

— FOR SALE —

REDEVELOPMENT OPPORTUNITY

.93 ACRES NEAR FSU AND
DOWNTOWN TALLAHASSEE



220 W TENNESSEE ST

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REDEVELOPMENT OPPORTUNITY

FOR SALE
220 W TENNESSEE ST
TALLAHASSEE, FL

Introducing a prime retail investment opportunity located at 220 W. Tennessee St., Tallahassee, FL. Consisting of a 4,846 SF former restaurant building, the property is located on a high-traffic corner, just 4 blocks from the Florida State Capitol Building and 3 blocks from Florida State University. Ideally situated in the heart of Tallahassee, the “Central Core” (CC) Zoning allows for a variety of intense commercial uses such as a restaurant, bank, hotel, auto rental or high density residential; up to 150 units per acre. With other redevelopment projects taking place nearby, this property offers endless potential for lucrative redevelopment. This property presents an outstanding opportunity for retail investors looking to capitalize on a thriving market. Take advantage of this prime offering and unlock the full potential of this remarkable investment.



ADDITIONAL INFO

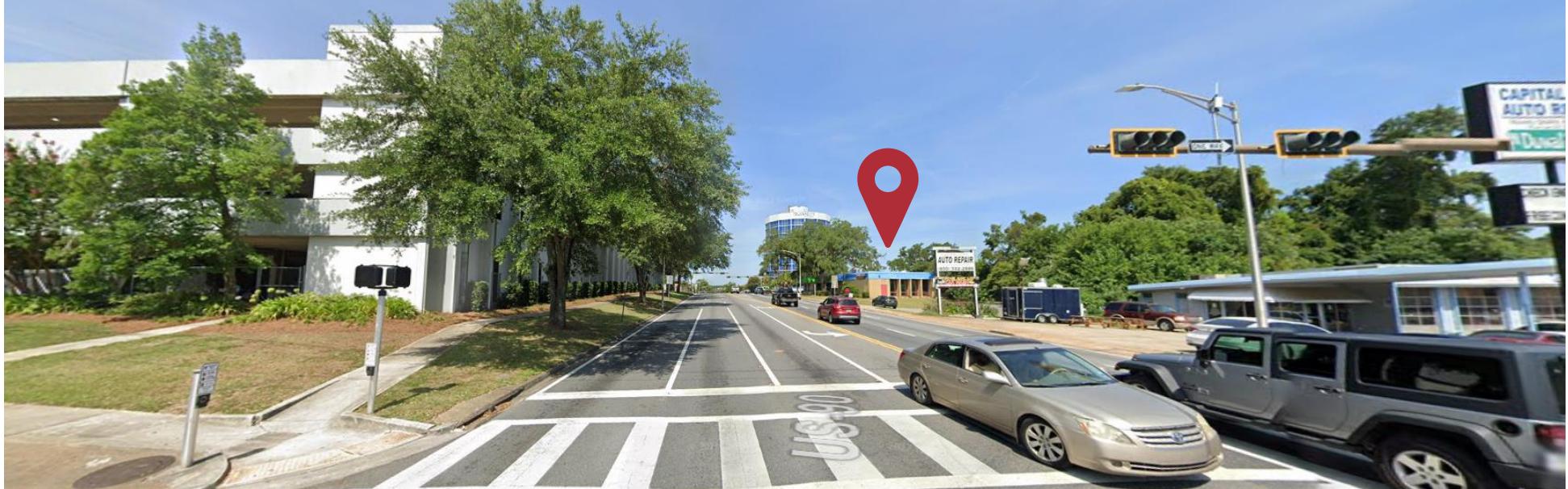
- + **LAND AREA:** .93 acres
- + **PARCELS:** 2136402294050 & 2136402304055



PRICE: \$1,300,000

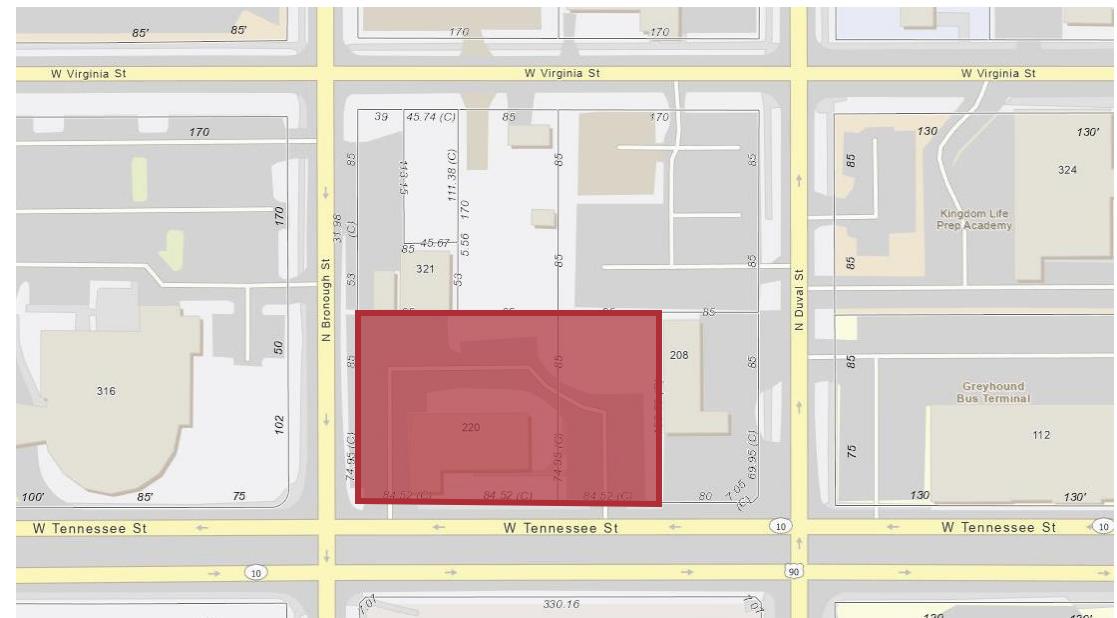
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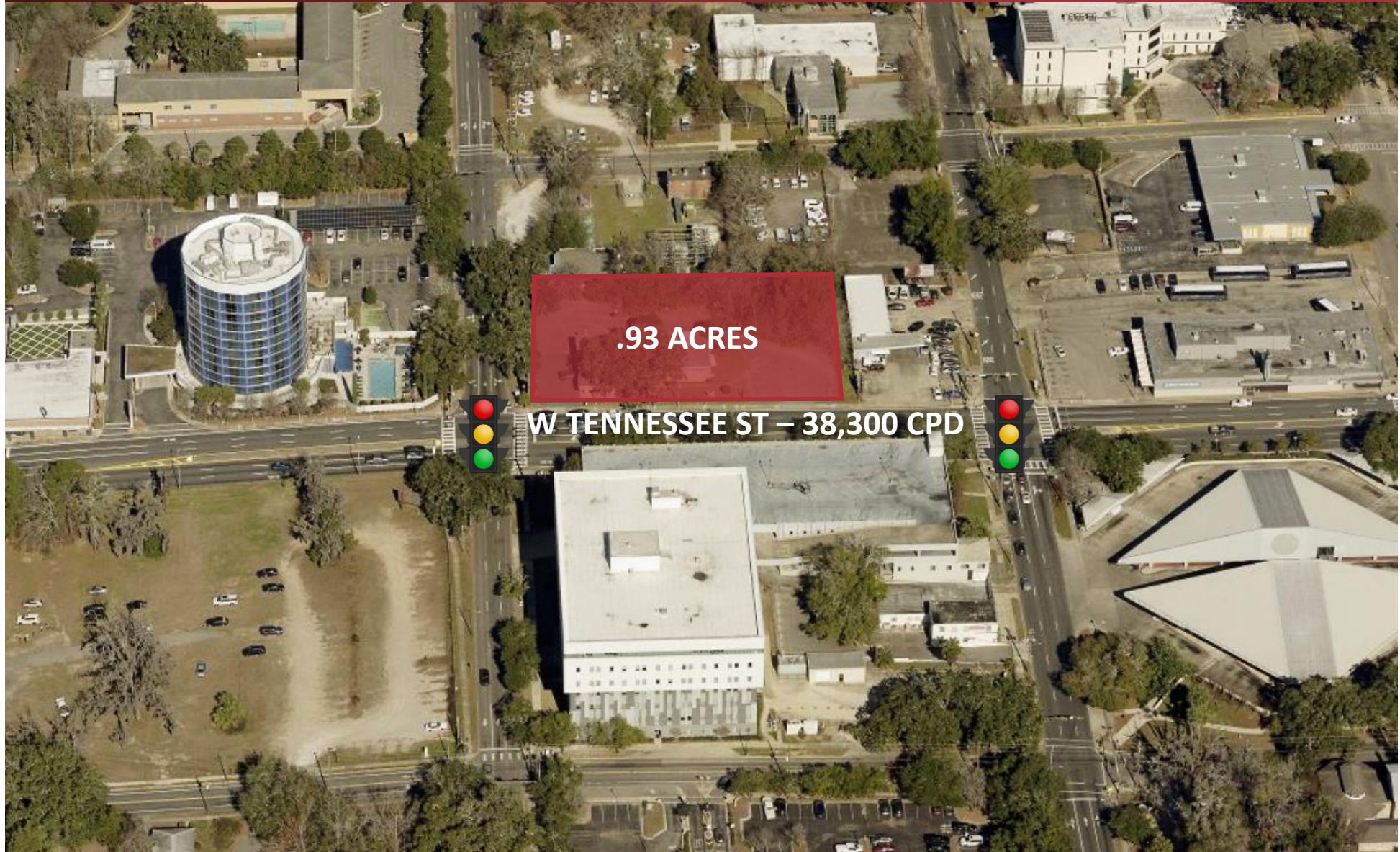
PROPERTY HIGHLIGHTS

- + 250' Frontage on W. Tennessee Street
- + High-traffic Corner Location
- + Suitable for redevelopment
- + Close to FSU Campus and Florida State Capitol Building
- + W. Tennessee Street AADT: 38,300
- + Bronough Street AADT: 8,800



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Sec. 10-197. Central Core district

See the following chart for district intent, permitted uses, and notes for the Central Core Zoning District:

| PERMITTED USES | | | |
|---|--|--|---|
| 1. District Intent | 2. Principal Uses | 3. Prohibited Uses | 4. Special Exception and Accessory Uses |
| <p>The Central Core district is intended to:</p> <ol style="list-style-type: none"> 1) Create a critical mass of activity in the central core of the City; 2) Allow residential density of up to 150 dwelling units per acre; 3) Promote infill and redevelopment of existing residential urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Capitol, employment centers, and universities; 4) Provide access to convenient shopping and service businesses; 5) Promote compatibility between adjacent residential and non-residential uses through high quality design; and 6) Promote pedestrian and bicycle mobility. <p>The Central Core zoning district may only be utilized in the Central Core Future Land Use Category. The Central Core district is not subject to the Tallahassee Land Use Development Matrix.</p> <p>Development Standards for this zoning district are established within the Downtown Overlay Regulating Plan map series and applicable sections of Division 4.</p> | <ol style="list-style-type: none"> 1. Active and passive recreational facilities. 2. Automotive rental. 3. Automotive repair. 4. Banks and other financial institutions. 5. Community facilities, including libraries, religious facilities, police/fire stations, and elementary, middle, high and vocational schools. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. 6. Cocktail lounges and bars. 7. Commercial sports. 8. Day care centers. 9. Equipment rental, outdoor storage prohibited. 10. Funeral parlor, mortuary. 11. Hotel, motel, and Bed and breakfast inns (see Sec. 10-412). 12. Indoor amusements. 13. Laundromats, laundry and dry cleaning pick-up stations. 14. Mailing services. 15. Medical and dental offices and services, laboratories, and clinics. 16. Motor vehicles fuel sales. 17. Museums and art galleries. 18. Non-medical offices and services, including business and government offices and services. 19. Nursing homes and other residential care facilities. 20. Personal services (barber shops, fitness clubs, tailoring, etc.). 21. Photocopying and duplicating services. 22. Post-secondary educational facilities. 23. Repair services, non-automotive, outdoor storage prohibited. 24. Residential – any dwelling unit type, except mobile homes. 25. Restaurants, without drive-in facilities. 26. Retail, miscellaneous – bakeries, electronics, florists, liquor stores, used merchandise, newsstand, books, greeting cards, toys, luggage, clothing, shoes, department store, furniture, grocers, etc. 27. Rooming and boarding houses, including dormitories. 28. Social, fraternal, and recreational clubs and lodges, assembly halls. 29. Structured parking. 30. Studios for photography, film, music, art, dance, drama, and voice. 31. Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district. | <ol style="list-style-type: none"> i. Motor vehicles, RV, and boat dealers. ii. Fuel oil dealers. iii. Camps and recreational vehicle parks. iv. Hospital. v. Factories and industrial uses. <p>(1) Special Exception Use: a. Off-Street Parking Facilities</p> <p>(2) Accessory Uses: (a.) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. (b.) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p> | |

ZONED CENTRAL CORE DISTRICT

Central Core Zoning allows for a variety of intense commercial uses and up to 150 dwelling units per acre.

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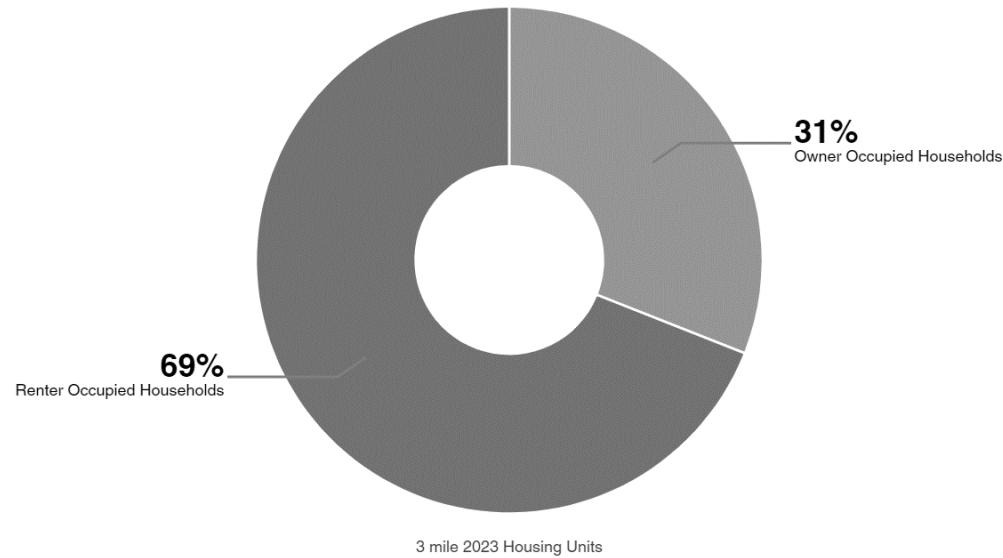
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| | 1 MILE | 3 MILE | 5 MILE |
|----------------------|---------------|---------------|---------------|
| 2023 Population | 12,599 | 98,356 | 179,976 |
| Median Age | 31.9 | 29.7 | 30.9 |
| 2023 Households | 5,086 | 40,911 | 69,954 |
| Avg Household Income | \$52,725 | \$55,711 | \$69,155 |



FSU STUDENT POPULATION

- There are 45,130 students including 33,593 undergraduate and 11,537 graduate students at Florida State University for academic year 2021-2022. By attending status, there are 36,819 full-time and 8,311 part-time students.

220 W TENNESSEE ST



— CONTACT —

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