

FOR SALE

453 All Saints Street Tallahassee, FL 32304



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LAND | 1.49 +/- Acres

Two Parcel Lots for Sale. Great location for a Mixed-Use Project

- Former Coca-Cola Plant
- Great Location just South of the Newly Planned College of Business at FSU
- Within Walking Distance of FSU Civic Center, College Town, and Doak Campbell Stadium
- Zoned ASN-B, which allows 50 Units Per Acre
- Located in Opportunity Zone



OFFERING SUMMARY

SALE PRICE	\$2,500,000 NO CO-BROKER FEE
LOT SIZE	1.49 +/- Acres

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	12,591	\$28,774
3 MILES	95,154	\$36,610
5 MILES	164,769	\$45,355

* Figures shown represent estimates

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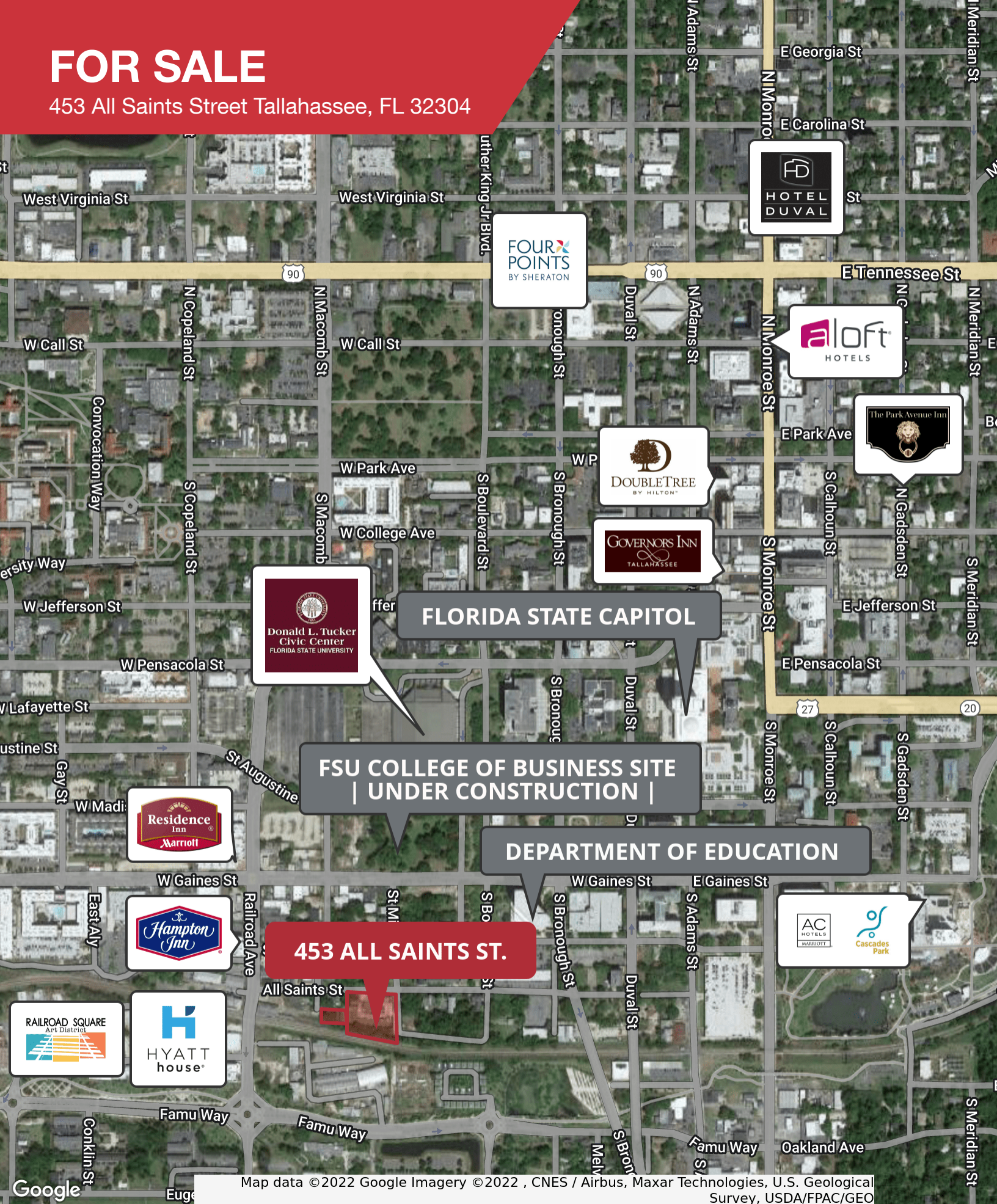
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NAI TALCOR
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talcor.com

FOR SALE

453 All Saints Street Tallahassee, FL 32304



Donald L. Tucker
Civic Center
FLORIDA STATE UNIVERSITY

FLORIDA STATE CAPITOL

FSU COLLEGE OF BUSINESS SITE
| UNDER CONSTRUCTION |

DEPARTMENT OF EDUCATION

453 ALL SAINTS ST.

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