



## EXECUTIVE SUMMARY

## DEVELOPMENT OPPORTUNITY!

S MONROE ST, TALLAHASSEE, FL 32301



## OFFERING SUMMARY

<b>Sale Price:</b>	\$395,000.00
<b>Lot Size:</b>	0.62 Acres Total
<b>APN:</b>	41-12-050-02-0100 41-12-050-02-0080
<b>Zoning:</b>	C2

## PROPERTY OVERVIEW

Prime investment & development opportunity! Two lots are for sale with frontage on S Monroe St. Lots are zoned C2, offering flexibility for various commercial uses. The area is densely populated with multiple apartment complexes and established neighborhoods. There are many restaurants, shops, and grocery stores in the area. S Monroe is a main artery leading to the local beaches and has high traffic counts exceeding 17,200 AADT on S Monroe and 26,000 AADT at the intersection of Orange Ave. and S Monroe. Located on S Monroe St., just South of Orange Ave. in Tallahassee, FL. The lots are adjacent to Taco Bell and McDonald's.

## PROPERTY HIGHLIGHTS

- Zoned C2 for versatile commercial use
- High visibility on S Monroe St
- Ample space for development
- Surrounded by established businesses

[Click Here For Zoning Information](#)

# PRICE REDUCED

**Ben Wilkinson**  
850.509.5258  
benw@tlgproperty.com

**Trey Roberts**  
850.443.1688  
troberts@tlgproperty.com

**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363

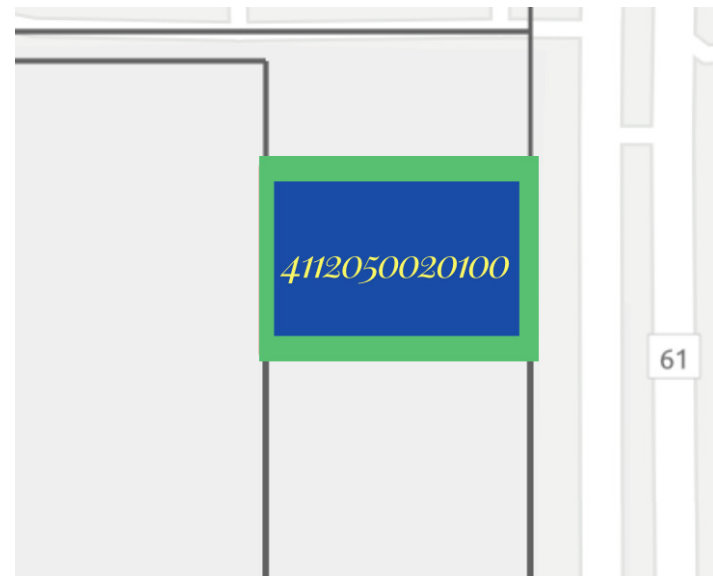
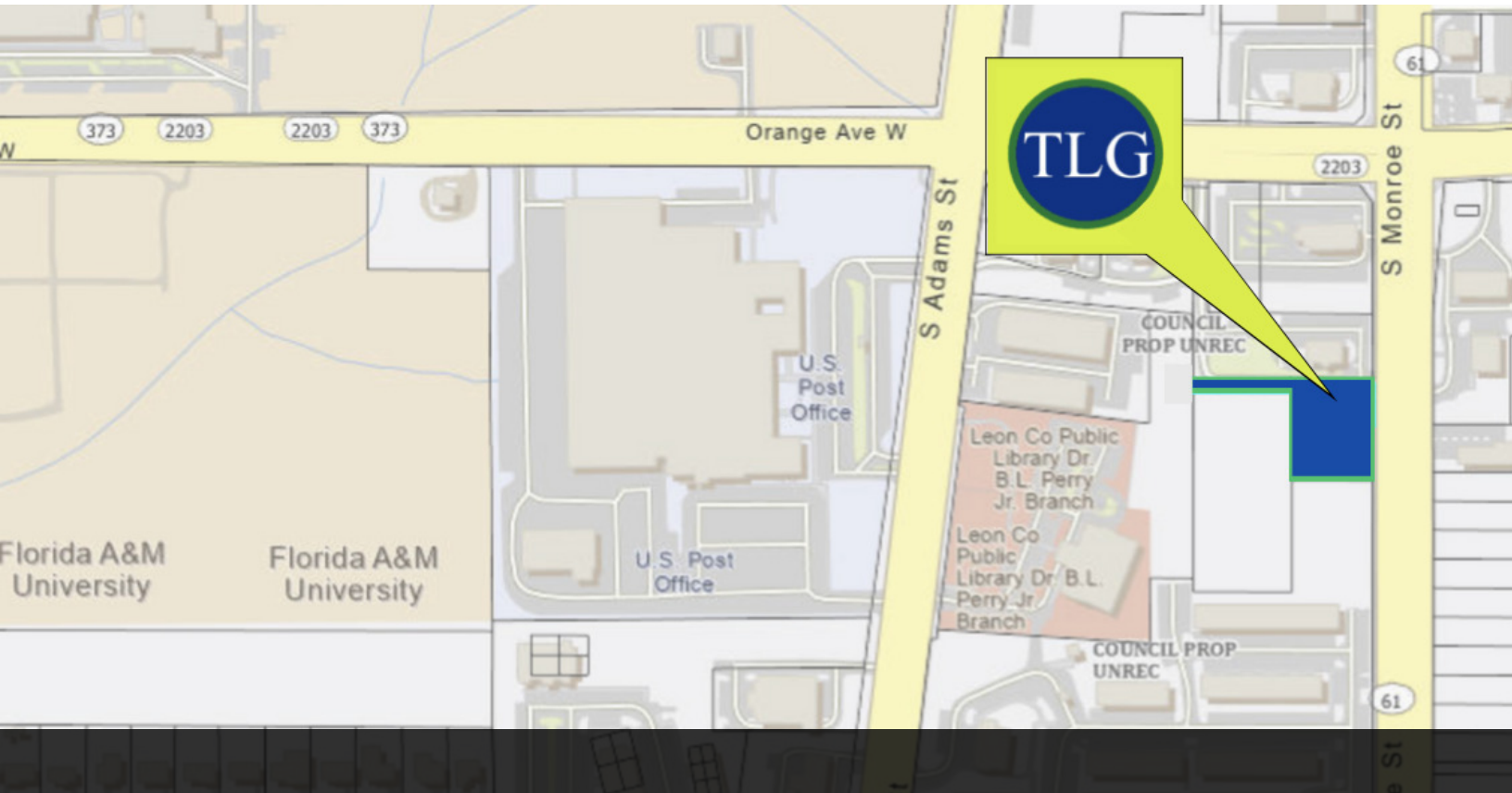




ADDITIONAL PHOTOS

# DEVELOPMENT OPPORTUNITY!

0.62 ACRES | C-2 ZONING



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RETAILER MAP

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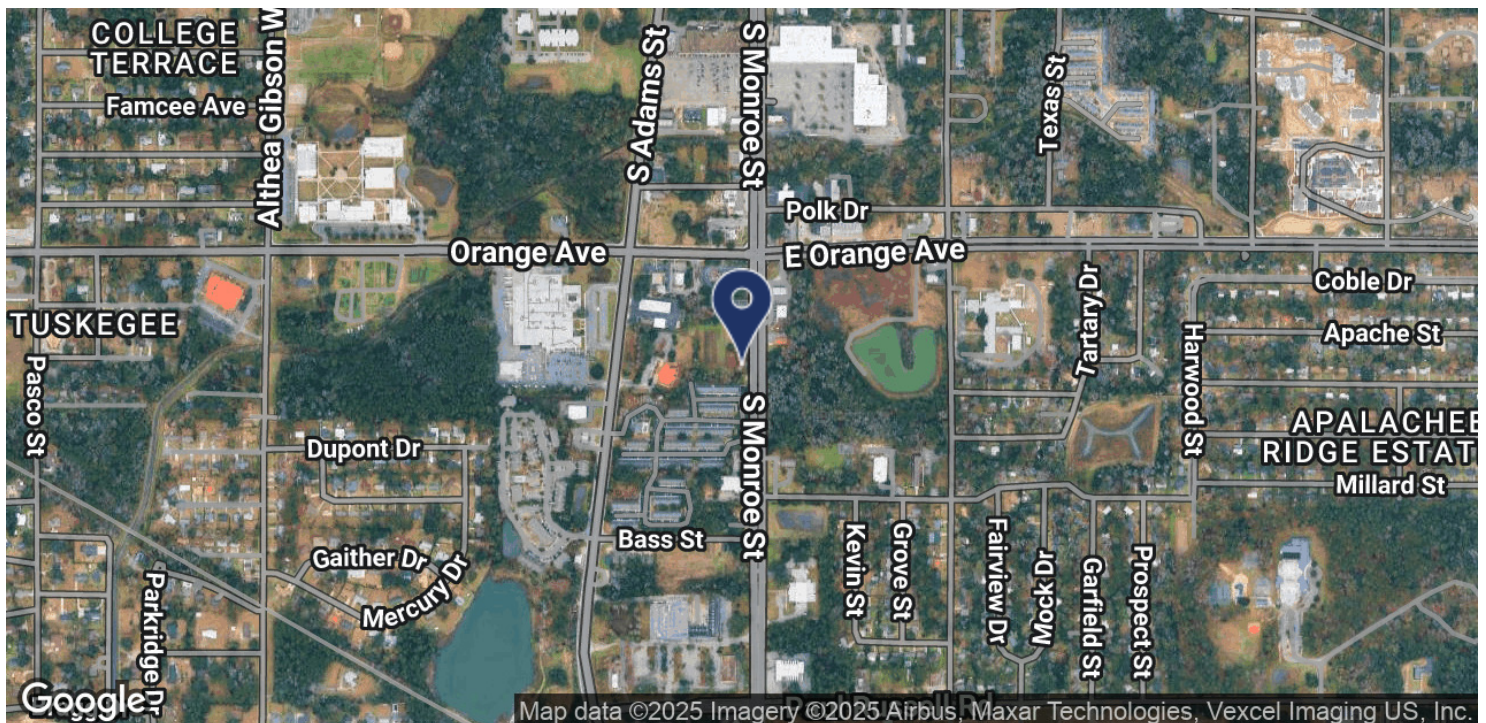
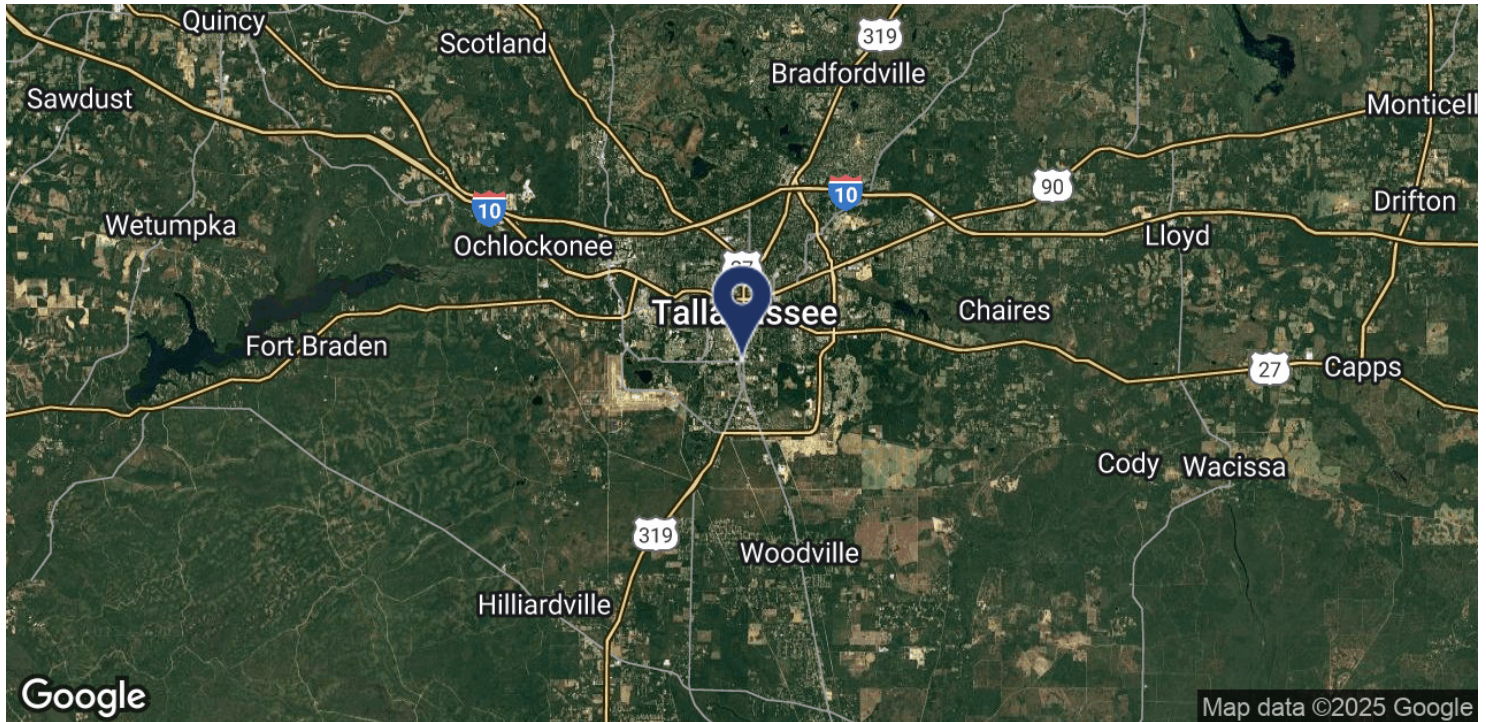




LOCATION MAP

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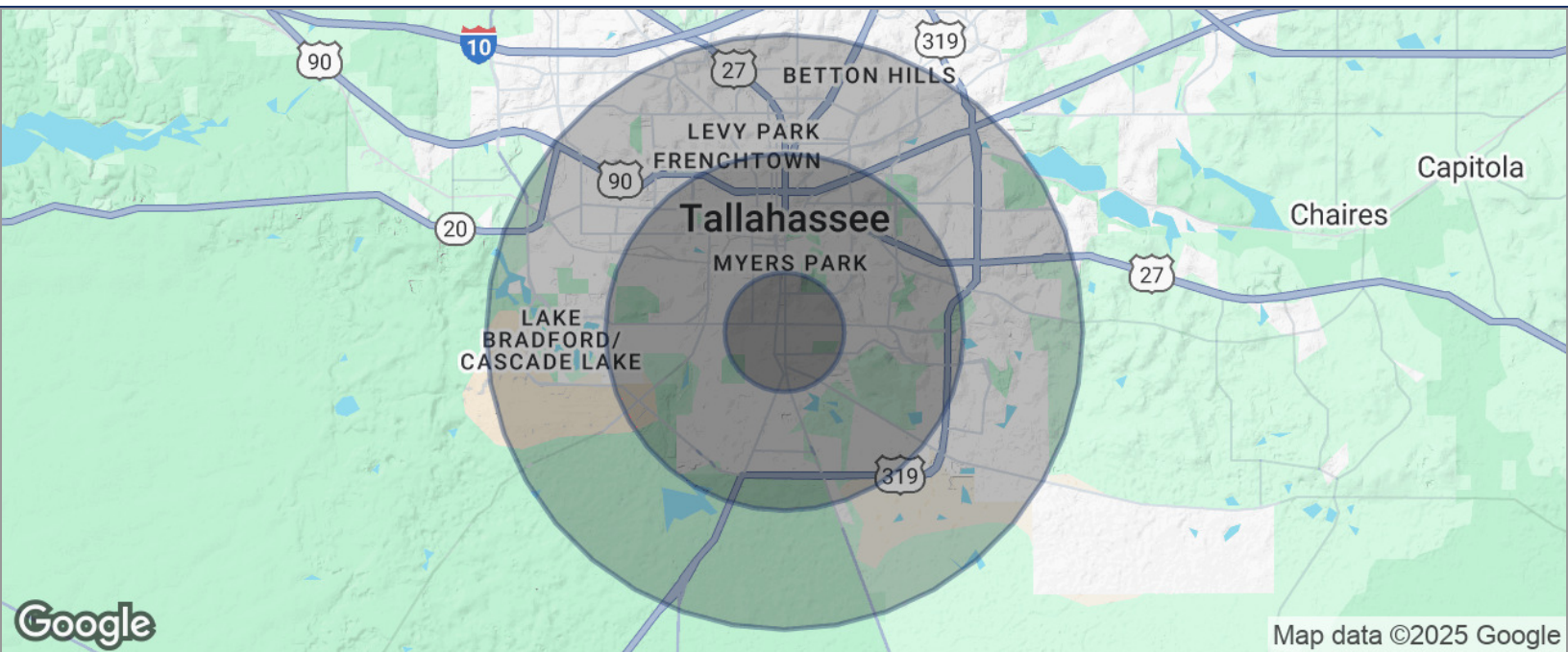




## DEMOGRAPHICS MAP

## DEVELOPMENT OPPORTUNITY!

0.62 ACRES | C-2 ZONING



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,064	73,961	145,254
MEDIAN AGE	34	32	33
MEDIAN AGE (MALE)	33	31	33
MEDIAN AGE (FEMALE)	34	32	34
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,372	29,424	61,365
# OF PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	\$55,115	\$60,507	\$67,874
AVERAGE HOUSE VALUE	\$216,048	\$254,879	\$253,070

\* Demographic data derived from 2020 ACS - US Census

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