



EXECUTIVE SUMMARY

N. MONROE ST. ACREAGE

1701 NORTH MONROE STREET, TALLAHASSEE, FL 32303



OFFERING SUMMARY

Sale Price: \$2,300,000.00

Lot Size: 2 +/- Acres

APN: 21-25-20-001-0000

Zoning: CU-45 (Central Urban - 45)

PROPERTY OVERVIEW

This 2 +/- acre lot is conveniently located to Midtown Tallahassee. Surrounded by retailers and services this property is ideal for a gas station, restaurant, or retail use. Easily accessible offering ingress and egress from N Monroe St., E Tharpe St., and Lake Ella Dr. High traffic counts of 29,500 AADT (N Monroe) & 4,900 AADT (E Tharpe).

There are two adjacent buildings for sale located at 1707 & 1733 N Monroe St. offering an additional .29 +/- acres.

LOCATION OVERVIEW

This property is located in Midtown and is directly across the street from CVS and Publix. Midtown is a major retail corridor that includes restaurants, shops, gas stations, hotels, services, and more.

[Click for Zoning Information](#)

Brad Parker
850.566.2629
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





ACCESS & PARCEL

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RETAILER MAP

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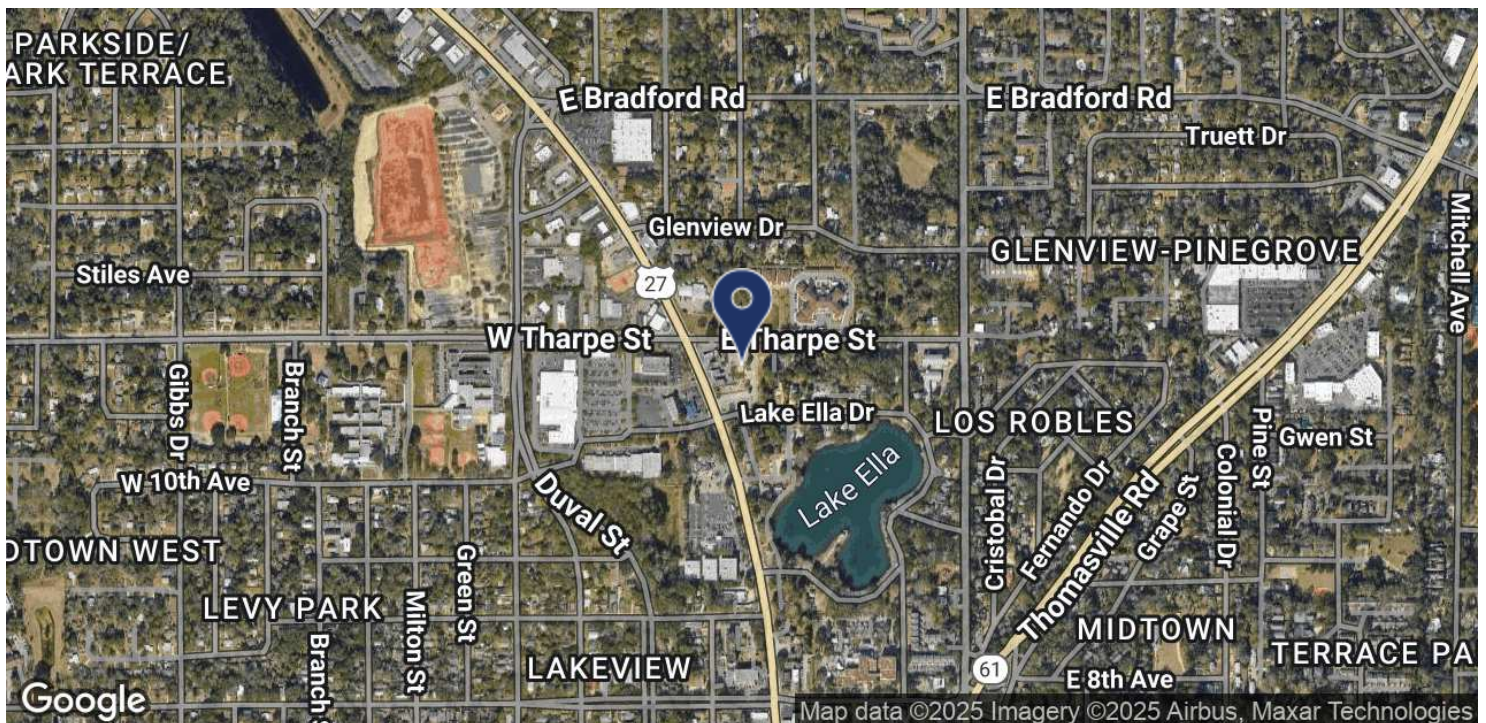
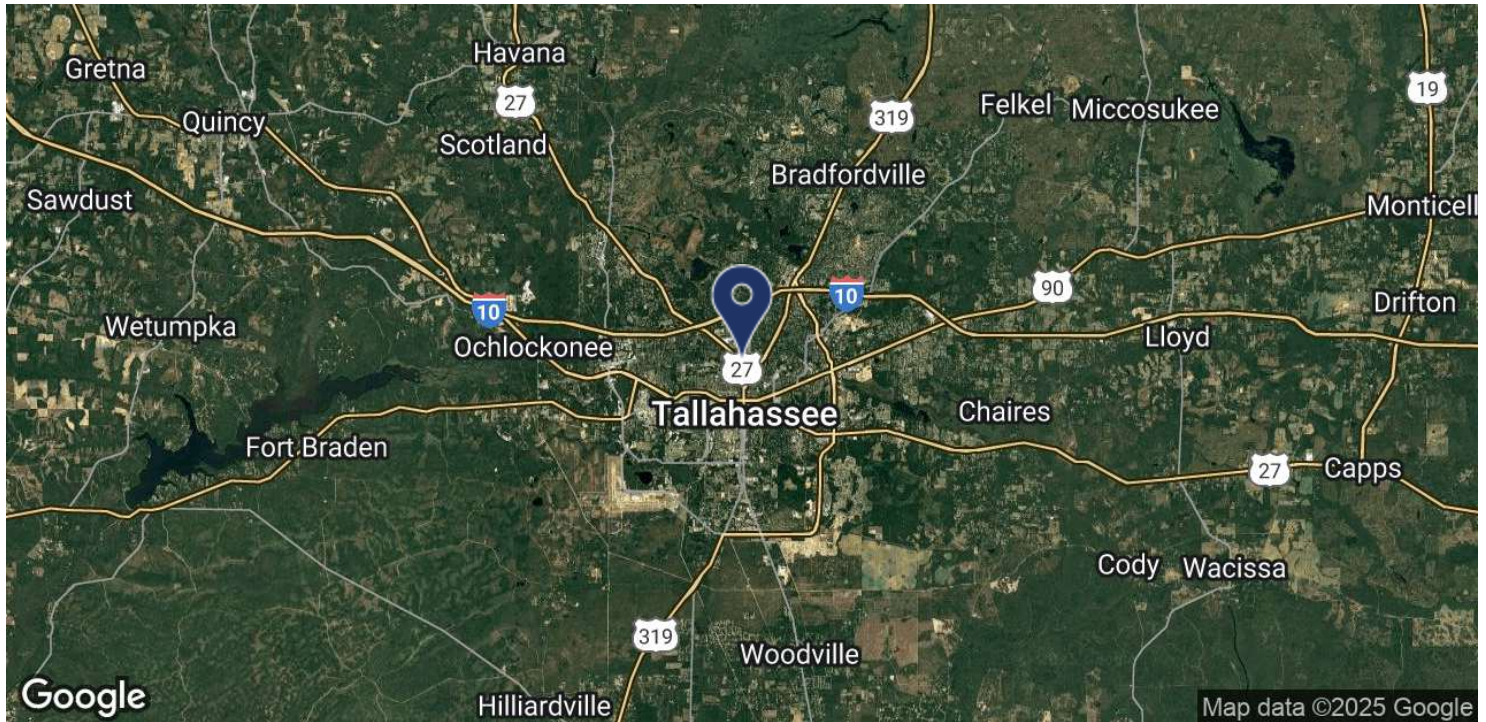




LOCATION MAP

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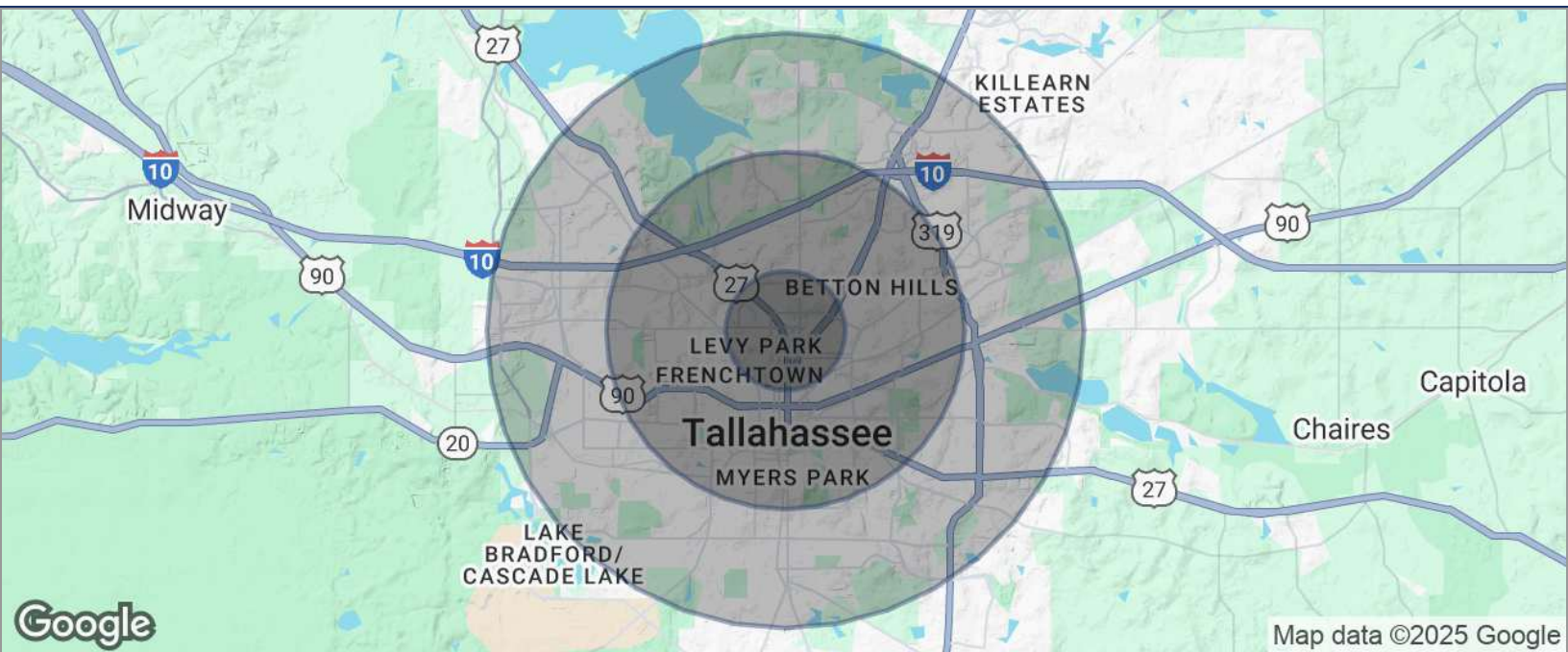




DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,424	89,091	175,036
MEDIAN AGE	32.5	30.9	31.9
MEDIAN AGE (MALE)	32.5	30.3	30.7
MEDIAN AGE (FEMALE)	33.4	32.0	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,803	43,086	82,884
# OF PERSONS PER HH	1.8	2.1	2.1
AVERAGE HH INCOME	\$69,673	\$53,486	\$54,531
AVERAGE HOUSE VALUE	\$309,741	\$172,140	\$156,923

* Demographic data derived from 2020 ACS - US Census

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