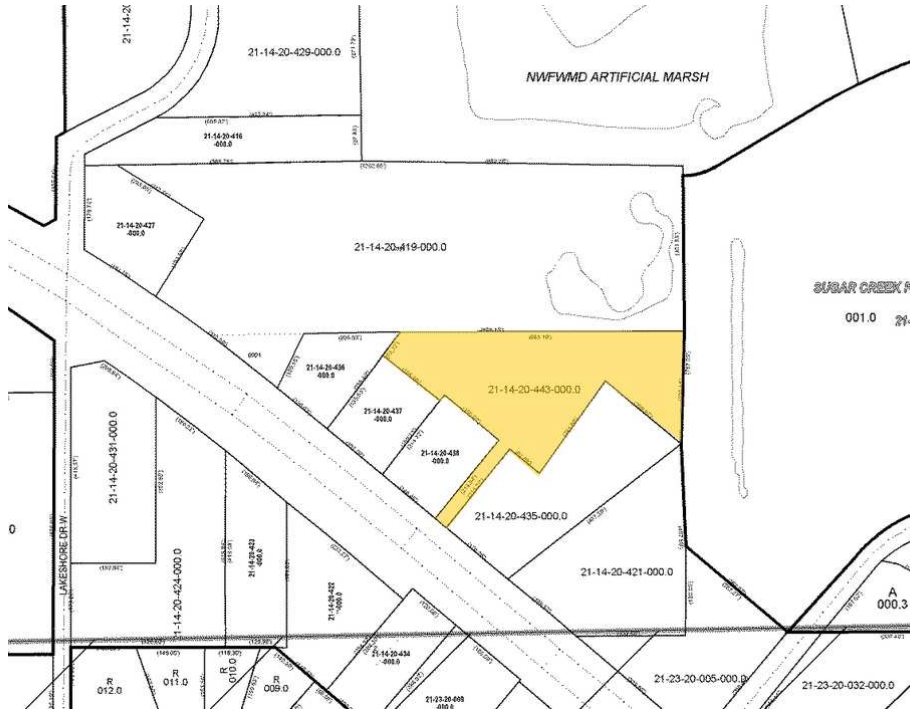


EXECUTIVE SUMMARY

PROPERTY DETAILS

COUNTY:	Leon
LOT SIZE:	2.72 Acres
ZONING:	Activity Center
PROPERTY USE:	
APN #:	21-14-20-443-0000
CORNER	No
PROPERTY:	
TRAFFIC COUNT:	44500
POWER	City of Tallahassee
DESCRIPTION:	
WATER:	Yes
TELEPHONE:	Yes
CABLE:	Yes
SEWER:	Yes



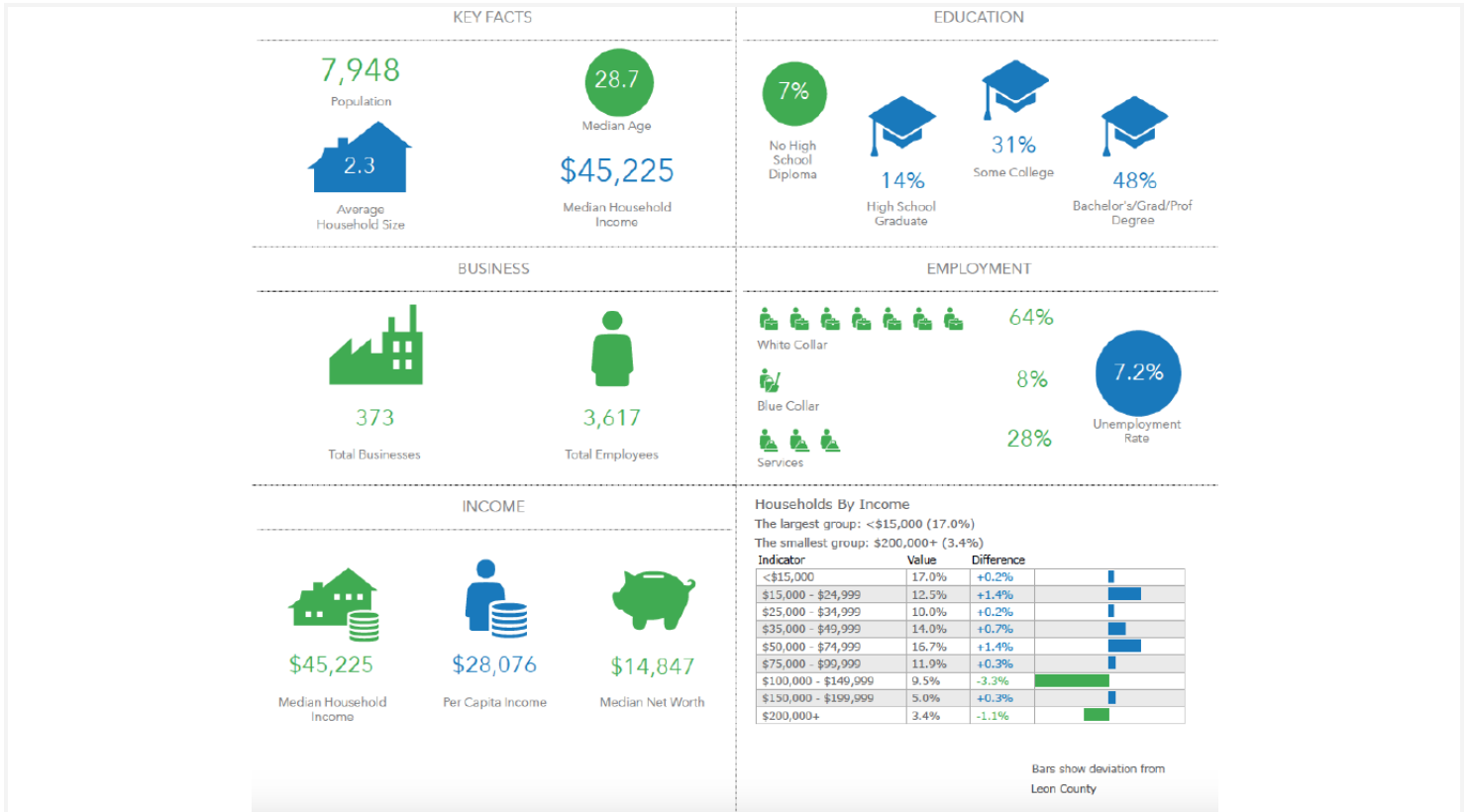
DANIEL H. WAGNON, SIOR

Principal
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STRUCTURE Commercial Real Estate

The information contained herein is obtained from sources we deem reliable, however we do not guarantee its accuracy. All information should be independently verified prior to purchase or lease.

ADDITIONAL PHOTOS



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PROPERTY DESCRIPTION

PARCEL DESCRIPTION

2.7 acre hotel site adjacent to Sonny's BBQ, Mavis Tires and 7 Hills Suites on N Monroe St.

PROPERTY HIGHLIGHTS

- 2.7 acres with direct ingress/egress on N. Monroe
- Situated among a growing retail corridor
- Diverse Tenant-mix of Public & Private companies
- Great development opportunity near I-10

LOCATION DESCRIPTION

This parcel is located approximately 1.7 miles from I-10 on N. Monroe St.



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Principal

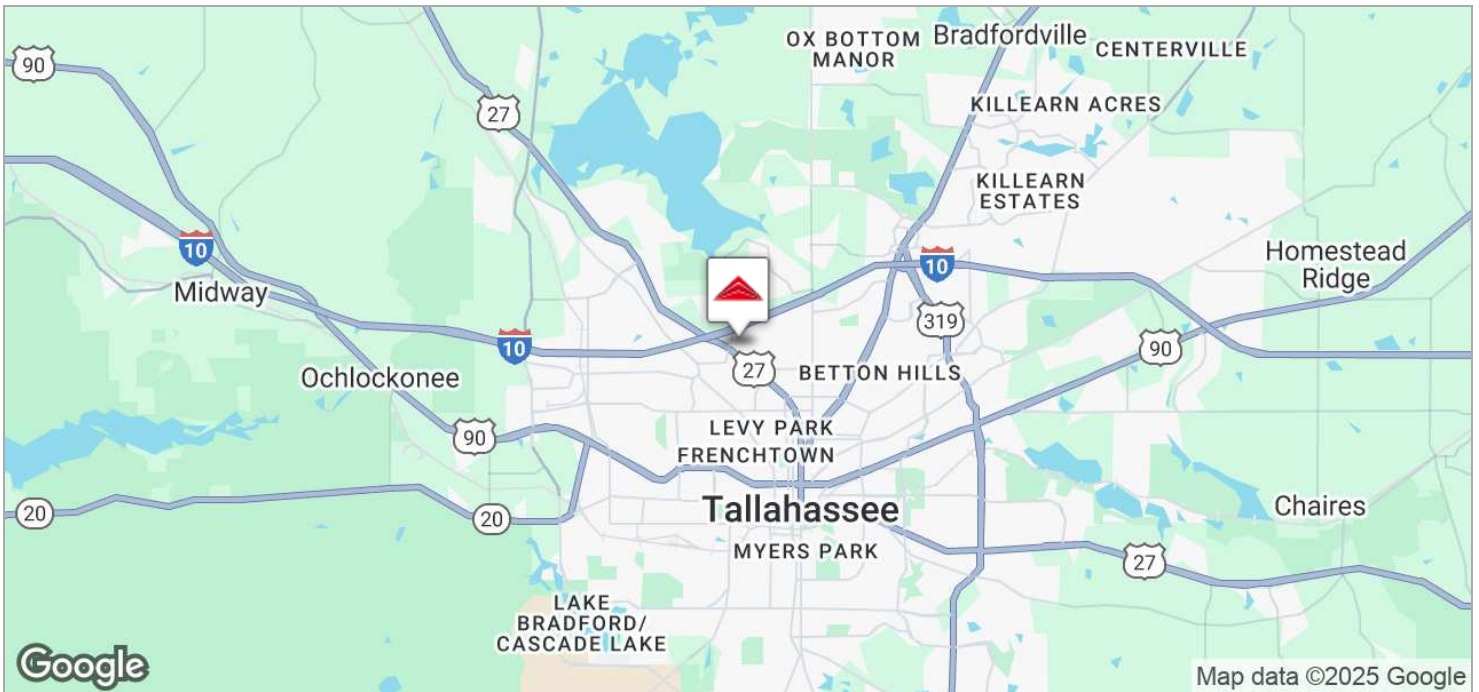
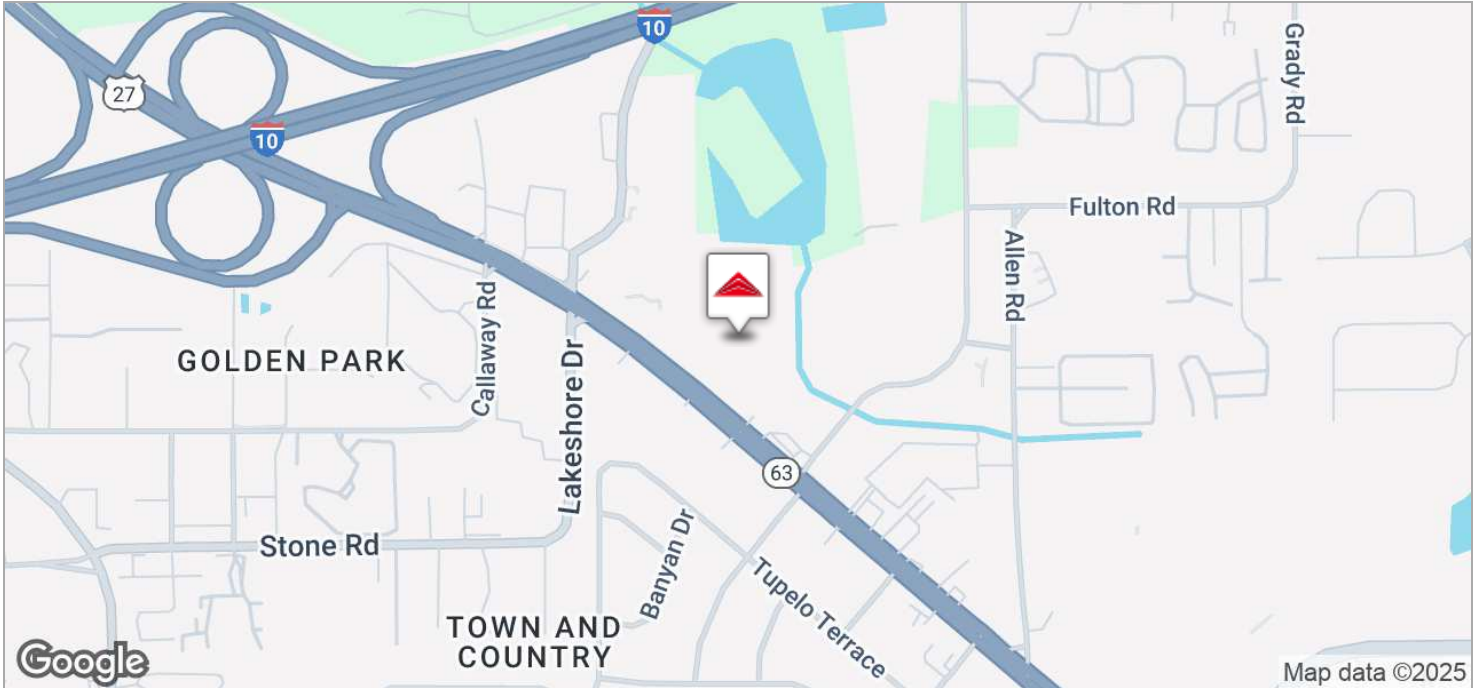
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LOCATION MAPS



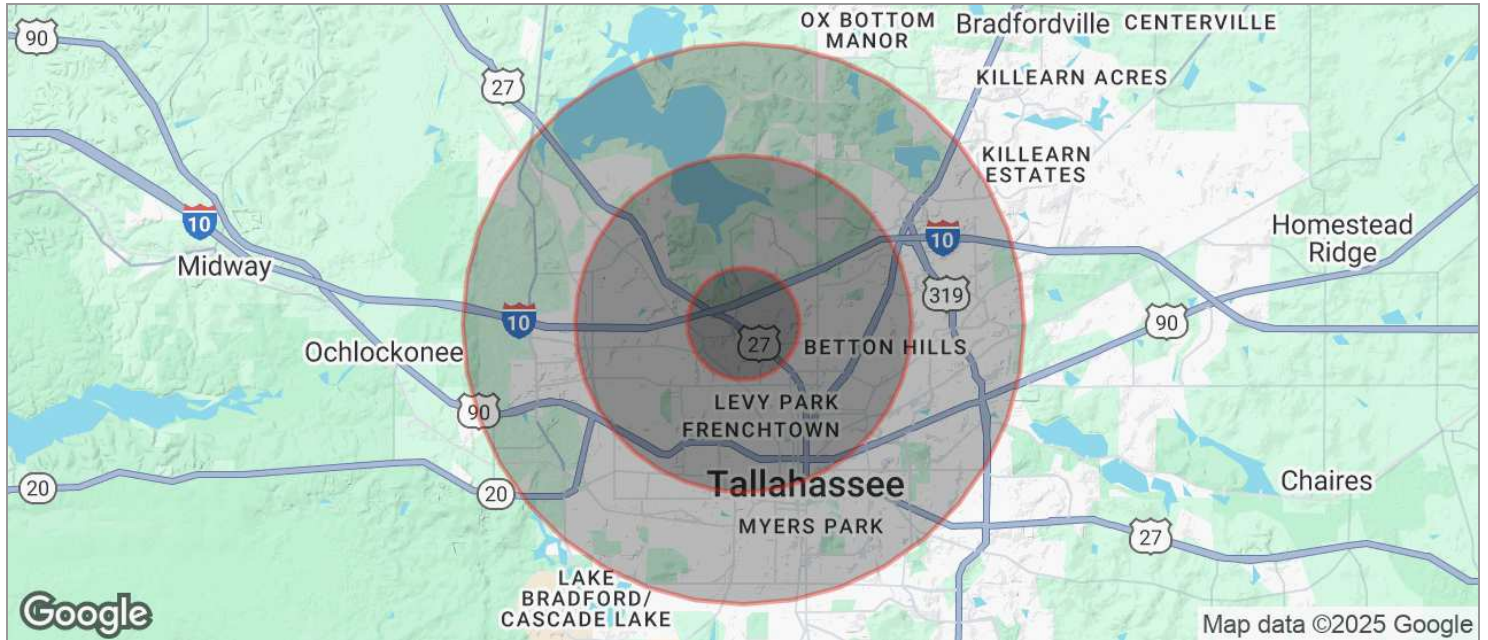
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,105	83,329	159,019
MEDIAN AGE	27.1	27.6	29.1
MEDIAN AGE (MALE)	26.8	27.9	28.8
MEDIAN AGE (FEMALE)	27.5	27.2	29.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,293	32,665	64,984
# OF PERSONS PER HH	2.5	2.6	2.4
AVERAGE HH INCOME	\$56,617	\$46,797	\$49,991
AVERAGE HOUSE VALUE	\$176,439	\$227,928	\$231,911

* Demographic data derived from 2020 ACS - US Census

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