



1822 West Tennessee Street

Tallahassee, Florida 32304

Property Description

Prime retail, mixed use, or hotel site at the corner of High Road and West Tennessee Street. Daily traffic counts at 48,000 along West Tennessee Street and 14,000 along High Road. Catty-corner from the Varsity Plaza redevelopment where an urban Target and other retail tenants will be located. Zoned Commercial Parkway (CP).

Situated less than half a mile away from Florida State University's northwest entrance by The College of Medicine and 1.5 miles away from Tallahassee Community College. 15 minute drive from Tallahassee International Airport and a 10 minute drive to the State Capitol.

OFFERING SUMMARY

Sale Price	\$3,000,000
Lot Size	+/- 3.38 Acres

DEMOGRAPHICS

Stats	Population	Daytime Workforce
1 Mile	24,260	9,271
3 Miles	94,592	81,080
5 Miles	161,581	131,640

For more information

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1018 Thomasville Road, Suite 200A,
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For Sale

Land

+/- 3.38 Acres | \$3,000,000

NXNW Apartments

U Club

Lucky's Market



DOLLAR GENERAL



Site

14,000 ADT

Newk's



48,000 ADT



41,000 ADT



19,700 ADT

23,000 ADT

19,400 ADT

Student Housing



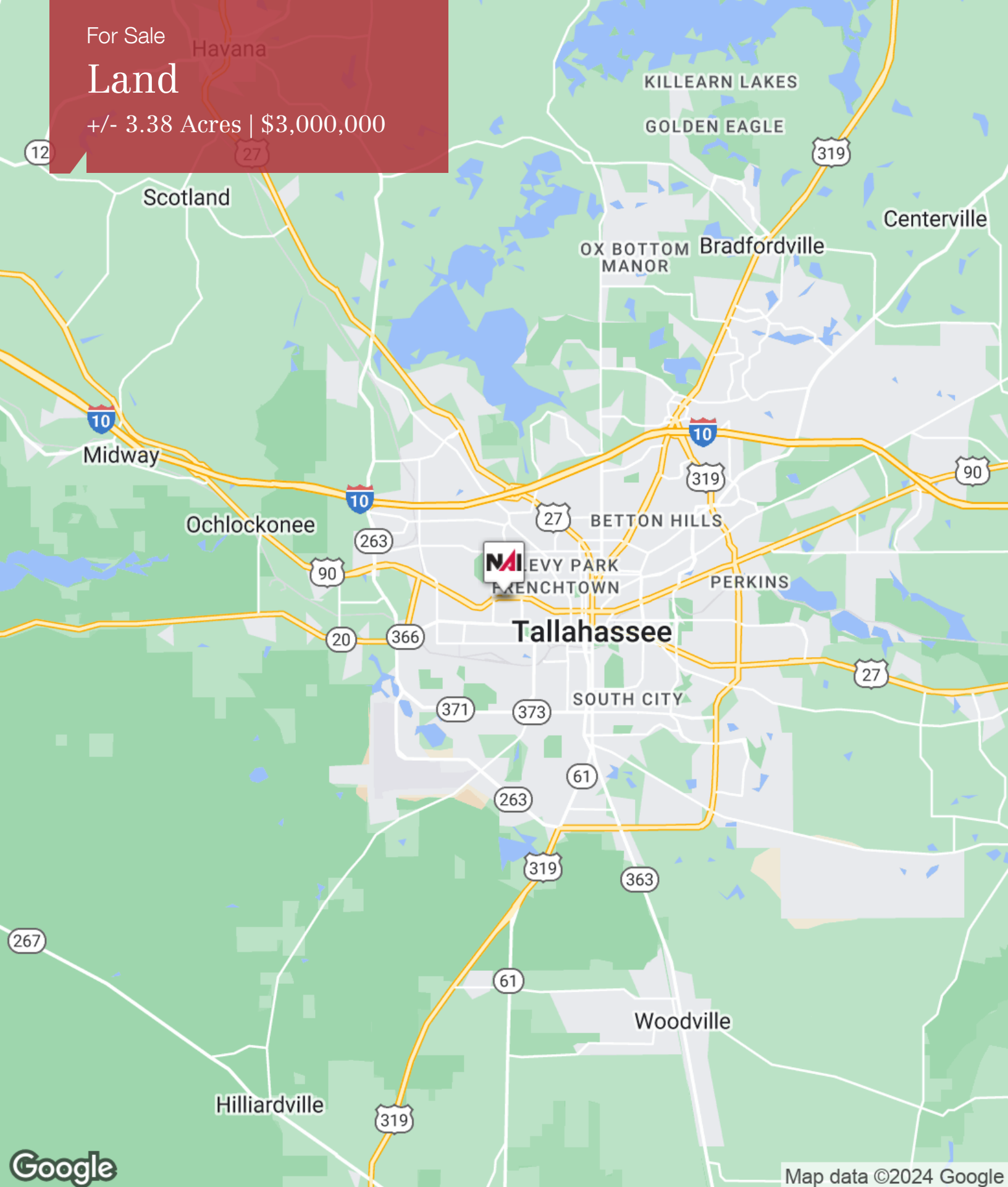
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