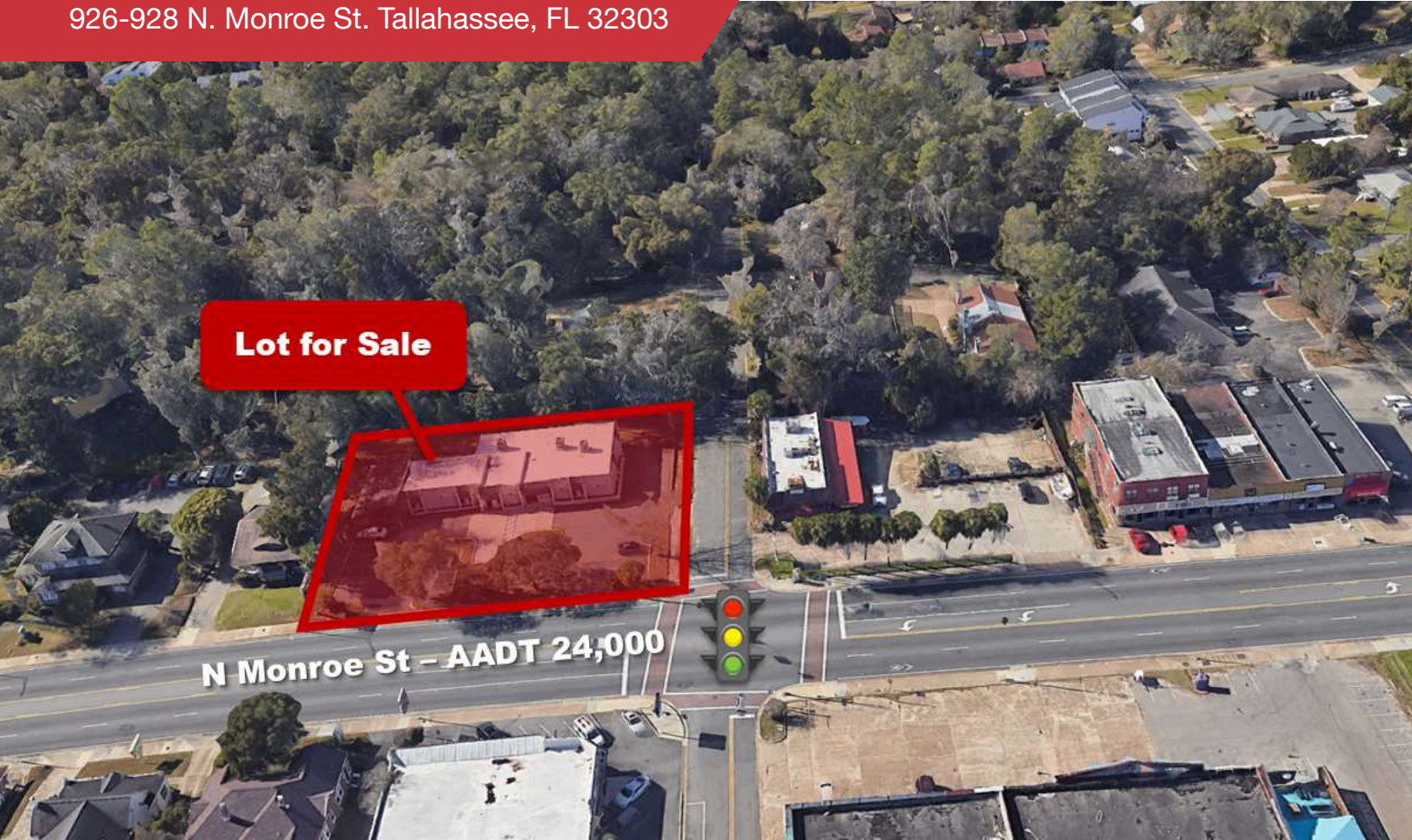


FOR SALE

926-928 N. Monroe St. Tallahassee, FL 32303

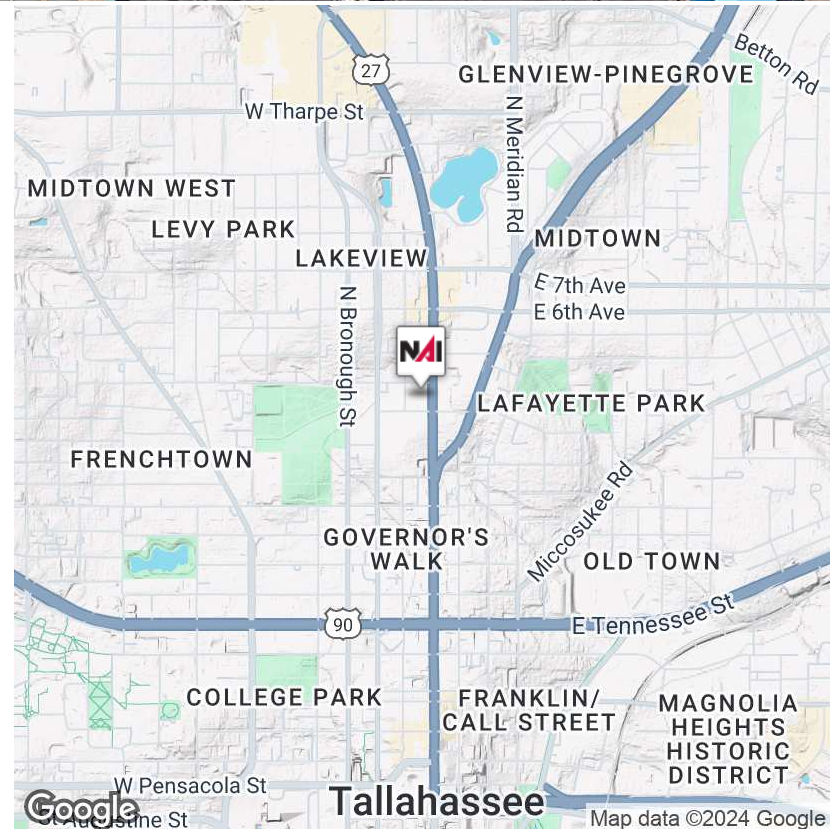
NAI TALCOR



Land | 0.58 Acres

- Direct Frontage on N. Monroe Street
- Redevelopment Opportunity
- Corner Parcel with Signalized Light
- Large Pylon Sign
- 18 Parking Spaces
- Zoned CU-45 allows for many different uses including automotive repair, medical, retail, restaurant, office, daycare and more
- 24,500 CPD on N. Monroe St.

Sale Price: \$1,000,000



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NAI TALCOR

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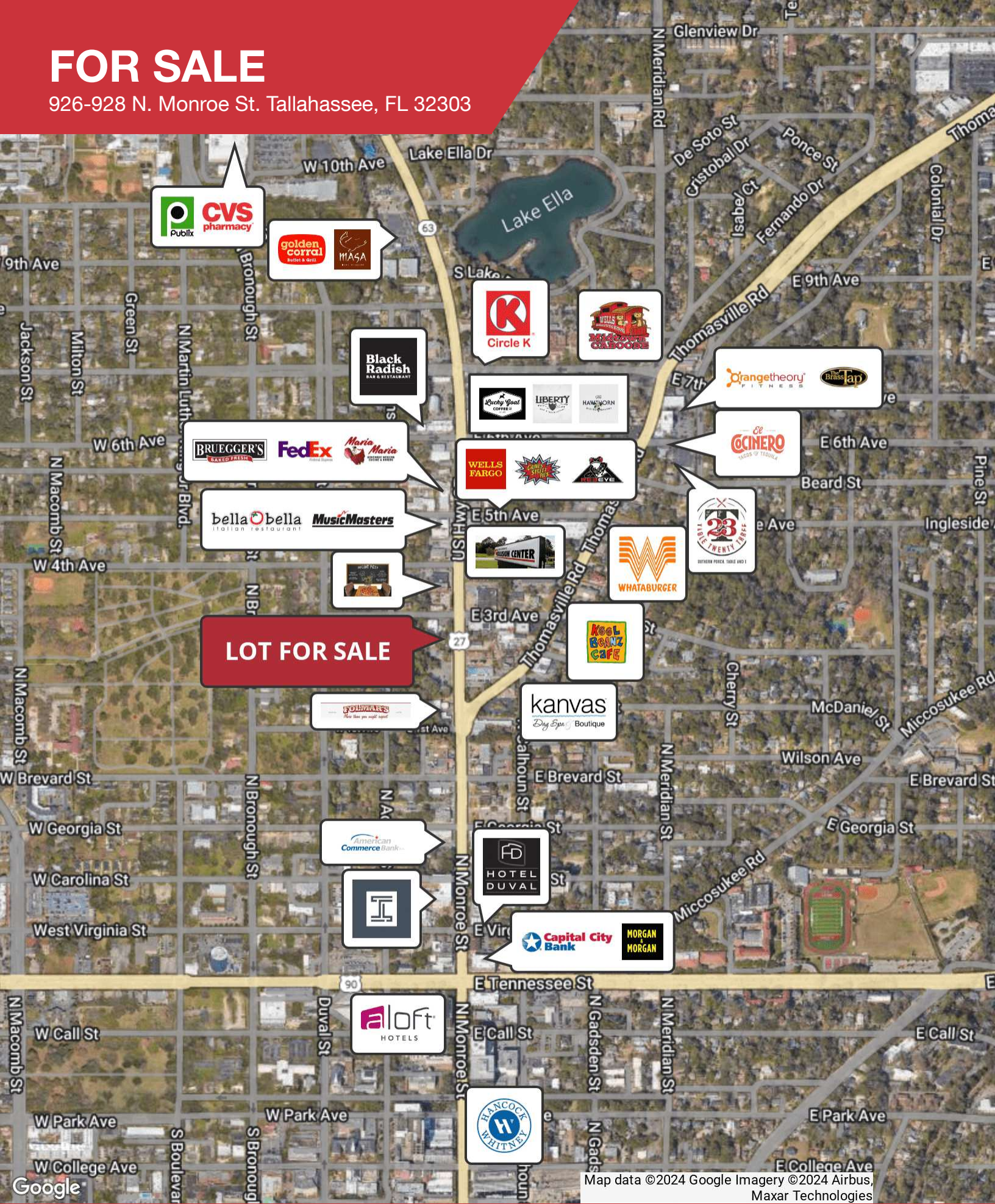
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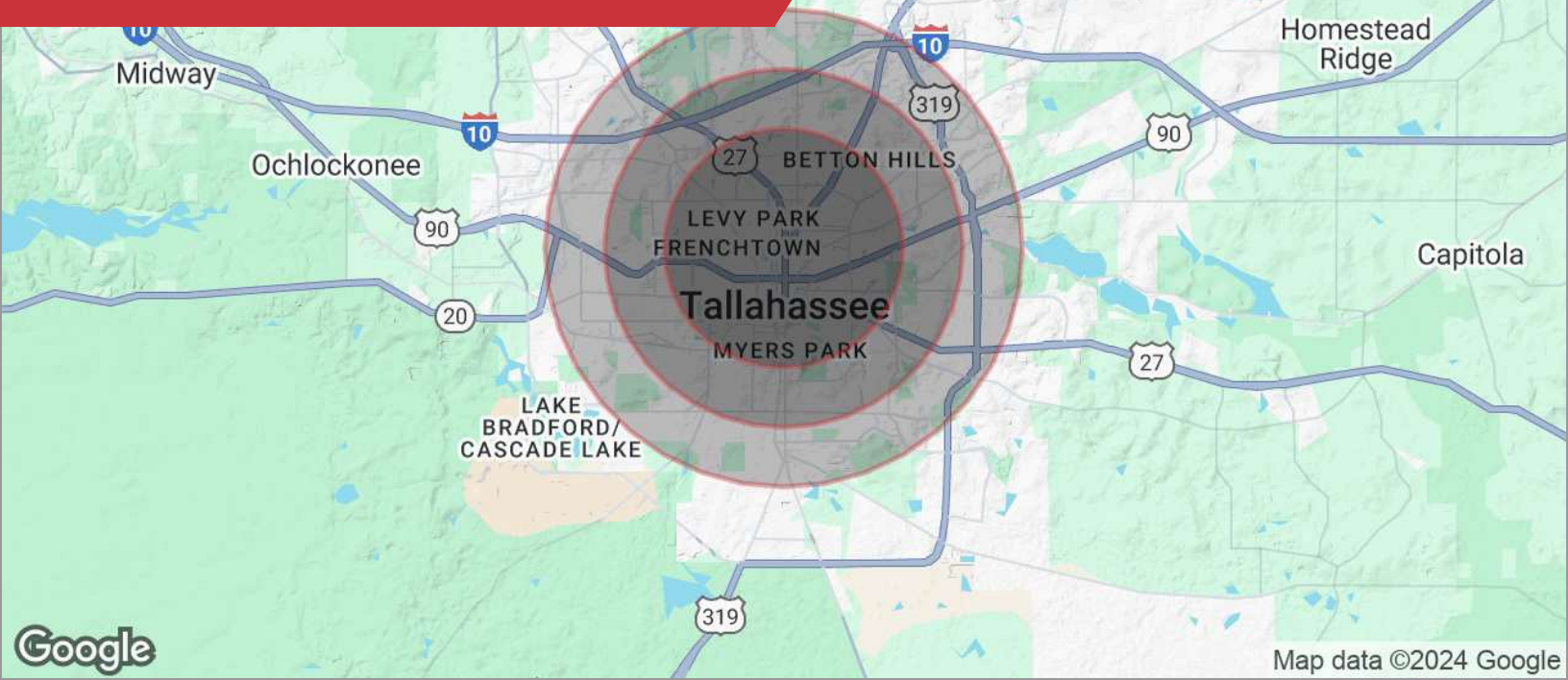
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DEMOGRAPHICS

POPULATION	2 MILES	3 MILES	4 MILES
Total population	54,713	109,184	147,699
Median age	31	33	34
Median age (male)	31	32	33
Median age (Female)	31	33	35
HOUSEHOLDS & INCOME	2 MILES	3 MILES	4 MILES
Total households	22,580	46,614	62,782
# of persons per HH	2.4	2.3	2.4
Average HH income	\$67,086	\$67,465	\$68,917
Average house value	\$276,324	\$259,068	\$258,513

* Demographic data derived from 2020 ACS - US Census

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