

**TLG**

**COMMERCIAL REAL ESTATE**

RETAIL PROPERTY FOR SALE



## Former Restaurant & Lounge

2698 North Monroe Street, Tallahassee, FL 32303

### TREY DESANTIS

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### TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200  
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O: 850.385.6363



## EXECUTIVE SUMMARY

# FORMER RESTAURANT & LOUNGE

2698 NORTH MONROE STREET, TALLAHASSEE, FL 32303



### OFFERING SUMMARY

<b>Sale Price:</b>	\$3,000,000
<b>Lot Size:</b>	1.6 Acres
<b>Building Size:</b>	15,184 SF
<b>Zoning:</b>	CP
<b>APN:</b>	21-23-20-008-0000

### PROPERTY OVERVIEW

High-visibility property on N Monroe Street featuring 266± feet of frontage and over 125 parking spaces. All prior improvements have been removed, offering a blank canvas for renovation and customization. Property can accommodate single or multiple tenants. Excellent exposure with 40,500 vehicles per day.

### LOCATION OVERVIEW

Located on N Monroe St (US Hwy 27) and less than 1/2 mile from the I-10 Interchange, this property is subject to high traffic counts and ideal location.

[Click Here for Zoning Information](#)

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ADDITIONAL PHOTOS  
**FORMER RESTAURANT & LOUNGE**  
 2698 NORTH MONROE STREET, TALLAHASSEE, FL 32303



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# LOCATION MAP

## FORMER RESTAURANT & LOUNGE

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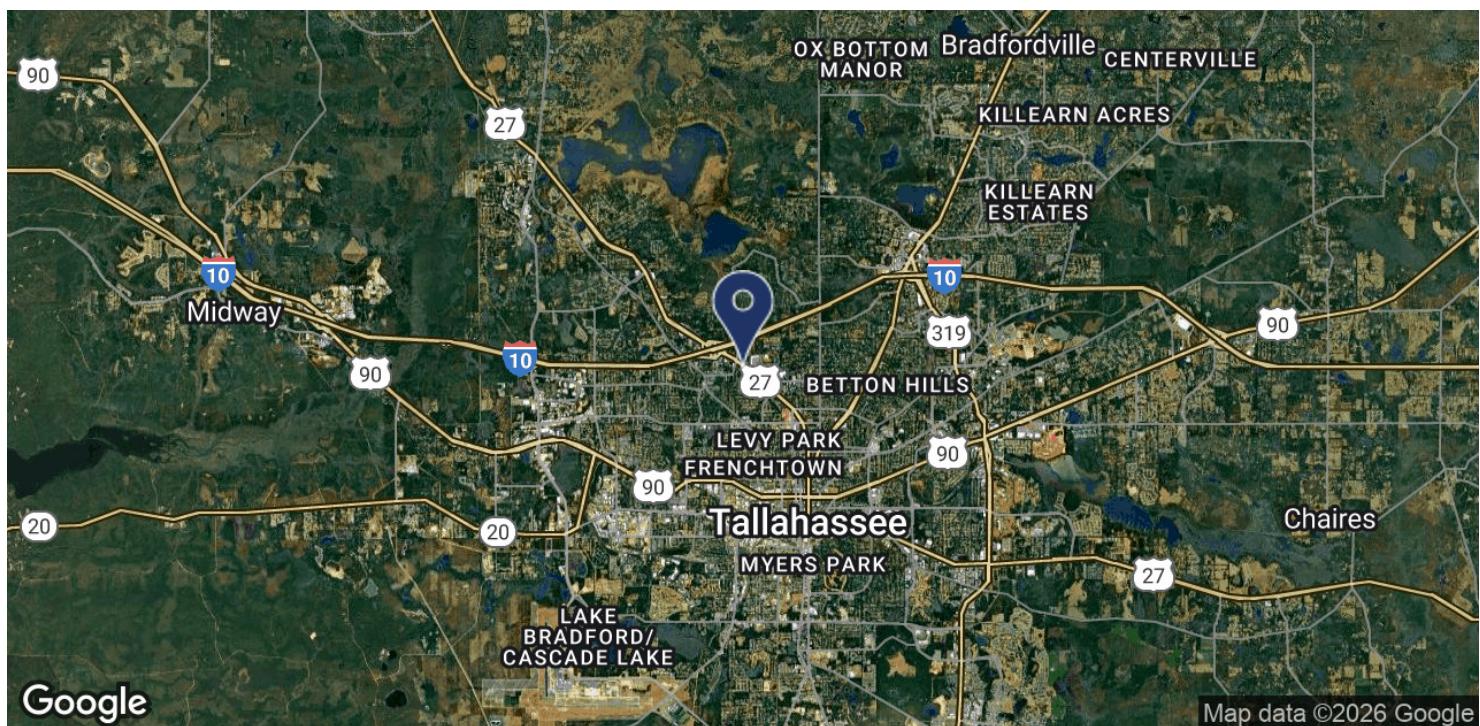
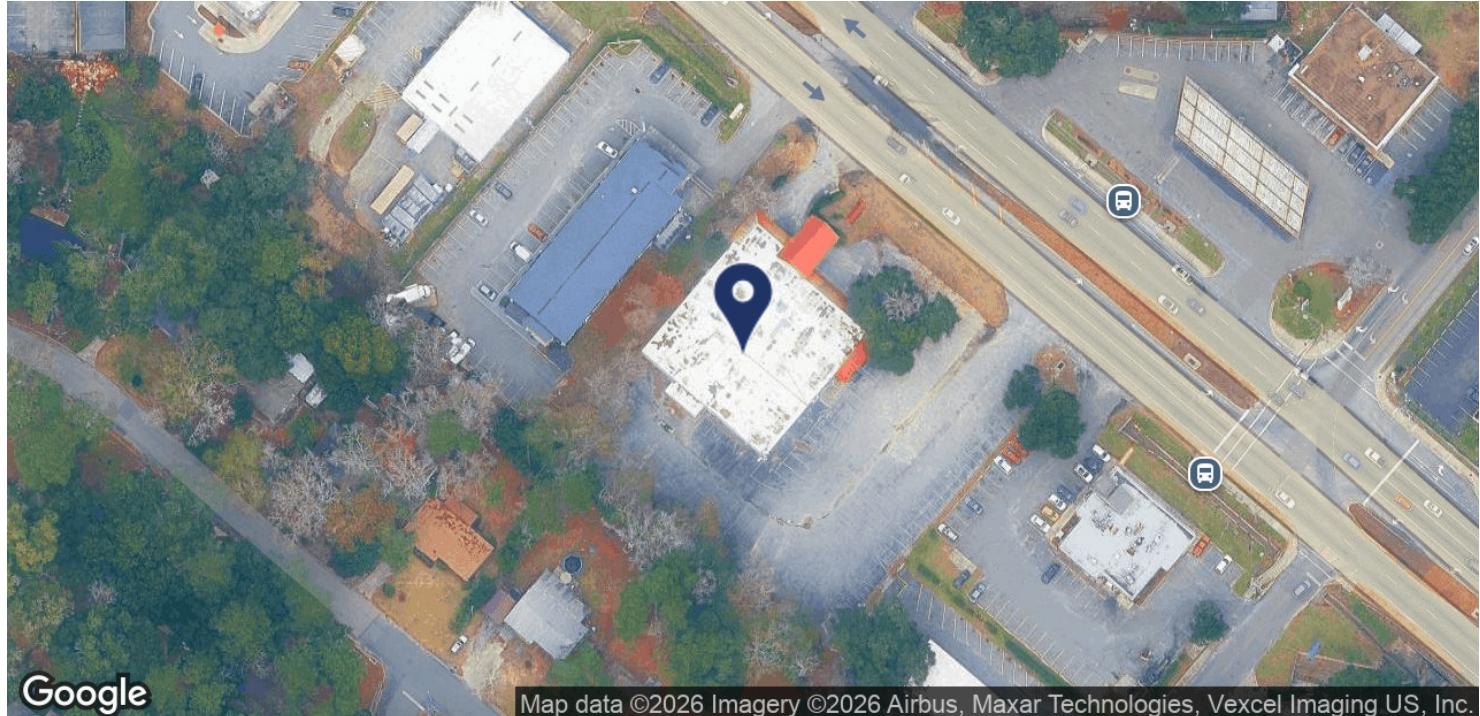
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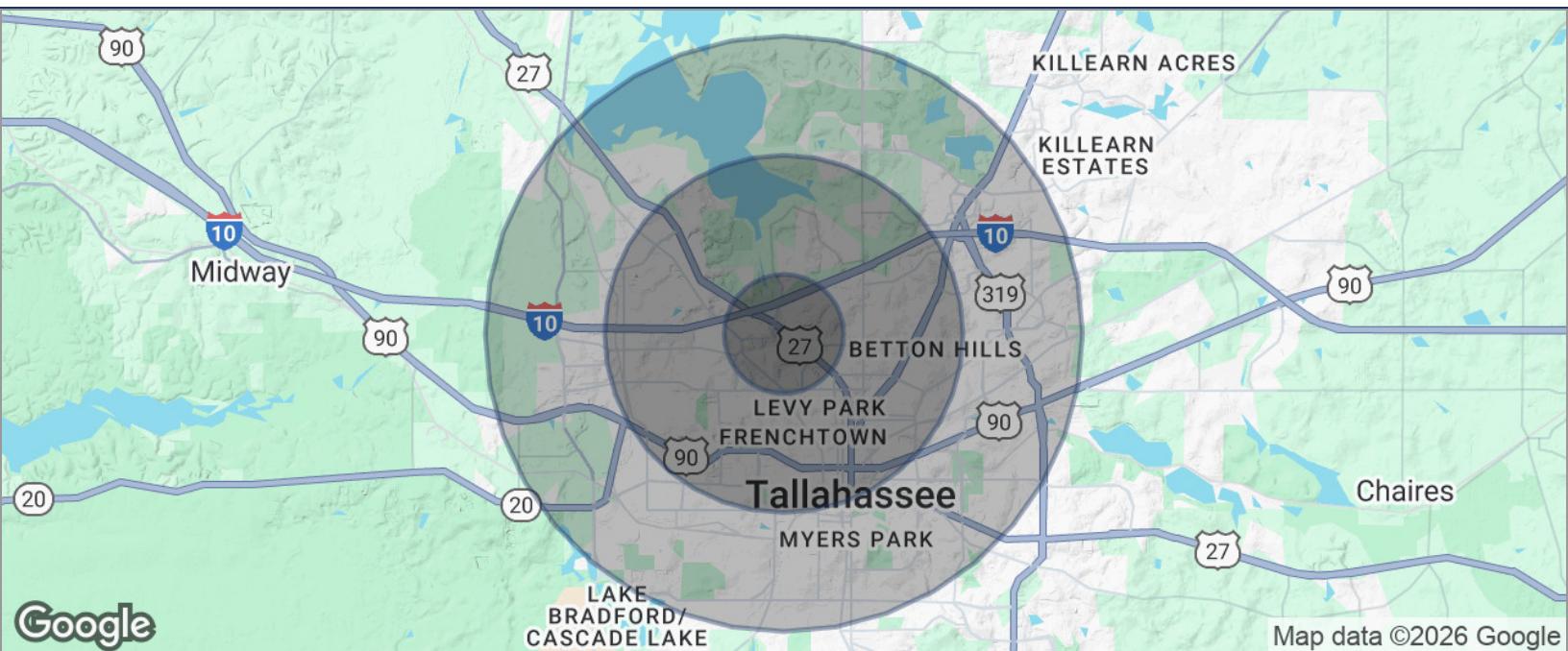




# DEMOGRAPHICS MAP

## FORMER RESTAURANT & LOUNGE

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### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,094	95,591	168,894
MEDIAN AGE	38	33	35
MEDIAN AGE (MALE)	36	32	34
MEDIAN AGE (FEMALE)	39	33	36

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,550	40,335	71,499
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$81,943	\$73,665	\$72,362
AVERAGE HOUSE VALUE	\$241,403	\$264,754	\$266,348

\* Demographic data derived from 2020 ACS - US Census

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