

FOR SALE

3801 Apalachee Parkway Tallahassee, FL 32311

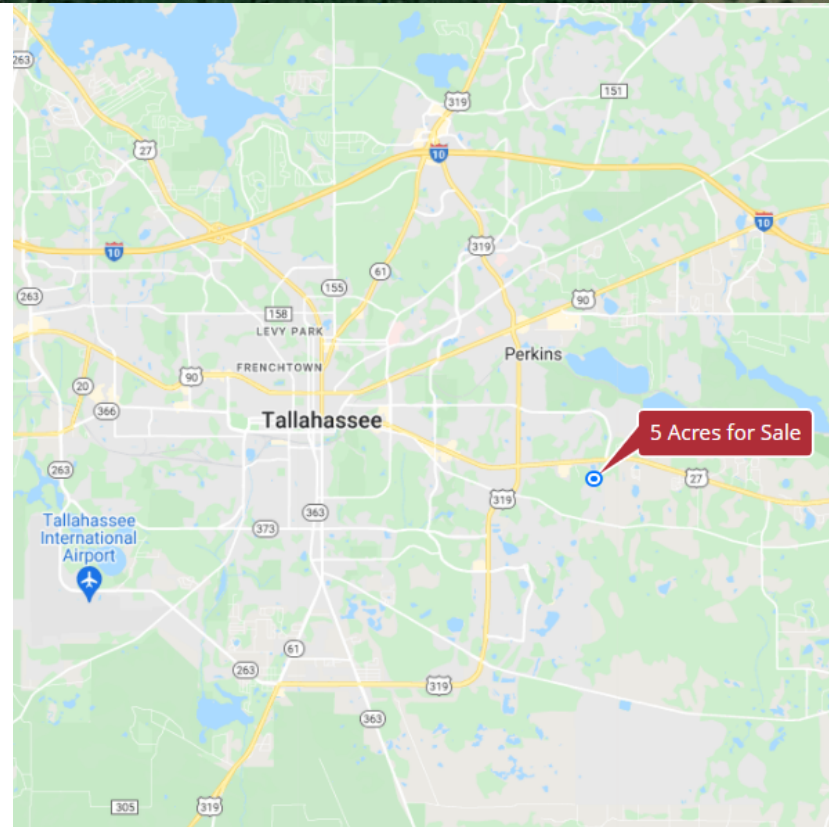


Land | 5 Acres

This 5 acre site is strategically located just east of the Super Walmart on Apalachee Parkway, which is one of the major thoroughfares in Tallahassee, FL. The Commercial Parkway zoning allows almost any type of commercial use, anything from a shopping center to any kind of retail, office, multifamily, senior housing, or anything in between. The property is very visible, and easily accessible.

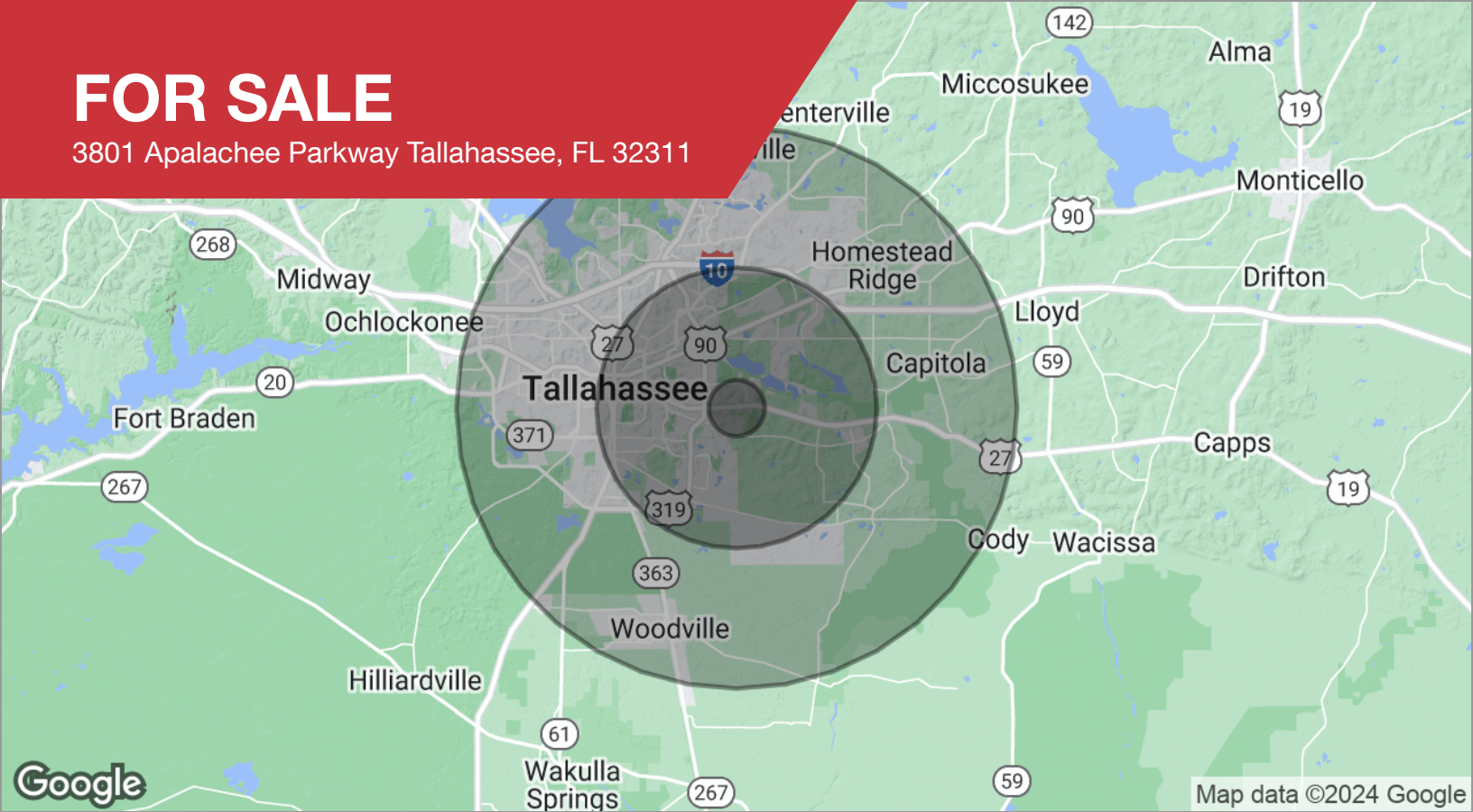
- Frontage on Apalachee Parkway: +/- 350 Ft
- Zoning: CP (Commercial Parkway)
- CP Zoning Allows Up to 16 Units/Acre
- Traffic Count Apalachee Parkway: 20,109 VPD
- Warehouse: +/- 1,500 SF
- House/Office: +/- 1,000 SF (3BD/2BA)

Sale Price: \$775,000



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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,563	73,110	248,988
Median age	32.3	34.9	32.3
Median age (male)	30.2	33.5	31.5
Median age (Female)	33.8	36.0	33.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,345	33,708	102,191
# of persons per HH	2.6	2.2	2.4
Average HH income	\$46,316	\$63,880	\$59,737
Average house value	\$167,176	\$224,372	\$243,644

* Demographic data derived from 2020 ACS - US Census