NITALCOR

For Sale

Site On North Monroe

1.99 +/- Acres Tallahassee, FL



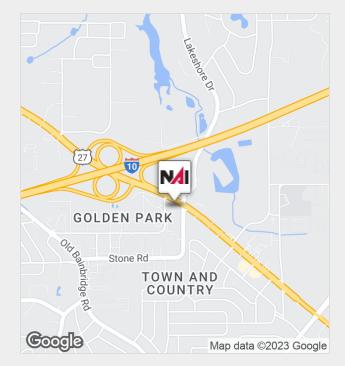
2800 North Monroe St.

Tallahassee, Florida 32303

Property Features

- Former Hotel Site Near I-10 / N. Monroe Intersection
- Within Walking Distance of Restaurants and Less Than 1 Mile to the Centre of Tallahassee
- Traffic Count: 44,500 Vehicles Per Day on North Monroe
- · Zoned: Commercial Parkway
- Parcel ID#: 2114510000310

Sale Price: \$850,000



For more information:

Jep Dove

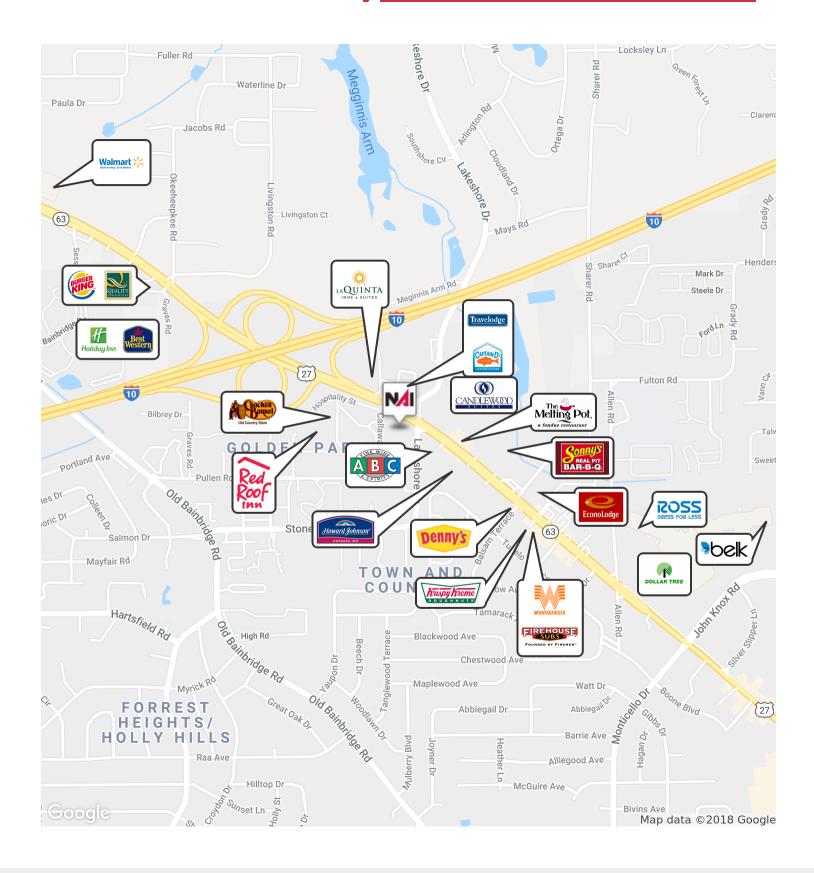
C: 850 509 1167 • jep@talcor.com

NAI TALCOR 1018 Thomasville Road, Suite 200A , Tallahassee, FL 32303 850 224 2300 talcor.com

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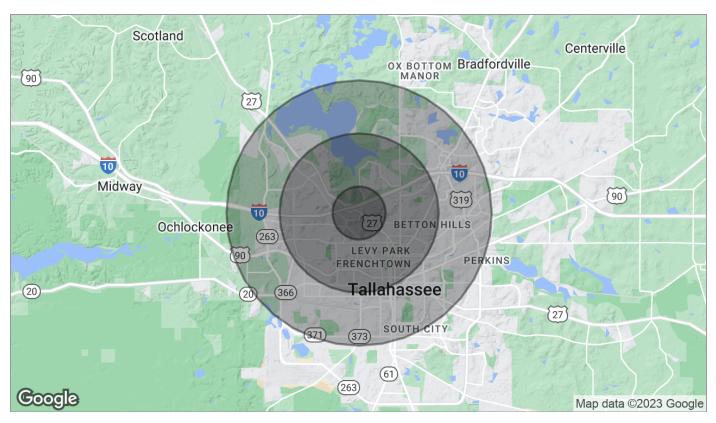
Surrounding Retail Aerial





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Demographics



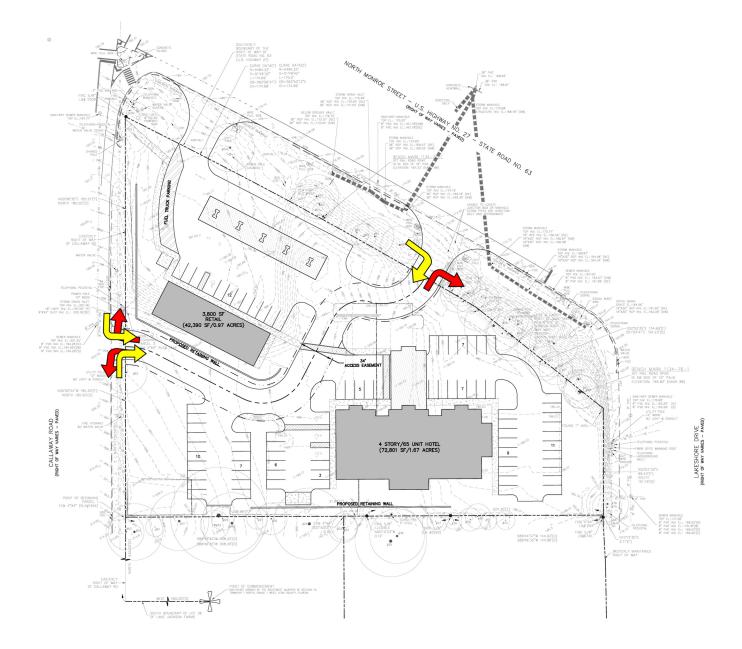
| Population | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 7,698 | 83,883 | 154,645 |
| MEDIAN AGE | 26.8 | 27.1 | 29.0 |
| MEDIAN AGE (MALE) | 26.5 | 27.3 | 28.7 |
| MEDIAN AGE (FEMALE) | 27.2 | 26.8 | 29.2 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| TOTAL HOUSEHOLDS | 3,107 | 32,494 | 63,020 |
| # OF PERSONS PER HH | 2.5 | 2.6 | 2.5 |
| AVERAGE HH INCOME | \$55,249 | \$45,818 | \$49,832 |
| AVERAGE HOUSE VALUE | \$174,371 | \$215,745 | \$233,341 |
| Race | 1 Mile | 3 Miles | 5 Miles |
| % WHITE | 65.9% | 61.7% | 59.0% |
| % BLACK | 29.8% | 31.5% | 34.7% |
| % ASIAN | 1.4% | 2.1% | 2.3% |
| % HAWAIIAN | 0.0% | 0.0% | 0.0% |
| % INDIAN | 0.5% | 0.4% | 0.3% |
| % OTHER | 0.7% | 2.5% | 1.8% |
| Ethnicity | 1 Mile | 3 Miles | 5 Miles |
| % HISPANIC | 8.2% | 8.5% | 6.5% |

* Demographic data derived from 2020 ACS - US Census



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Potential Site Plan





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