



EXECUTIVE SUMMARY

6 LOTS TENNESSEE CAPITAL BLVD.

5052 TENNESSEE CAPITAL BLVD., TALLAHASSEE, FL 32303



OFFERING SUMMARY

Sale Price:	\$500,000.00
Lot Size:	3.58 Acres Total (6 Lots)
Zoning:	AC (Activity Center)
APN:	213060 A-0170 (.53 +/- AC) A-0160 (.59 +/- AC) A-0150 (.59 +/- AC) A-0140 (.55 +/- AC) A-0130 (.63 +/- AC) A-0120 (.69 +/- AC)

PROPERTY OVERVIEW

Six lots for sale in Northwest Tallahassee. Lots range from .53 (+/-) acres to .69 (+/-) acres and zoned Activity Center. There are an additional six lots directly across the street for sale listed by TLG Real Estate. All lots are surrounded by established retail plazas and convenient to Capital Circle NW and W. Tennessee Street businesses. Lots may be sold together or separately.

The above overlay picture represents 44 residential units on the 3.58 acres.

LOCATION OVERVIEW

Located just off of Capital Circle NW and W. Tennessee Street on Tennessee Capital Blvd.

[Click Here for Zoning Information](#)

Lewis Buford
850.591.6363
lewis@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

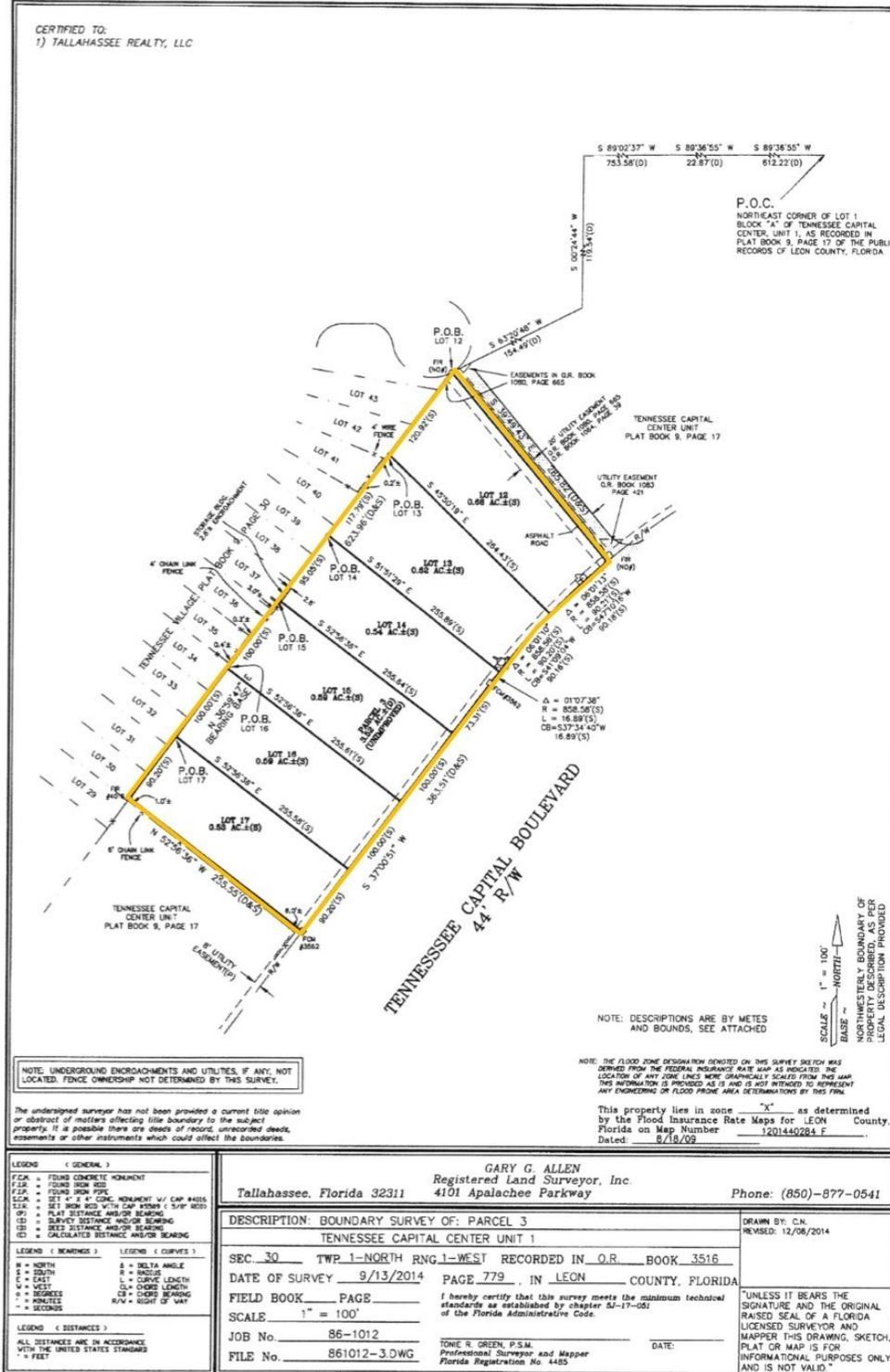




PLAT MAP

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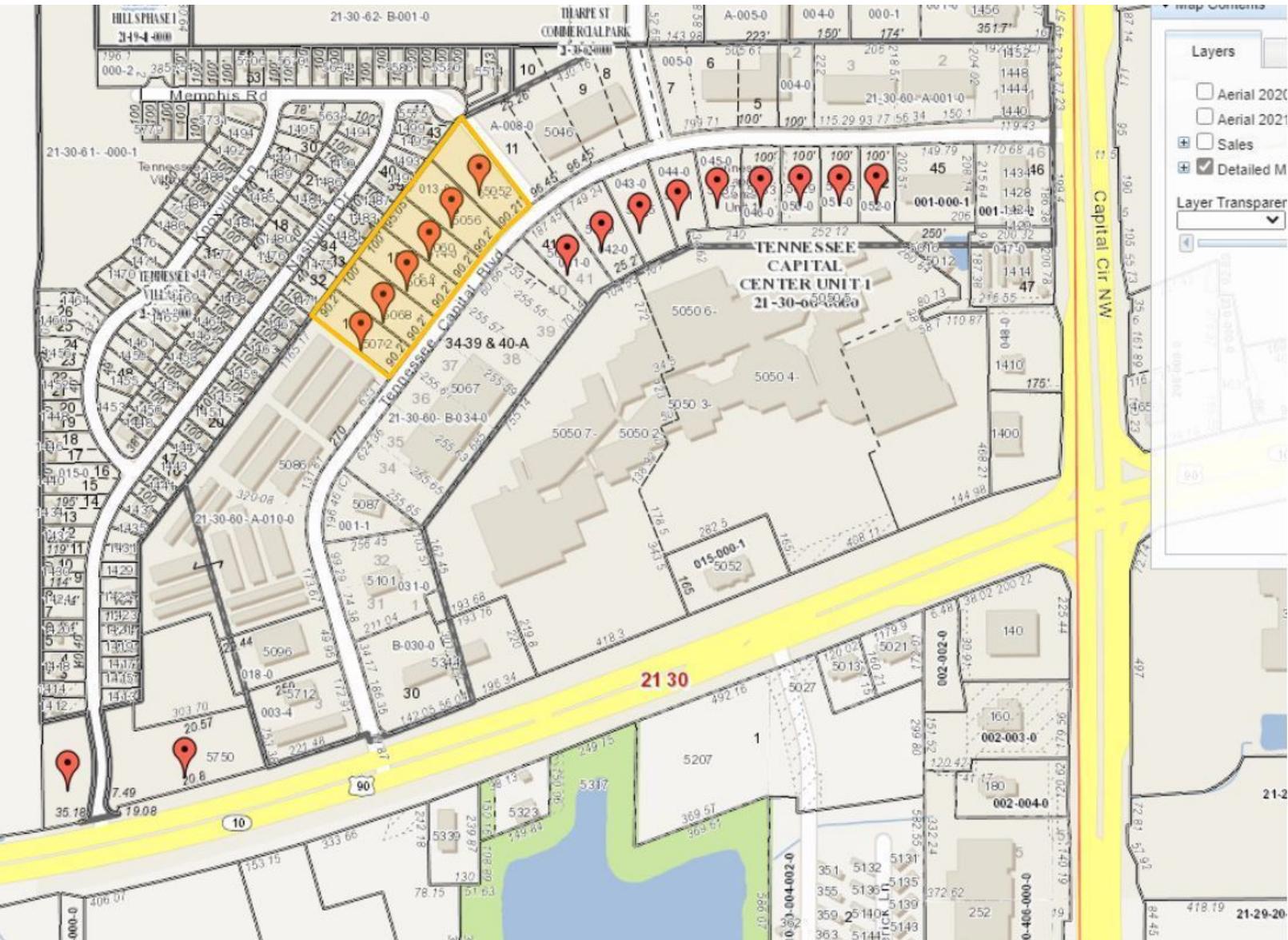




SITE MAP

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RETAILER MAP

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Google

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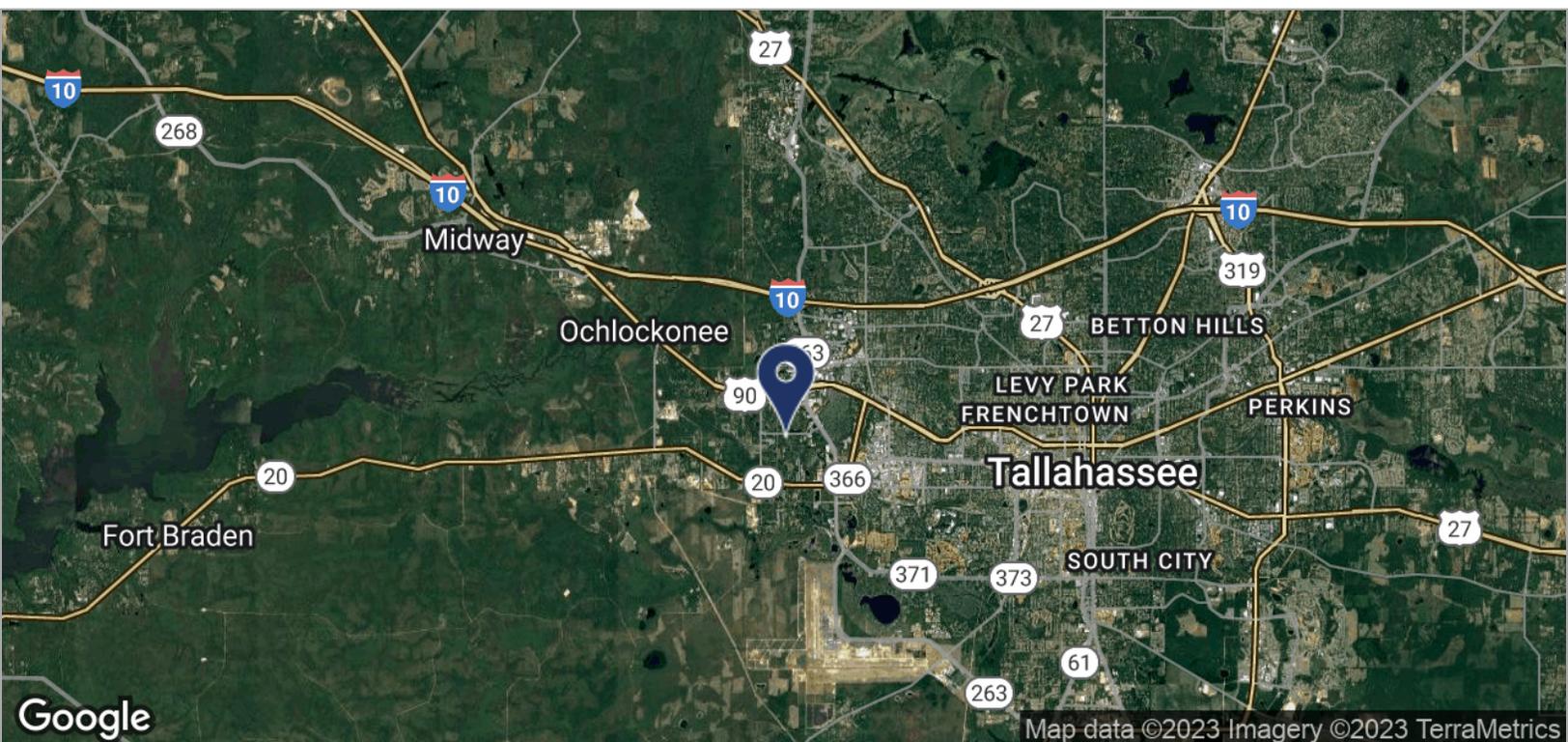
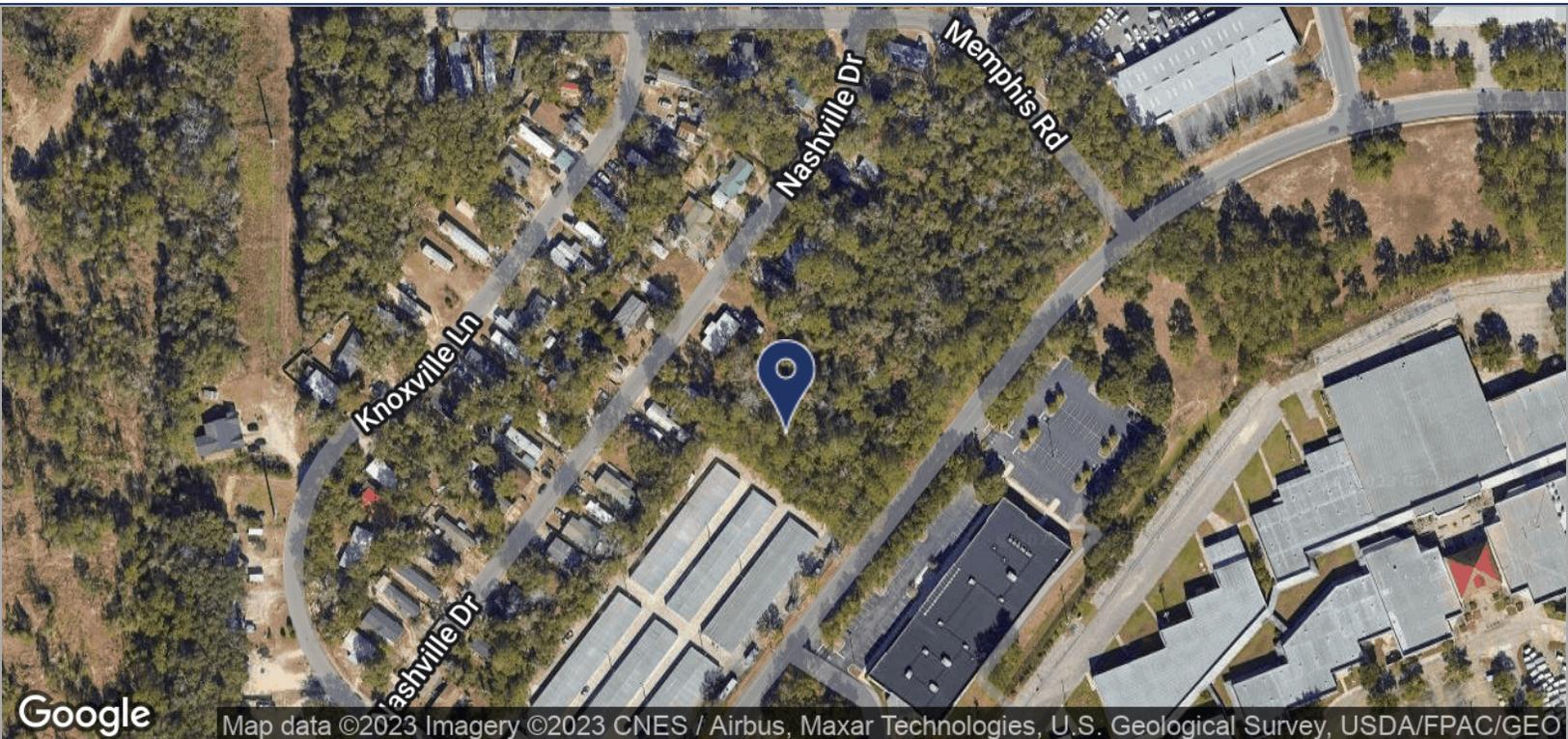




LOCATION MAPS

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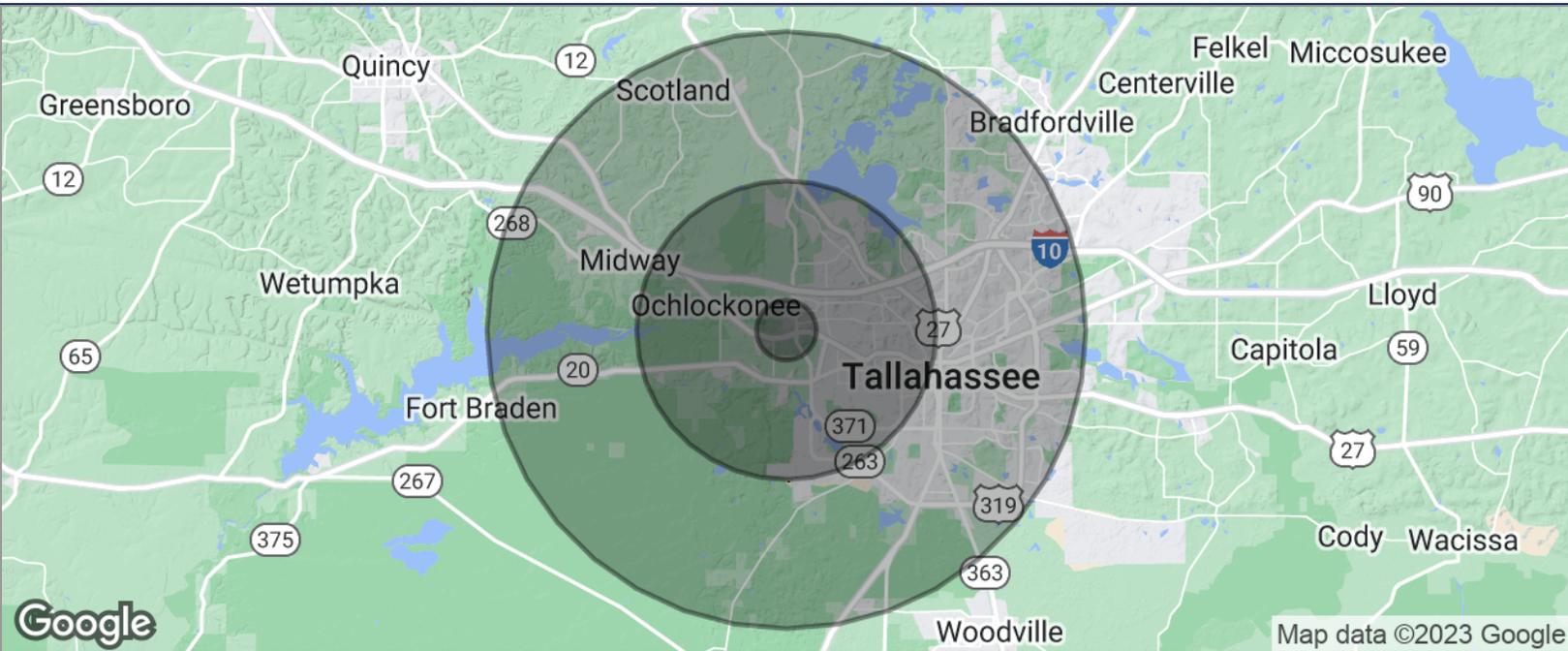




DEMOGRAPHICS MAP

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**POPULATION**

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,692	108,402	218,450
MEDIAN AGE	26.4	25.8	30.5
MEDIAN AGE (MALE)	26.7	25.8	29.8
MEDIAN AGE (FEMALE)	26.1	25.7	31.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,425	40,963	90,641
# OF PERSONS PER HH	2.6	2.6	2.4
AVERAGE HH INCOME	\$39,796	\$38,595	\$51,520
AVERAGE HOUSE VALUE	\$122,048	\$155,062	\$223,343

* Demographic data derived from 2020 ACS - US Census

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