

TLG

## EXECUTIVE SUMMARY

# N. MONROE ST. ACREAGE

1701 NORTH MONROE STREET, TALLAHASSEE, FL 32303



### OFFERING SUMMARY

<b>Sale Price:</b>	\$2,300,000.00
<b>Lot Size:</b>	2 +/- Acres
<b>APN:</b>	21-25-20-001-0000
<b>Zoning:</b>	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



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# ACCESS & PARCEL

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# RETAILER MAP

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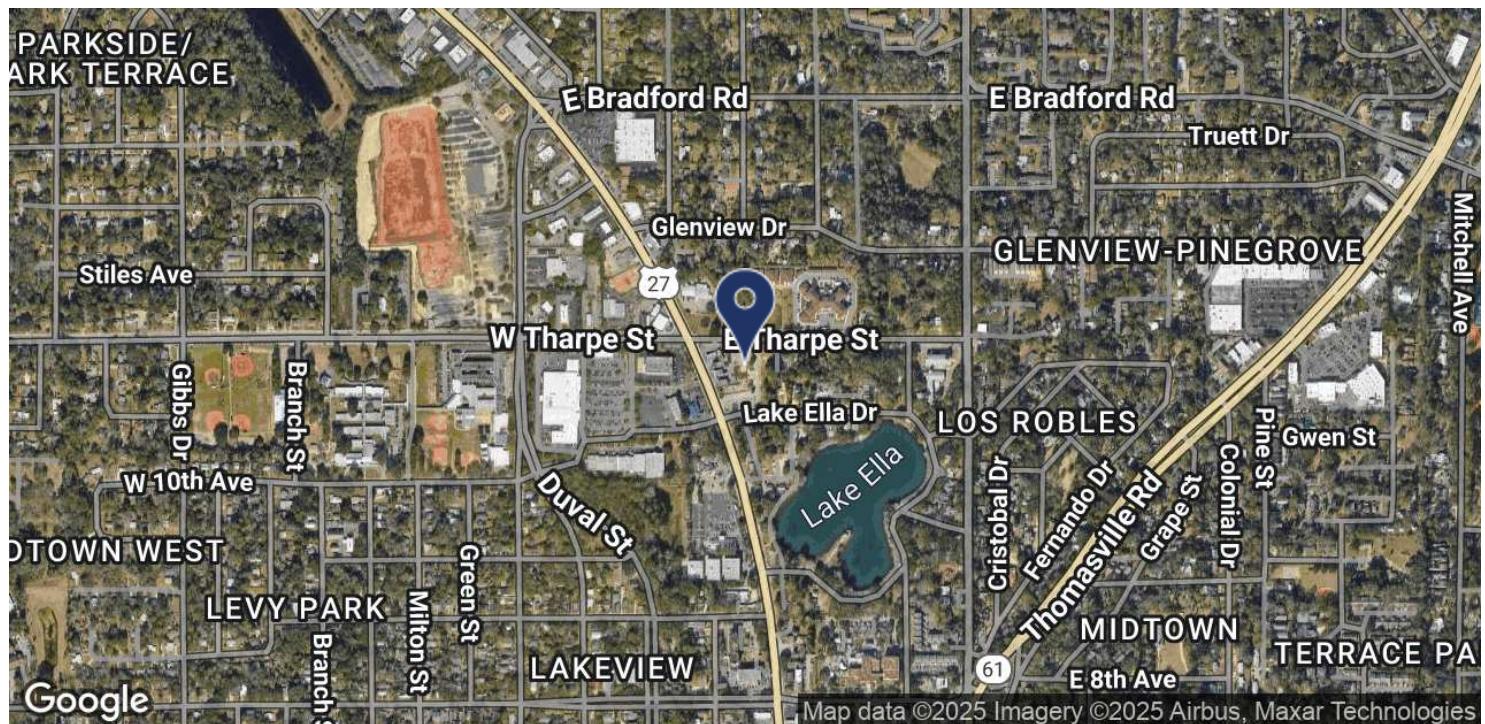
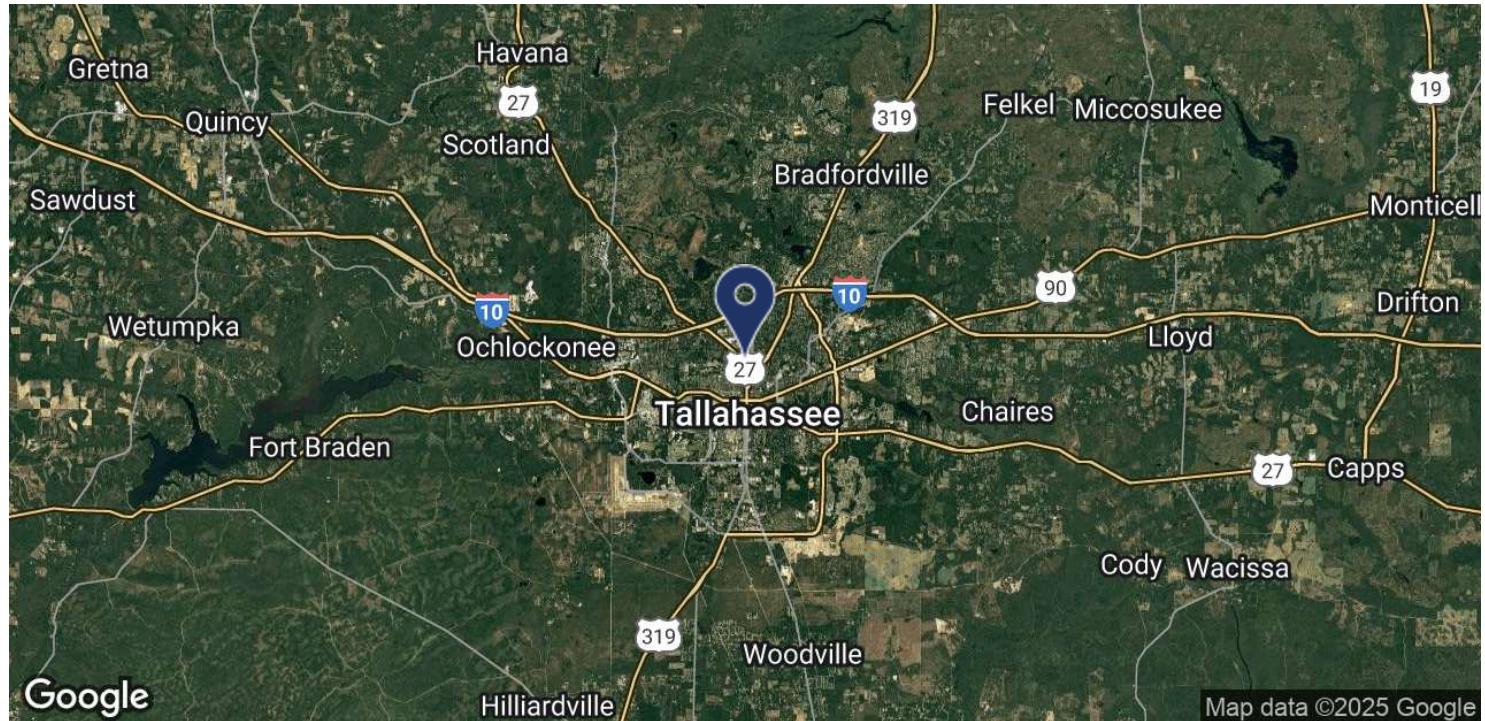


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# LOCATION MAP

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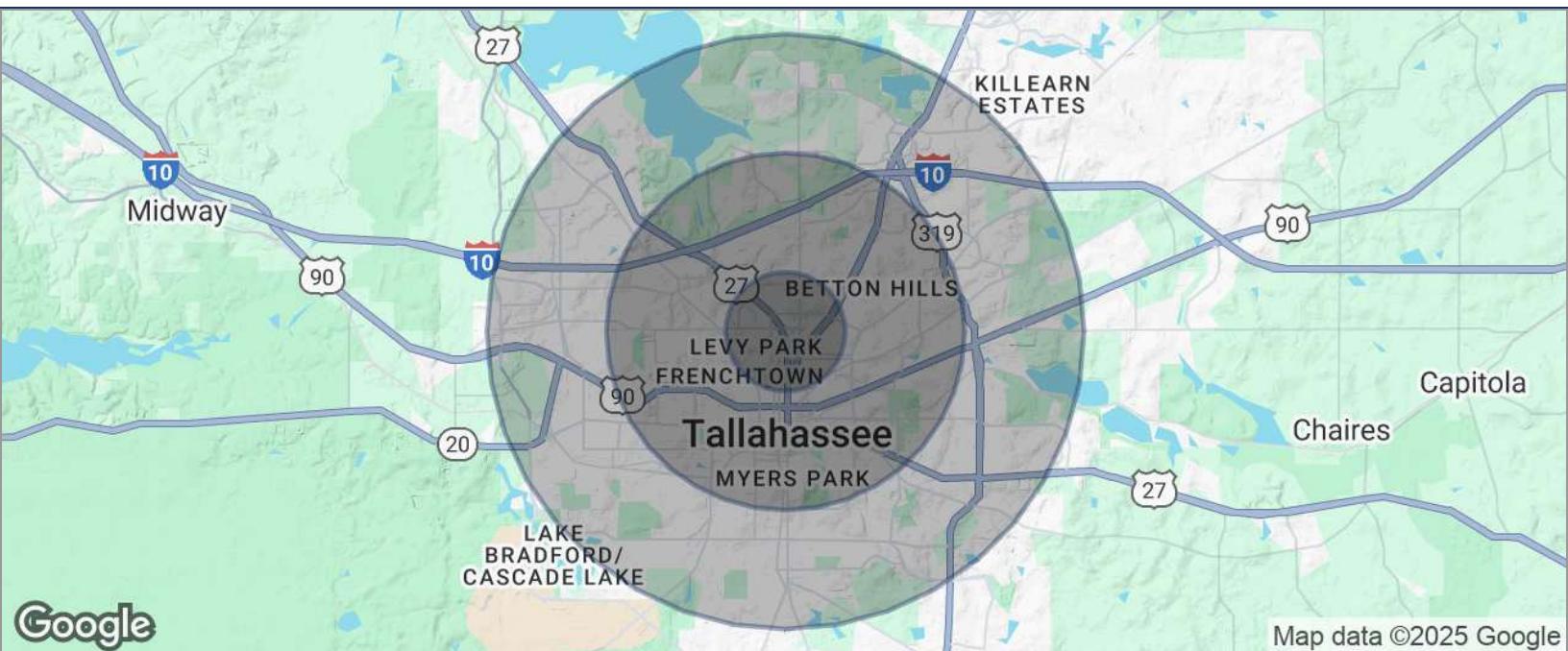




# DEMOGRAPHICS MAP

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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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