



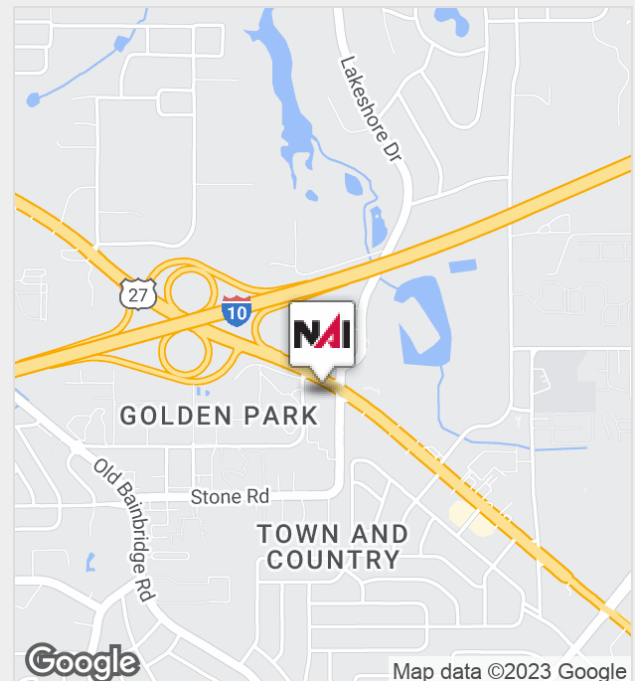
2800 North Monroe St.

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



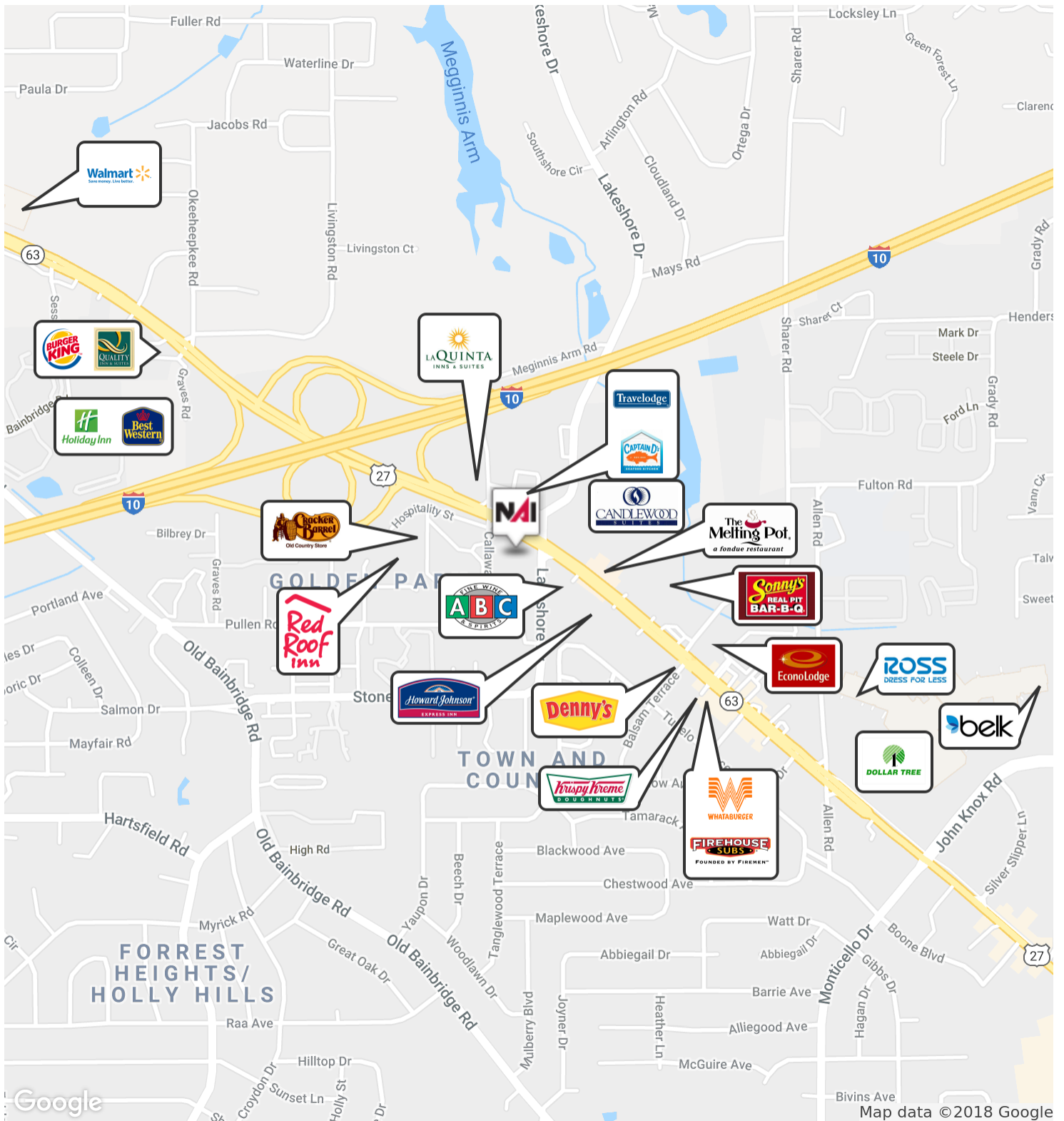
For more information:

Jep Dove

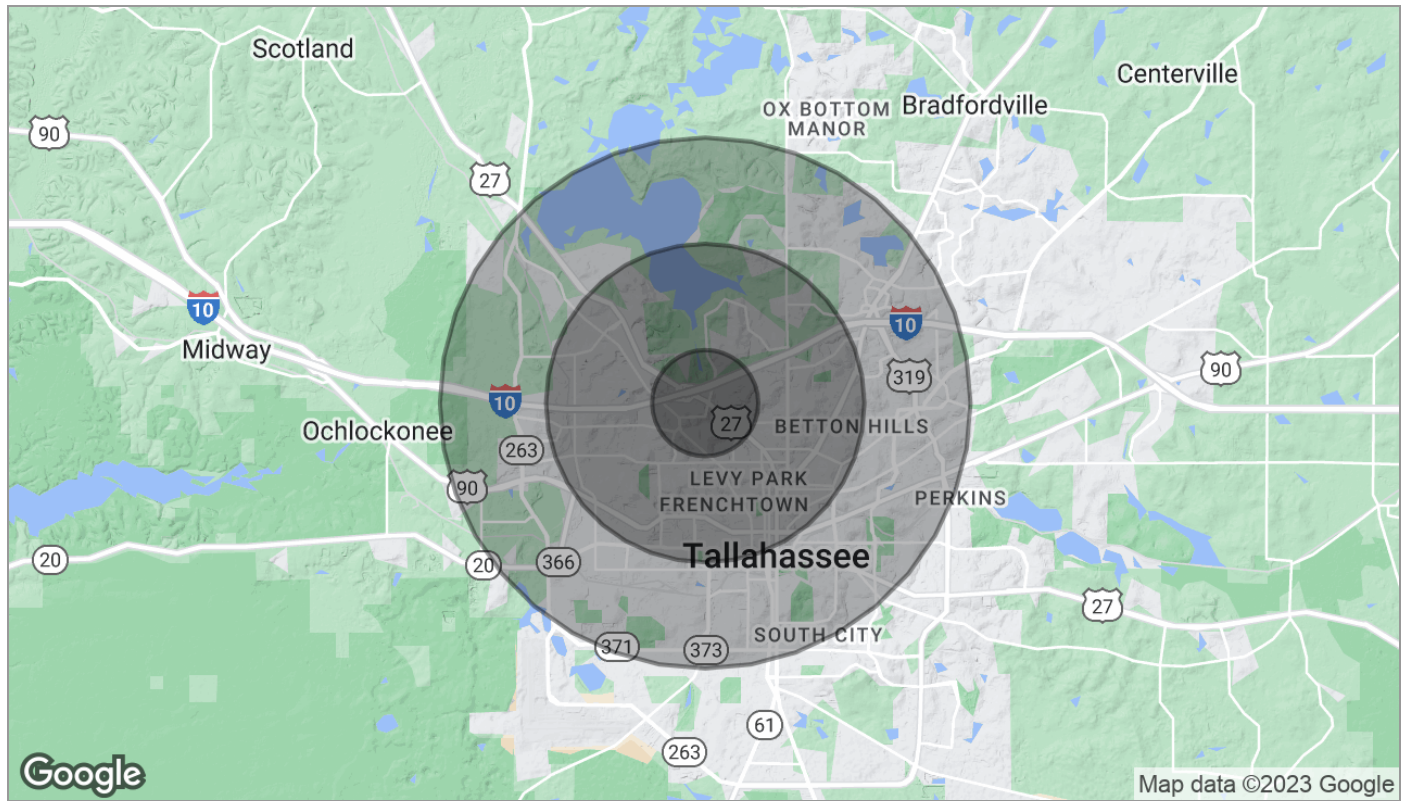
C: 850 509 1167 • jep@talcor.com

For Sale

Surrounding Retail Aerial



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

Potential Site Plan

