



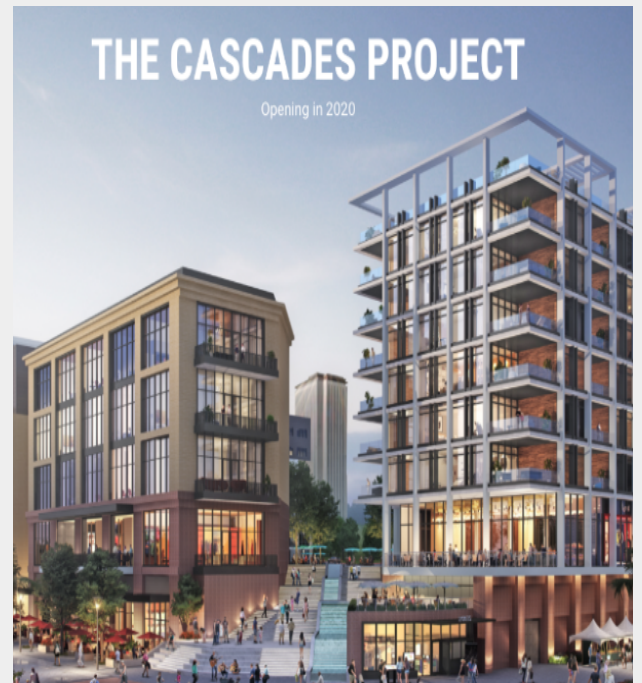
Hotel Or Retail Site

918 E Lafayette Street, Tallahassee, FL 32301

Property Features

- Great location on the parkway for a hotel or retail site!
Located next to Chuy's Texmex between Governor's Square Mall and The Capitol/CBD! Ability to expand lot to 3.29+/- Acres.
- Located within walking distance of the spectacular new Cascades Park (\$150,000,000 NAP Cascade Park Mixed Use Project) Loews Hotel (under construction) and The Capitol and less than 2 miles from Florida State University and Collegetown District
- Corner location with direct access to Apalachee Parkway
- Traffic Count: 36,000 vehicles per day on the Parkway
- Zoned: High Intensity Urban Activity Center
- Tax ID#: 1131206180000

Sale Price: \$750,000



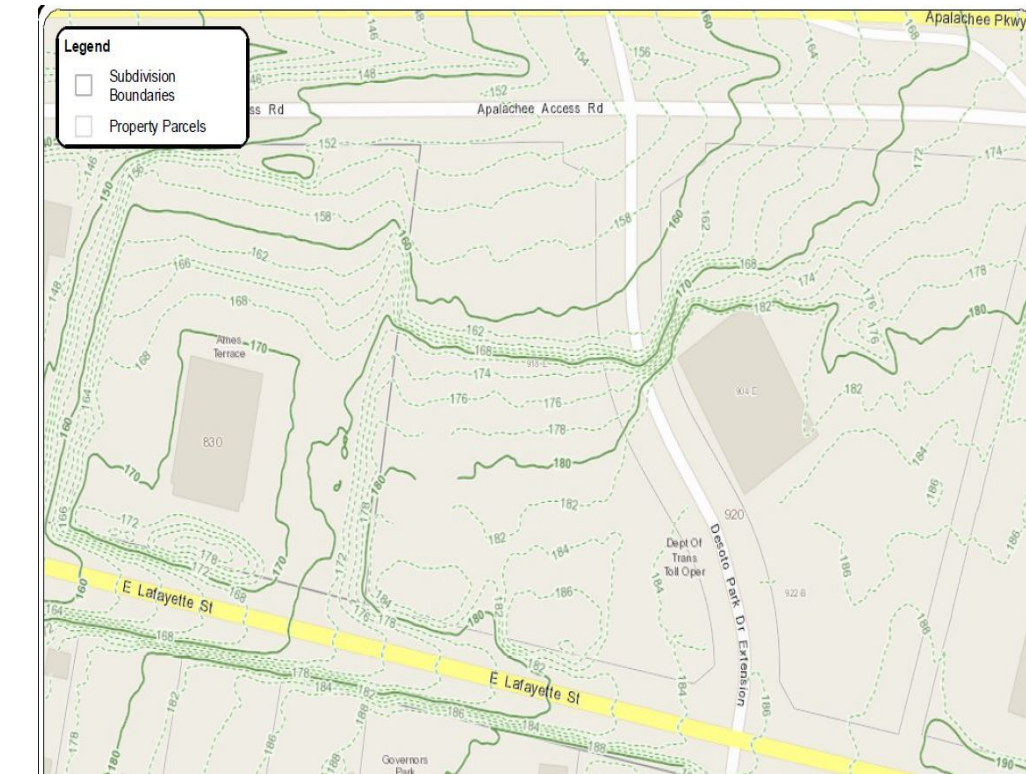
For more information:

Frank L. Langston, CCIM

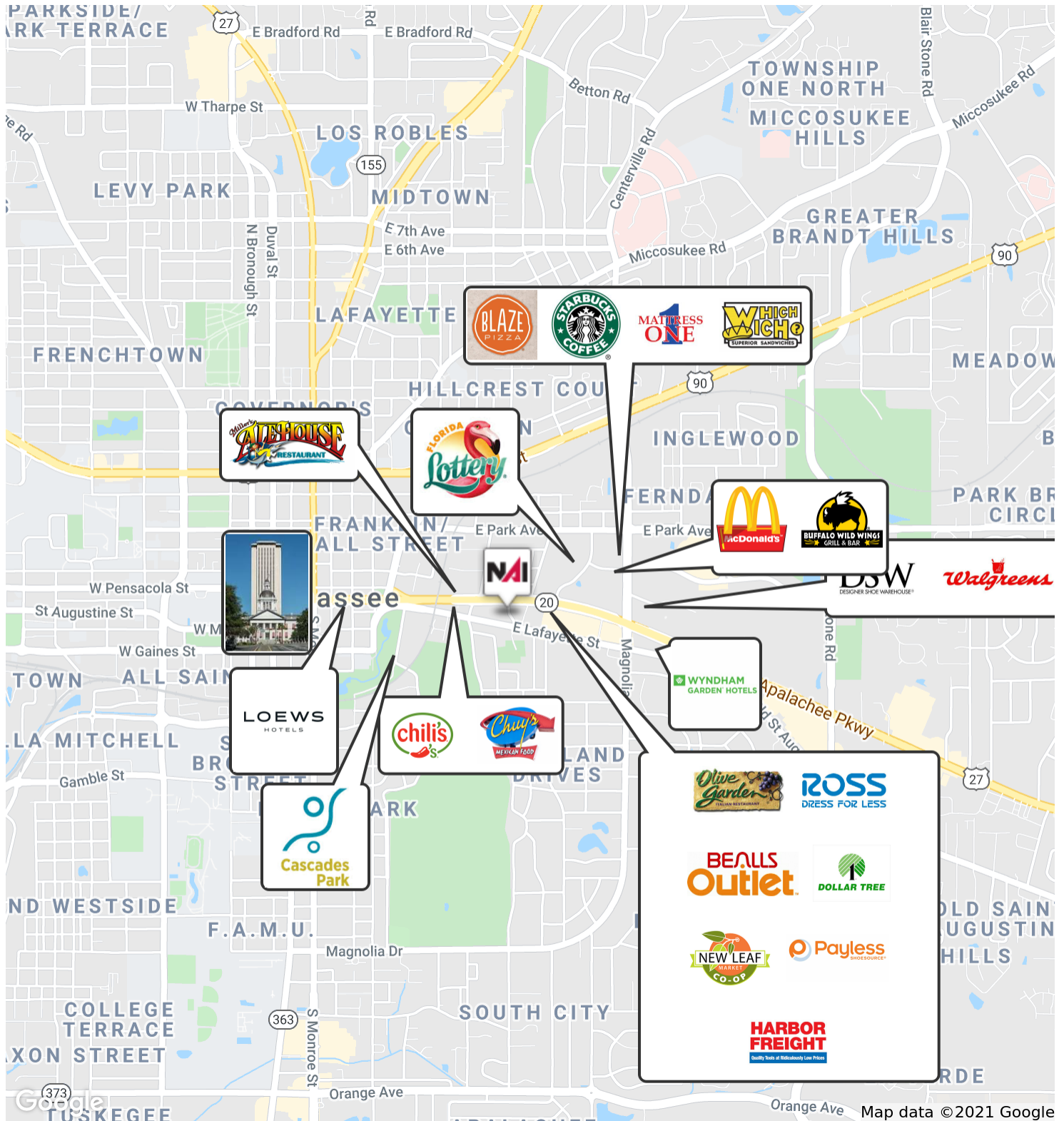
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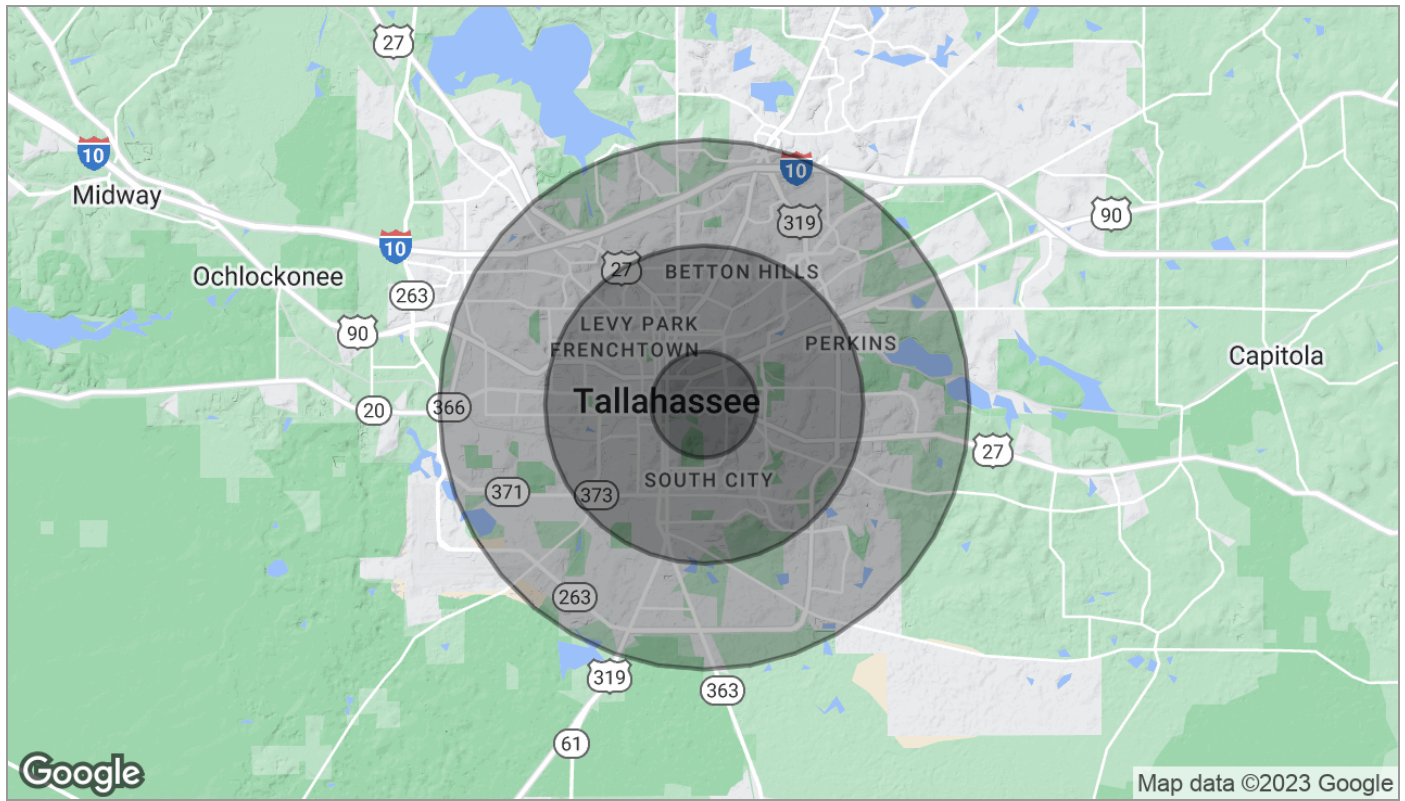
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Surrounding Retail Aerial



Demographics Map



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,575	82,669	161,859
MEDIAN AGE	36.0	29.2	29.5
MEDIAN AGE (MALE)	34.0	28.4	28.7
MEDIAN AGE (FEMALE)	38.6	30.0	30.1
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,091	34,860	68,517
# OF PERSONS PER HH	1.8	2.4	2.4
AVERAGE HH INCOME	\$52,899	\$45,666	\$47,284
AVERAGE HOUSE VALUE	\$259,395	\$216,296	\$211,087
Race	1 Mile	3 Miles	5 Miles
% WHITE	71.8%	54.4%	54.6%
% BLACK	24.8%	38.5%	38.5%
% ASIAN	0.7%	2.5%	2.9%
% HAWAIIAN	0.2%	0.0%	0.0%
% INDIAN	0.2%	0.3%	0.3%
% OTHER	0.9%	2.0%	1.7%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	2.9%	5.3%	6.2%

* Demographic data derived from 2020 ACS - US Census