# **N**ITALCOR

#### For Sale

## Site On North Monroe

1.99 +/- Acres Tallahassee, FL



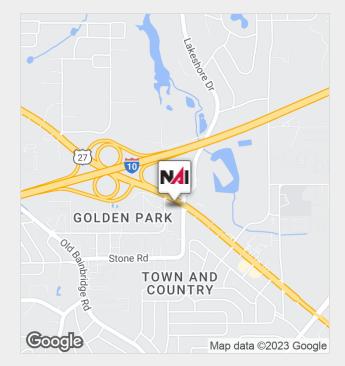
# 2800 North Monroe St.

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

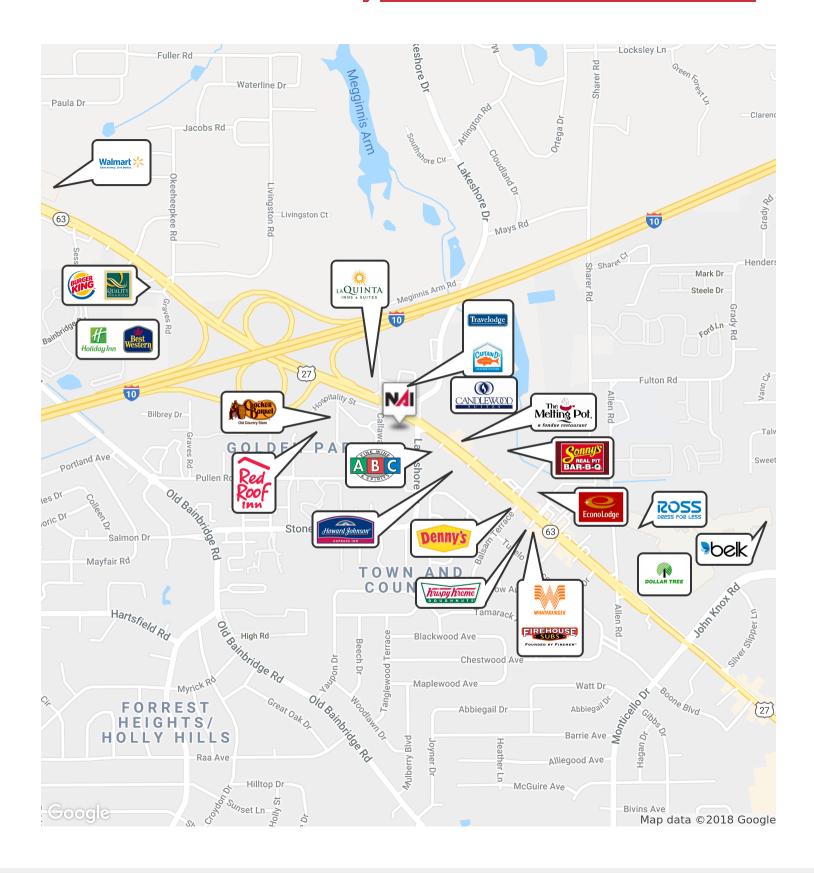
C: 850 509 1167 • jep@talcor.com

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

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.

For Sale

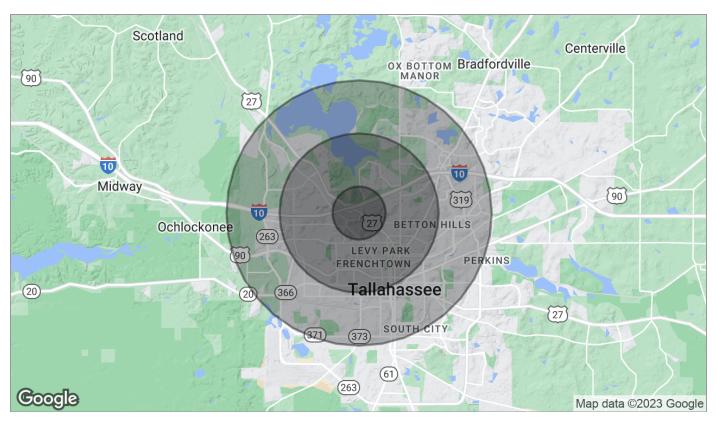
## Surrounding Retail Aerial





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

## Demographics



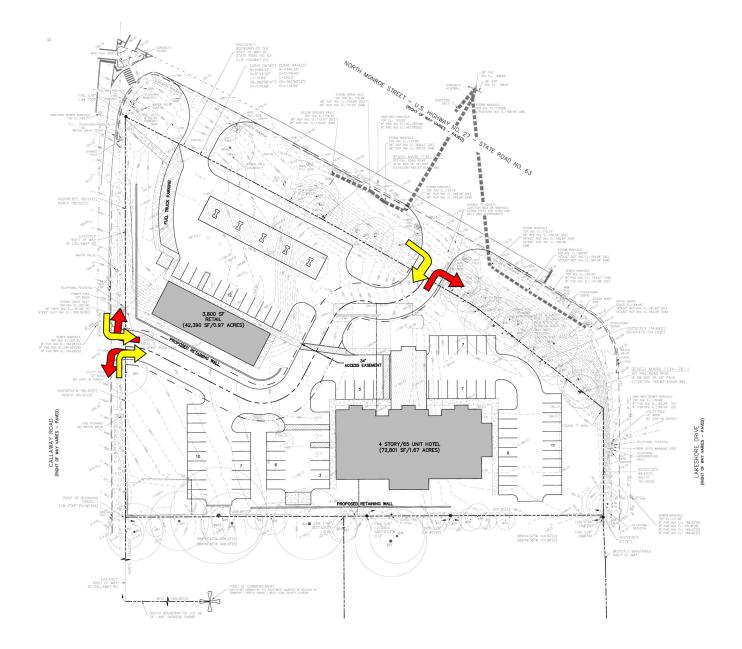
Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,698	83,883	154,645
MEDIAN AGE	26.8	27.1	29.0
MEDIAN AGE (MALE)	26.5	27.3	28.7
MEDIAN AGE (FEMALE)	27.2	26.8	29.2
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,107	32,494	63,020
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$55,249	\$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



For Sale

## **Potential Site Plan**





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