



COMMERCIAL REAL ESTATE

LAND FOR SALE



**3.96 +/- Acres | Florida State University**  
218 Ausley Rd.  
Tallahassee, FL 32304

**LEWIS BUFORD**  
Partner/Broker  
850.591.6363  
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**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200  
Tallahassee, FL 32309  
O: 850.385.6363



## EXECUTIVE SUMMARY

3.96 +/- ACRES | FSU

218 AUSLEY RD, TALLAHASSEE, FL 32304

**OFFERING SUMMARY****Sale Price:** \$1,999,000**Lot Size:** 3.96 Acres**APN:** 21-34-20-639-0000**Zoning:** UT**Traffic Counts:** W Pensacola: 27,000 AADT  
Ausley Rd: 6,900 AADT**PROPERTY OVERVIEW****COMMERCIAL DEVELOPMENT!** This commercial property is adjacent to Florida State University. It is 3.96 +/- acres and zoned University Transition. There is frontage on both W Pensacola St. and Ausley Rd.

Located close to Doak Campbell Stadium and surrounded by student housing, restaurants, shops, student related services, and campus buildings.

**LOCATION OVERVIEW**

Located adjacent to Florida State University campus, on Ausley Rd. and W Pensacola St.

[\*\*Click Here for Zoning Information\*\*](#)**Lewis Buford**  
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RETAILER MAP

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Google

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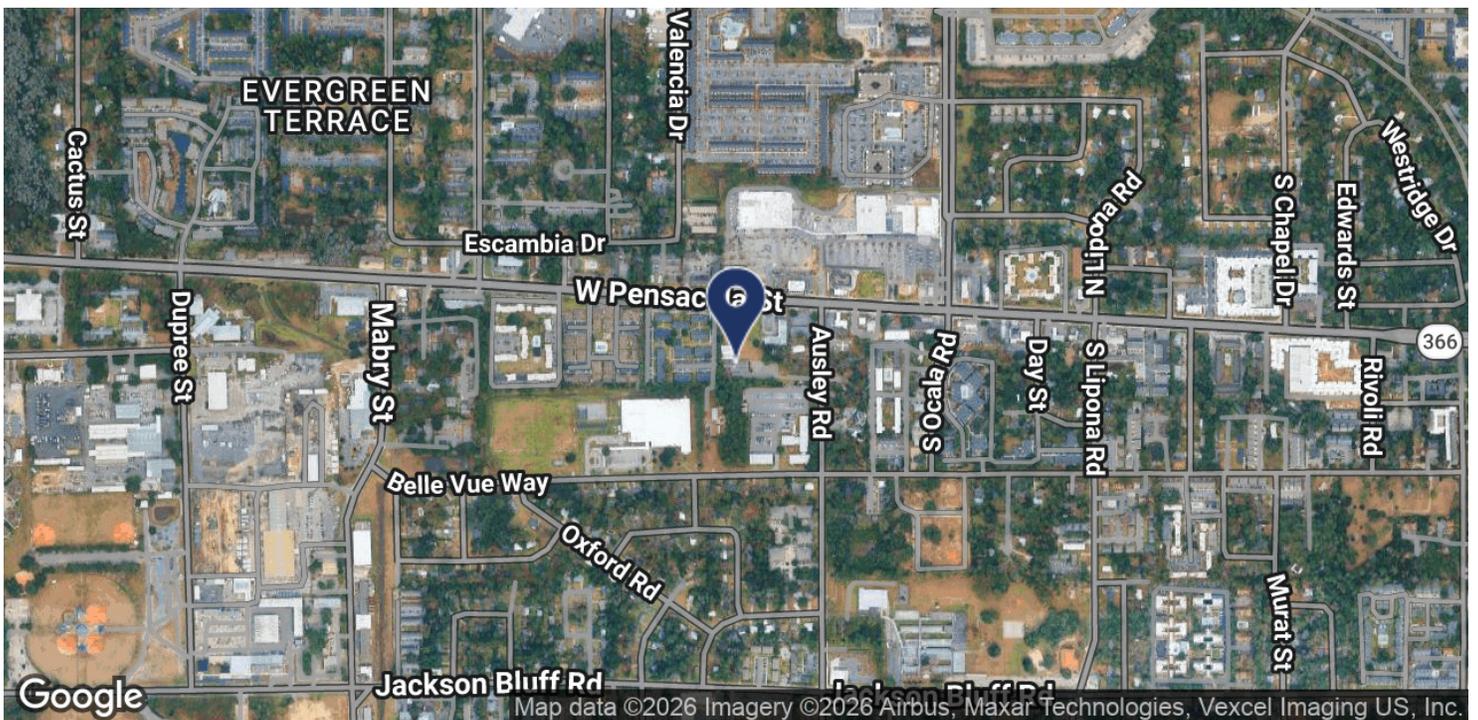
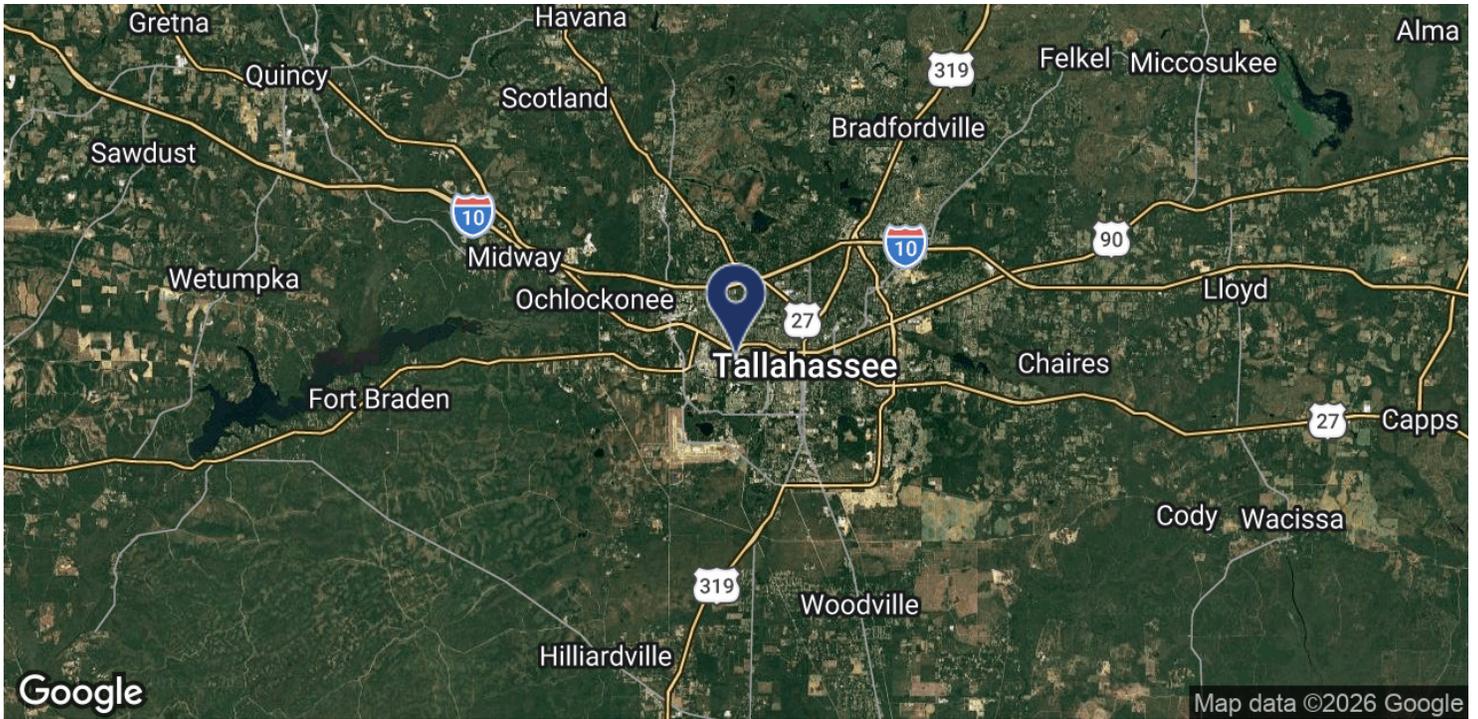




LOCATION MAP

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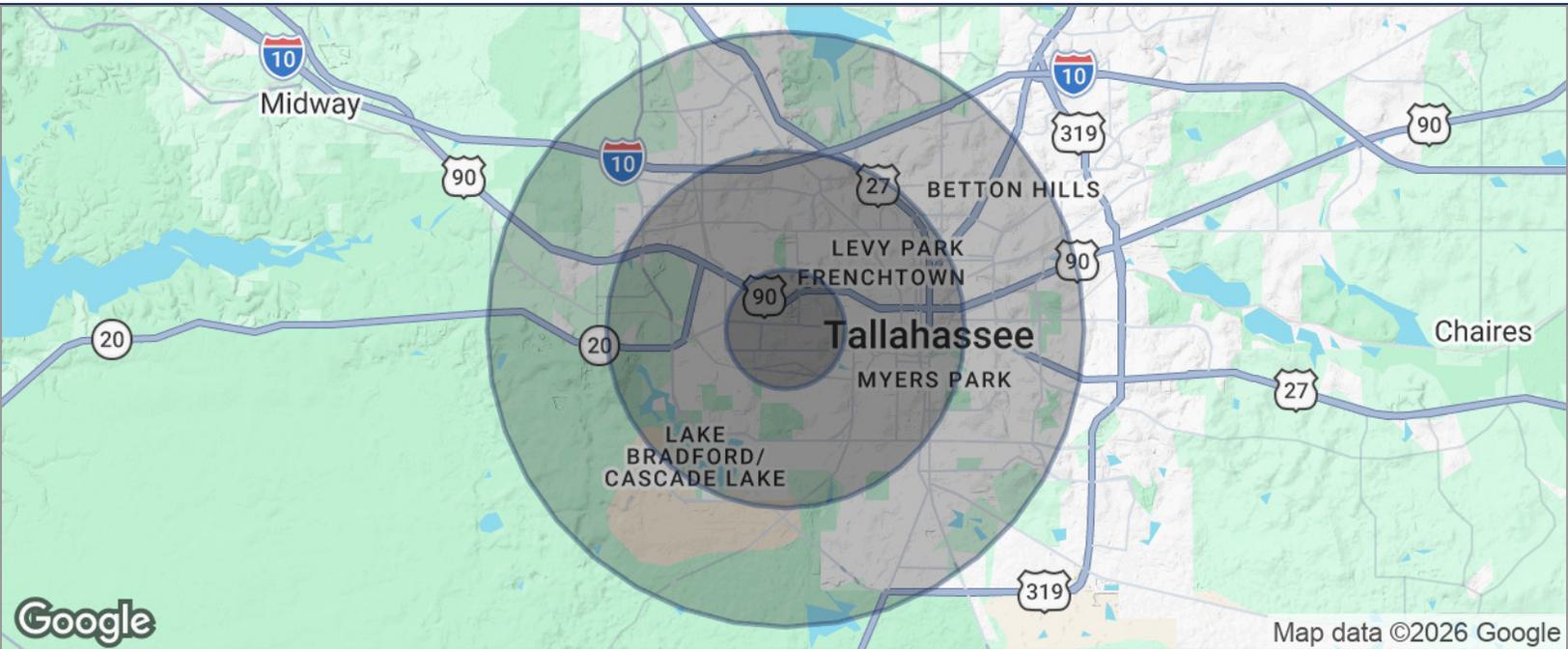




## DEMOGRAPHICS MAP

3.96 +/- ACRES | FSU

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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	21,303	94,089	151,227
MEDIAN AGE	26	30	33
MEDIAN AGE (MALE)	27	30	33
MEDIAN AGE (FEMALE)	26	30	34

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	9,294	37,483	63,035
# OF PERSONS PER HH	2.3	2.5	2.4
AVERAGE HH INCOME	\$37,787	\$53,945	\$66,300
AVERAGE HOUSE VALUE	\$147,708	\$218,846	\$243,455

\* Demographic data derived from 2020 ACS - US Census

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