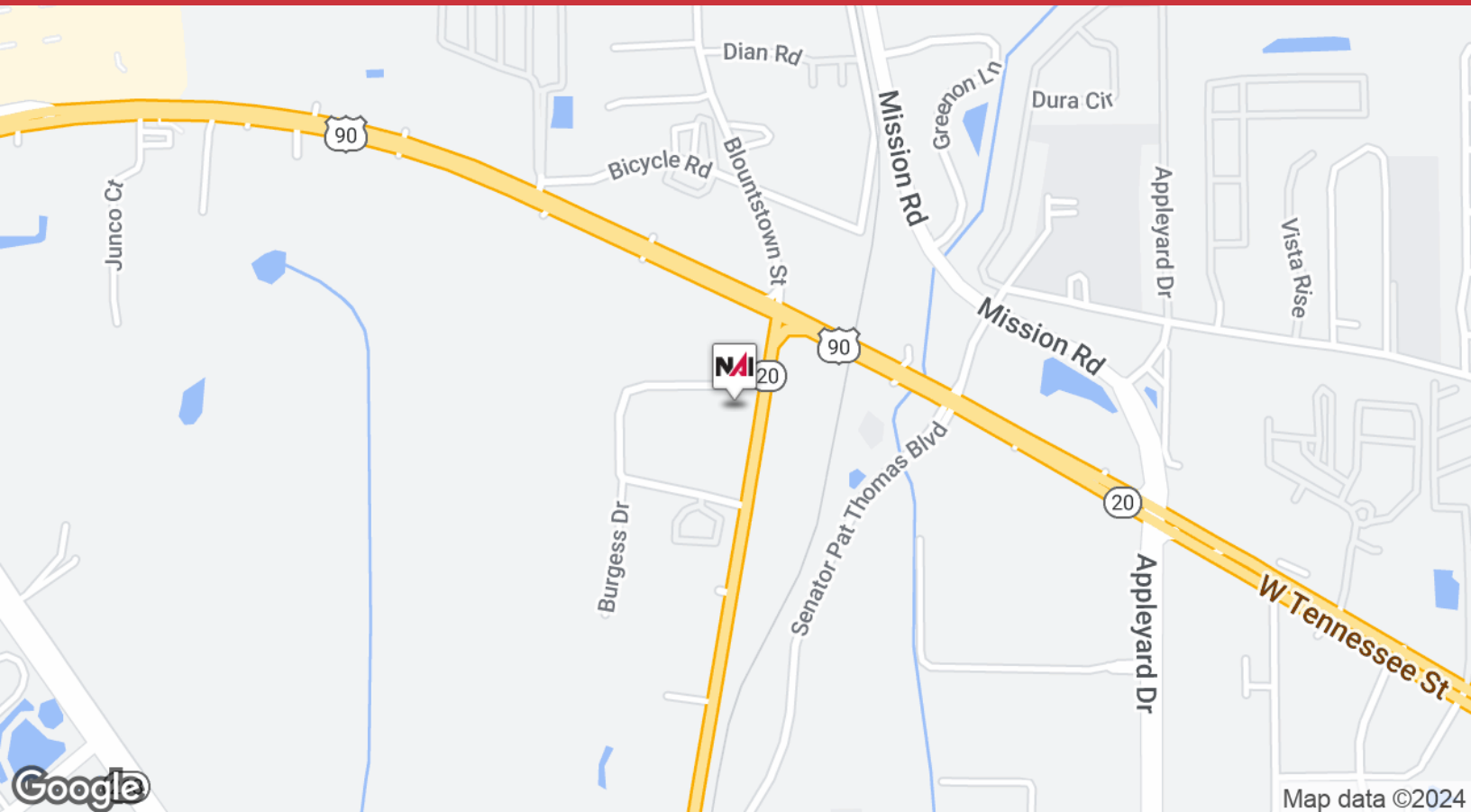
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.9 +/- ACRES FOR SALE

1,378 CPD

Located below the intersection of Blountstown Hwy and W Tennessee St



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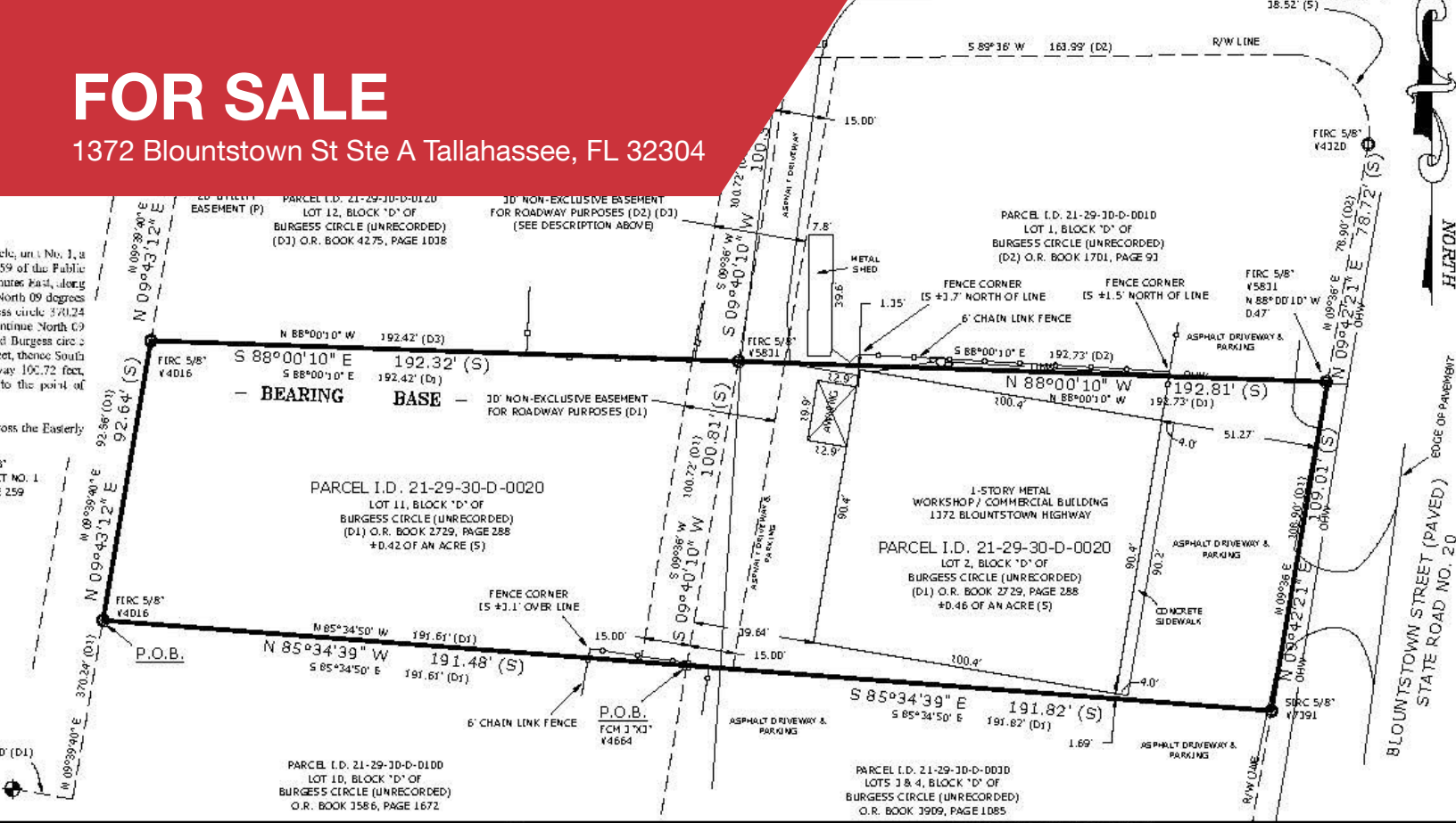
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PCN = FIELD ELECTRONIC MEASUREMENT (F.M.)

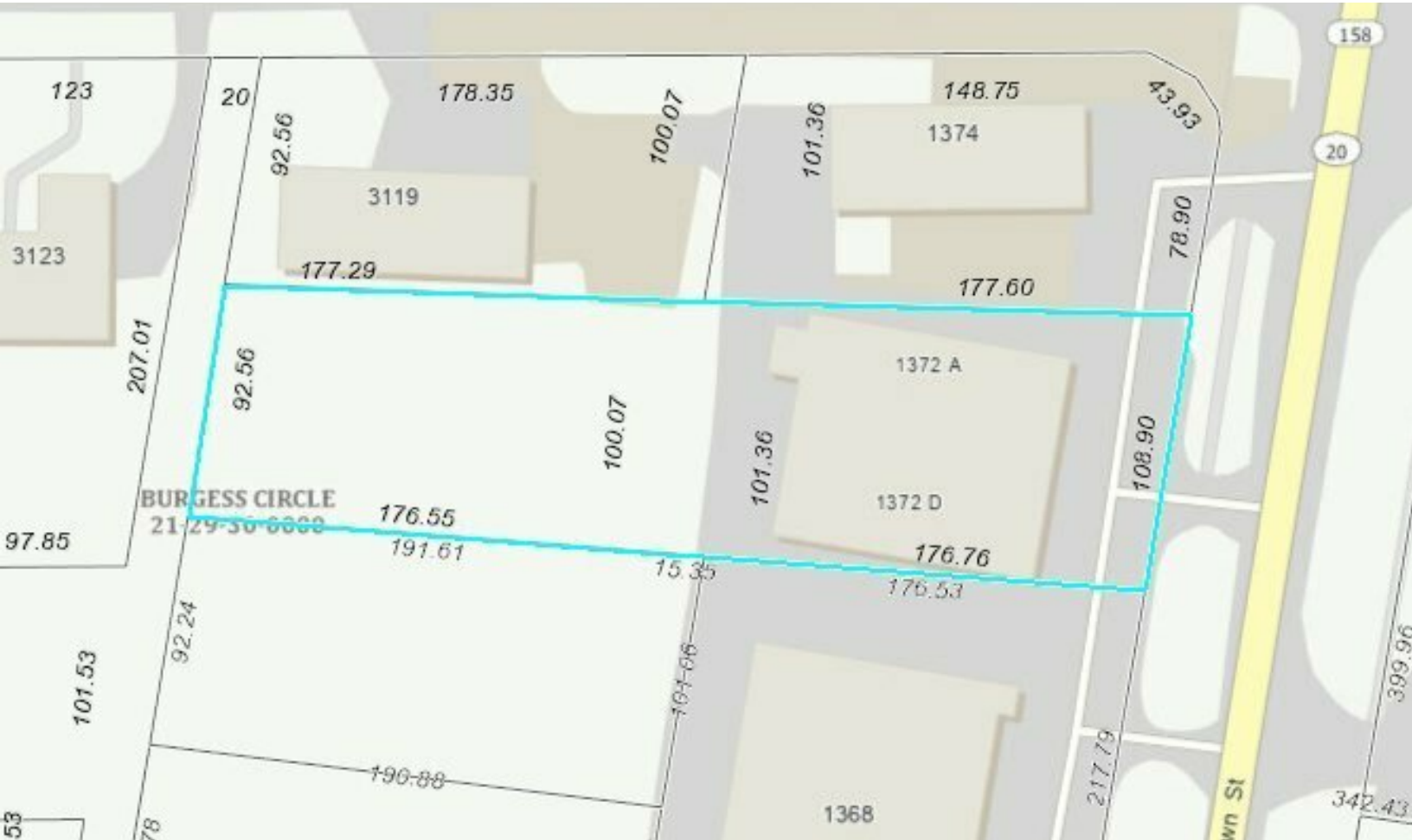
TAKO = TOTAL STATION

R = RADIUS  
RNG = RANGE  
REL = RESIDUAL  
BLN = BLANK PAGE

## NOTES:

1) BEARINGS ARE BASED ON THE NORTH BOUNDARIES OF LOTS 2 & 11, BLOCK 'D'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY



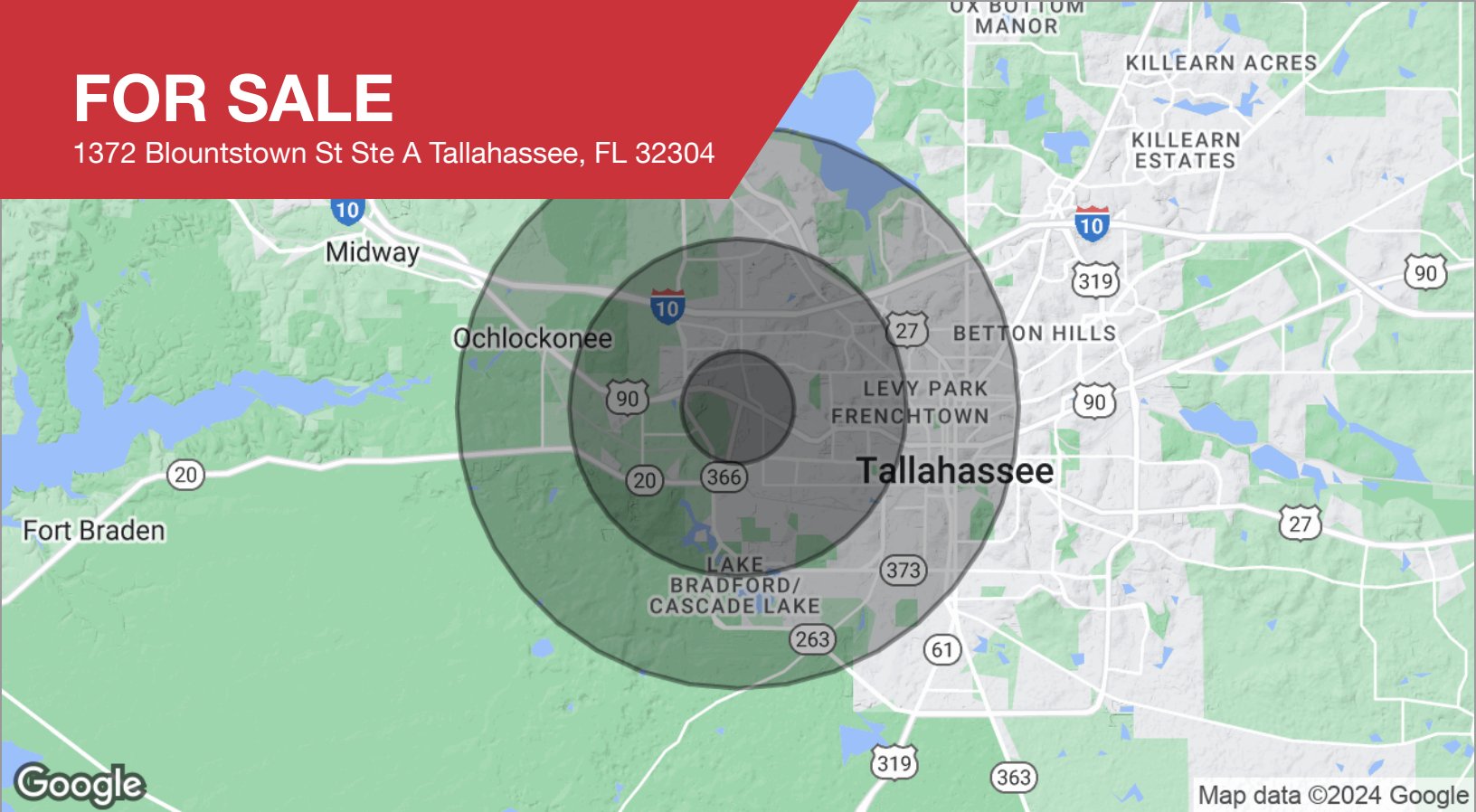
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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,872	68,544	128,403
Median age	25.9	27.1	29.8
Median age (male)	25.6	26.7	29.4
Median age (Female)	26.7	28.3	30.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,385	32,487	59,389
# of persons per HH	2.3	2.1	2.2
Average HH income	\$31,038	\$36,622	\$45,626
Average house value	\$37,954	\$74,541	\$129,944

\* Demographic data derived from 2020 ACS - US Census