



## **Wren Hollow Duplex** 2441 Wren Hollow Drive Tallahassee, FL 32303

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#### **BRYAN CURETON**

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#### TLG REAL ESTATE SERVICES

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# TLG

## EXECUTIVE SUMMARY WREN HOLLOW DUPLEX 2441 WREN HOLLOW DRIVE, TALLAHASSEE, FL 32303



#### **OFFERING SUMMARY**

Sale Price:	\$300,000.00
Number Of Units:	2
Lot Size:	0.98 Acres
Year Built:	1989
<b>Building Size:</b>	2,016 SF
APN:	21-23-19-000-0070 21-23-19-000-0071
Zoning:	MR-1 (Medium Density Residential)

#### **Click Here for Zoning Information**

#### **PROPERTY OVERVIEW**

2,016 sf duplex features two spacious 1,008 sf 2bedroom/2-bathroom units and is conveniently located on the Northwest side of Tallahassee and in proximity to shopping and restaurants. Only minutes from the Centre of Tallahassee, an entertainment, shopping, and office complex housing over 93 stores and services.

This property is just off of North Monroe Street, and surrounded by retailers including Whataburger, Chick Fil A, Wahoo Seafood, Pockets Pool and Pub, El Jalisco, Planet Fitness and many, many more.

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#### **PROPERTY HIGHLIGHTS**

- Metal Roofing
- Fireplace
- Ceiling Fans
- Vinyl Plank Flooring in Common Areas
- Carpeted Bedrooms
- Walk-In Closets
- 2 Bed/2 Bath

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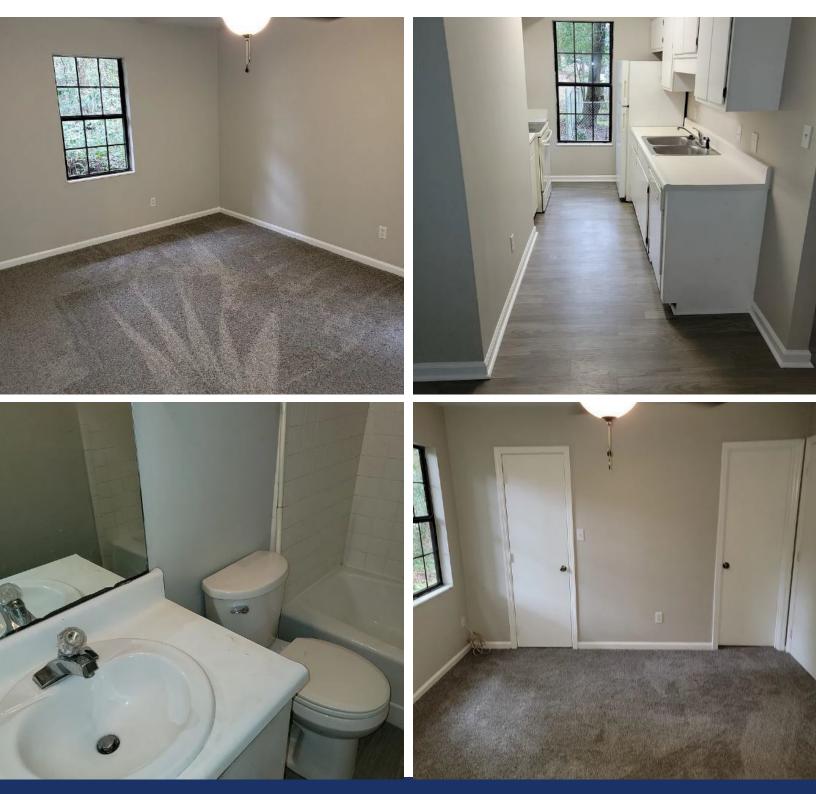


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## ADDITIONAL PHOTOS WREN HOLLOW DUPLEX 2441 WREN HOLLOW DRIVE, TALLAHASSEE, FL 32303



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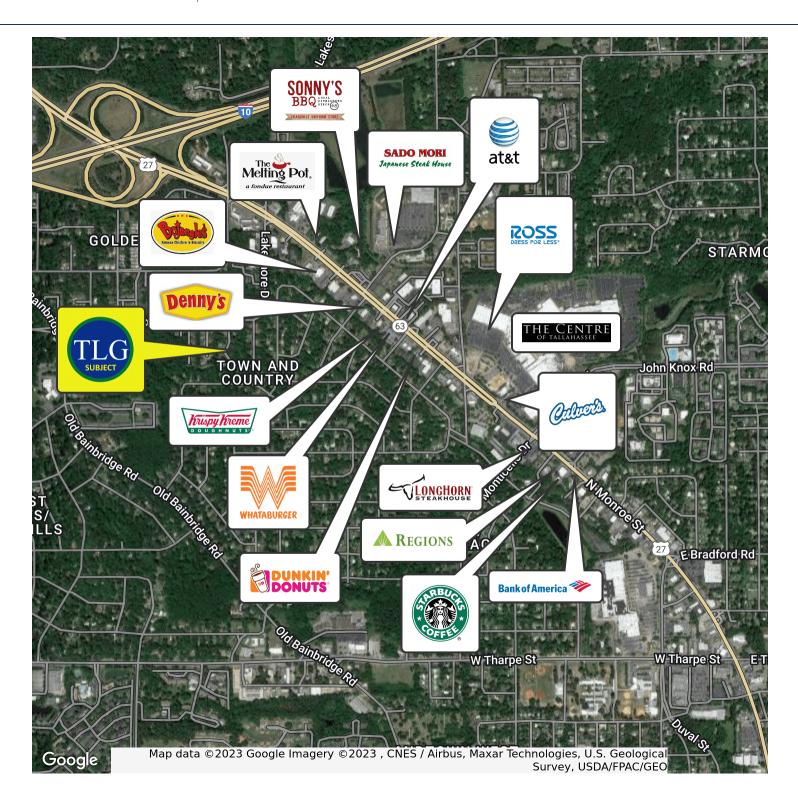


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REALTOR



## RETAILER MAP WREN HOLLOW DUPLEX 2441 WREN HOLLOW DRIVE, TALLAHASSEE, FL 32303

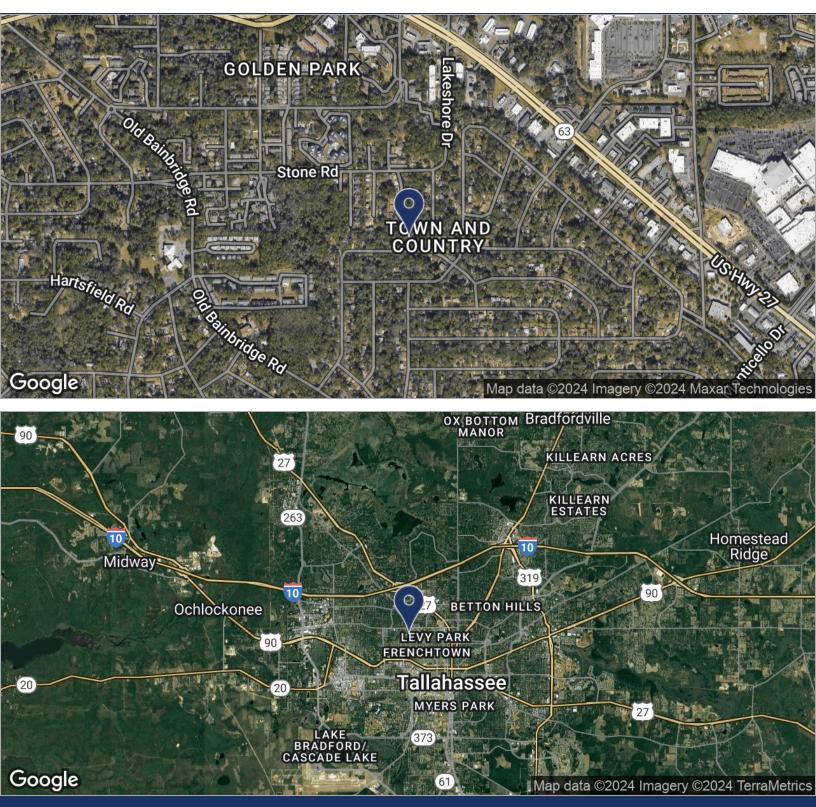


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## LOCATION MAPS WREN HOLLOW DUPLEX 2441 WREN HOLLOW DRIVE, TALLAHASSEE, FL 32303



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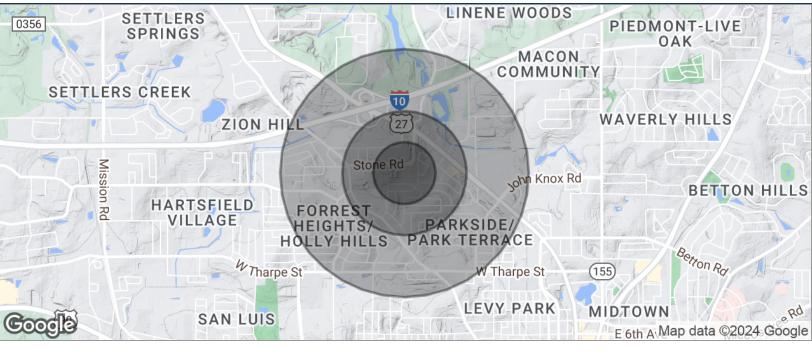
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## DEMOGRAPHICS MAP WREN HOLLOW DUPLEX 2441 WREN HOLLOW DRIVE, TALLAHASSEE, FL 32303



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,094	3,419	10,479
MEDIAN AGE	25.6	26.1	27.7
MEDIAN AGE (MALE)	22.7	23.9	26.4
MEDIAN AGE (FEMALE)	28.8	29.1	29.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	459	1,443	4,603
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$48,443	\$51,940	\$56,544
	\$46,445	JJI, J+0	JJU,JTT
AVERAGE HOUSE VALUE	\$46,443 \$161,440	\$157,703	\$151,118

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