



COMMERCIAL REAL ESTATE

MULTIFAMILY PROPERTY FOR SALE



Wren Hollow Duplex
2441 Wren Hollow Drive
Tallahassee, FL 32303

BRYAN CURETON
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
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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
Building Size:	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 2-bedroom/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.

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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ADDITIONAL PHOTOS

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RETAILER MAP

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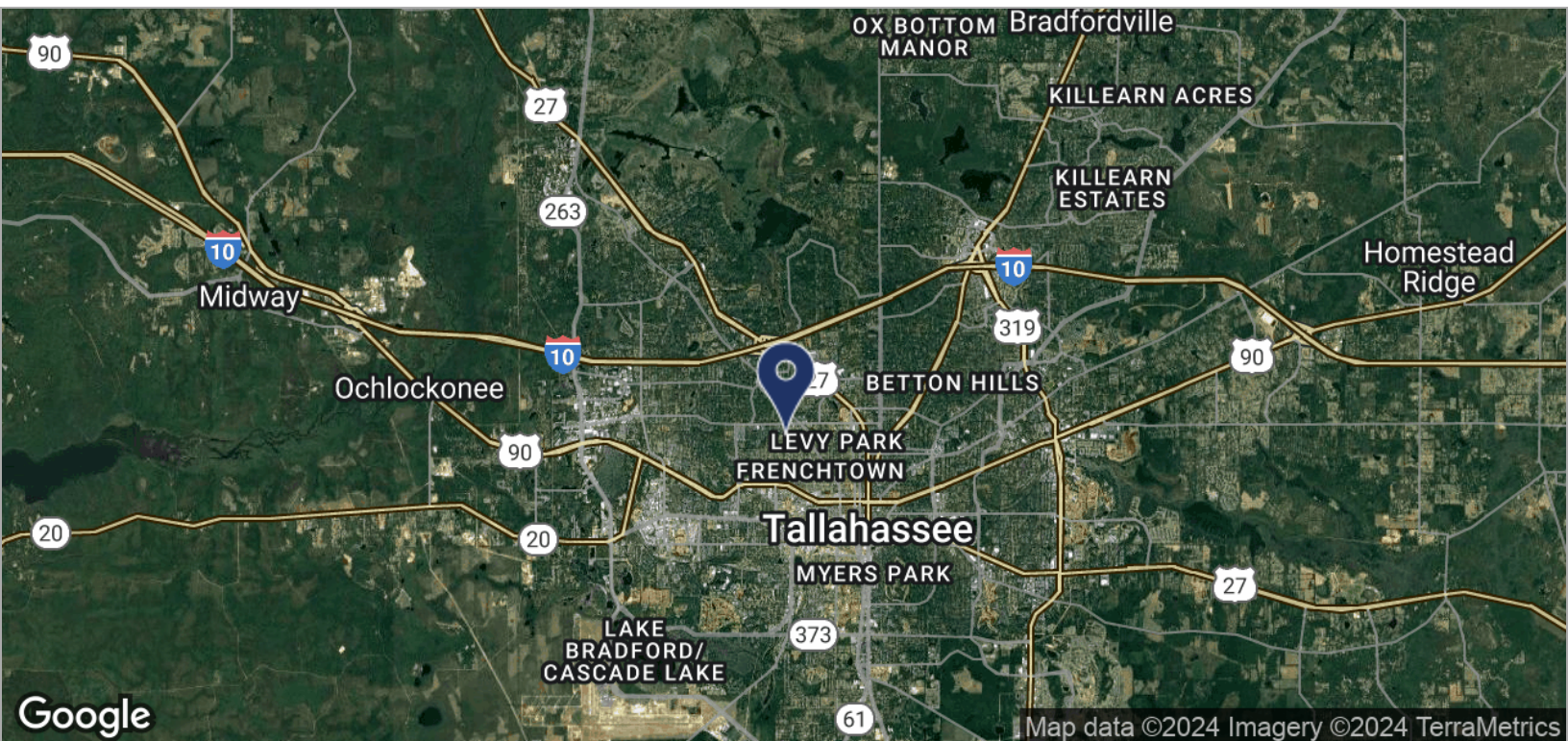
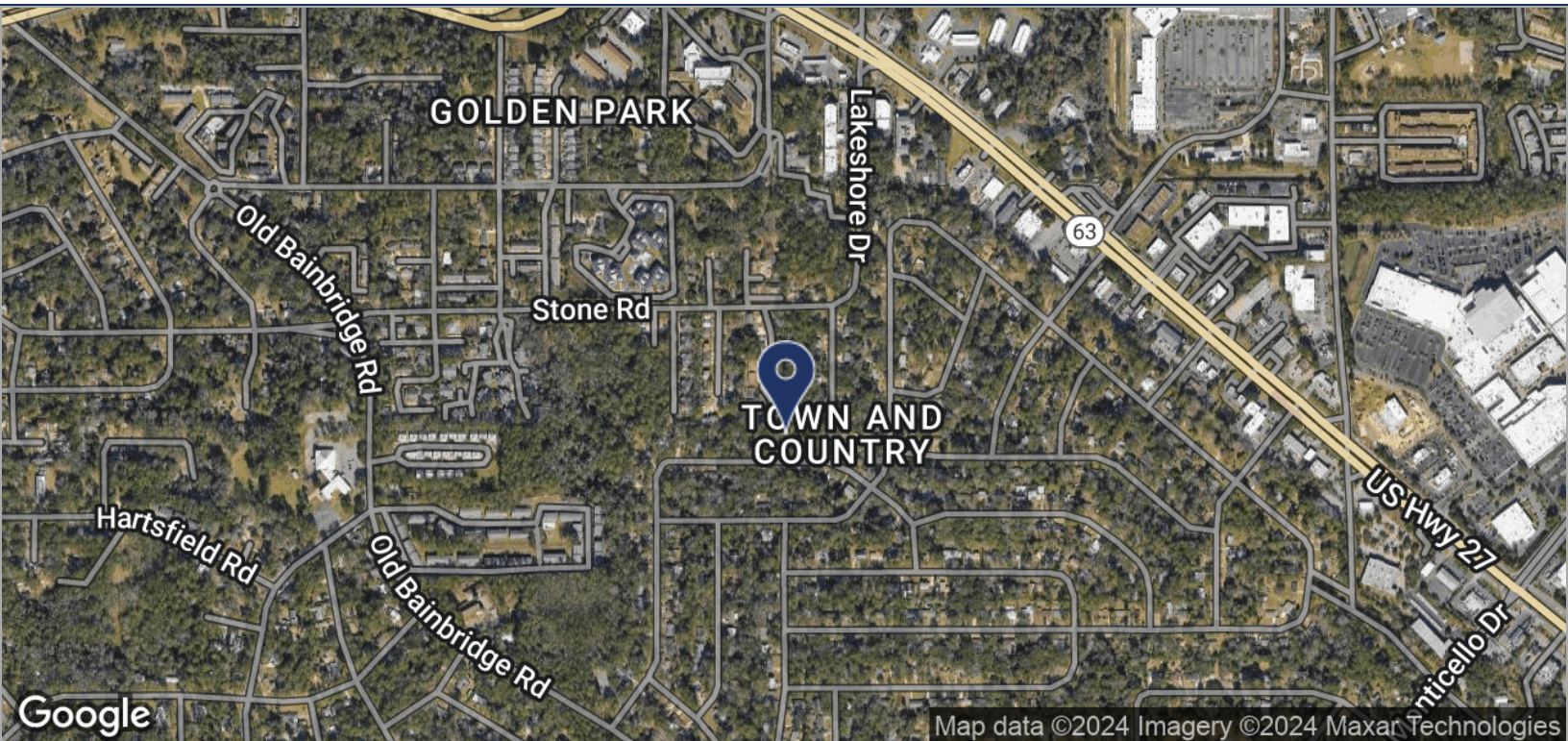




LOCATION MAPS

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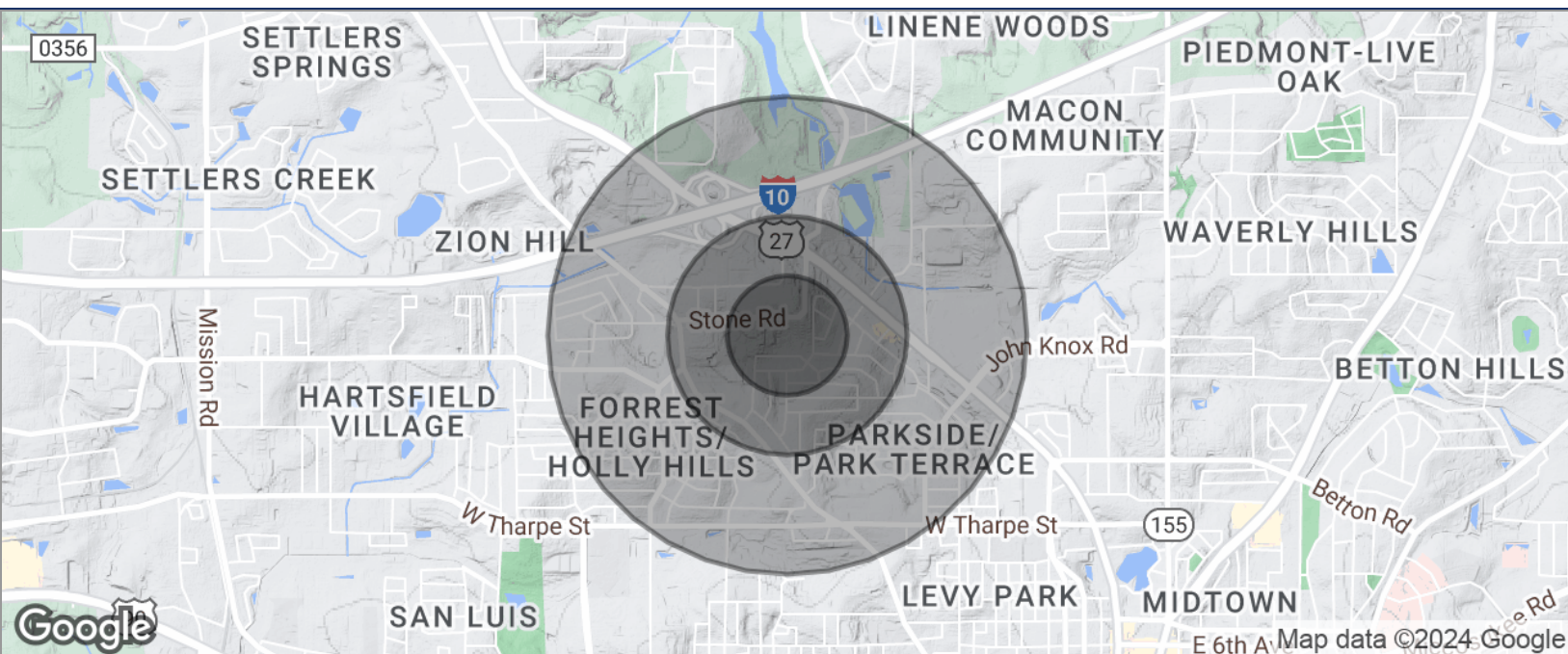




DEMOGRAPHICS MAP

WREN HOLLOW DUPLEX

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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
AVERAGE HOUSE VALUE	\$161,440	\$157,703	\$151,118

* Demographic data derived from 2020 ACS - US Census

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