



— FOR SALE —

REDEVELOPMENT OPPORTUNITY

11.96+ ACRES ON NORTH
MONROE AND PERKINS

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FOR SALE
N MONROE AND PERKINS
TALLAHASSEE, FL



\$2,000,000

11.96+ ACRES
1,030 Feet of Monroe frontage

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TALLAHASSEE, FL



SITE SPECIFICATIONS

This large acreage of vacant land contains entitlements for 80,000 SF of commercial development based on the approved PUD and includes an off-site storm water operating permit. Additionally, Talquin utilities are available to the site.

- + **PROPERTY TYPE:** Land / Commercial Redevelopment
- + **LAND AREA:** 11.96+ acres
- + **ZONING:** View Point PUD. Maximum of 50 residential units and a maximum of 80,000 SF of commercial development. Allowable uses for commercial lots under CP and C-2 zoning.
- + **PARCELS:** 210525 E0010, 210525 E0040 & 210525 E0050

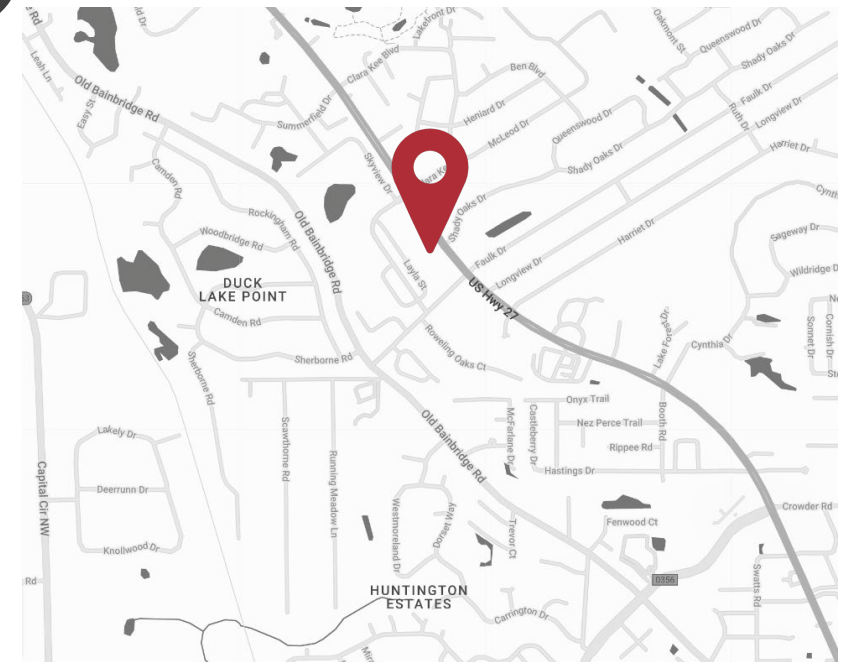


CONTACT US

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LOCATION MAP



PRICED AT: \$2,000,000

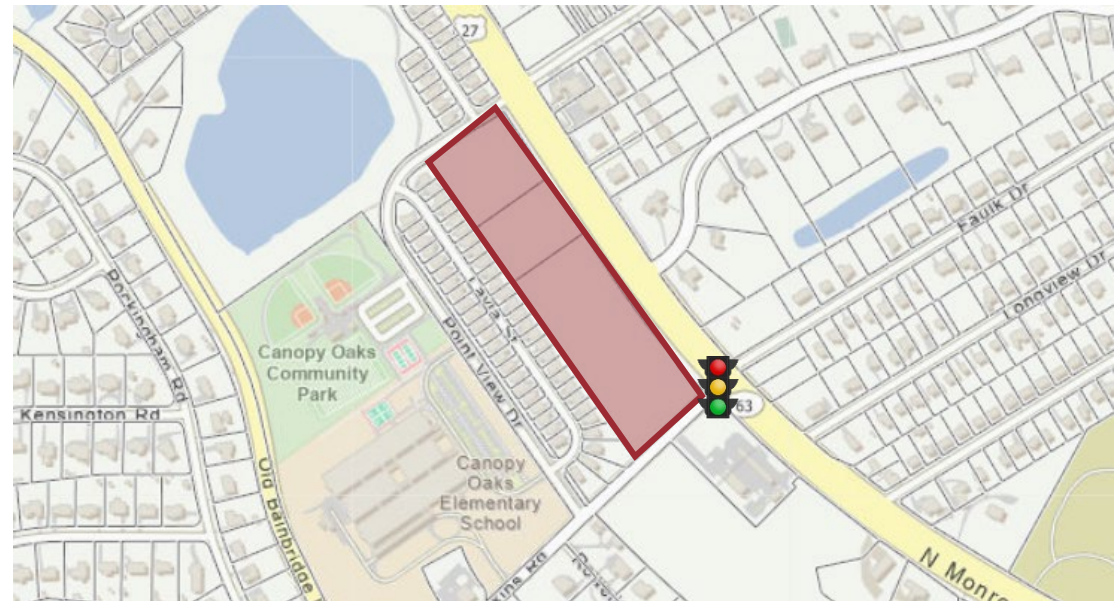
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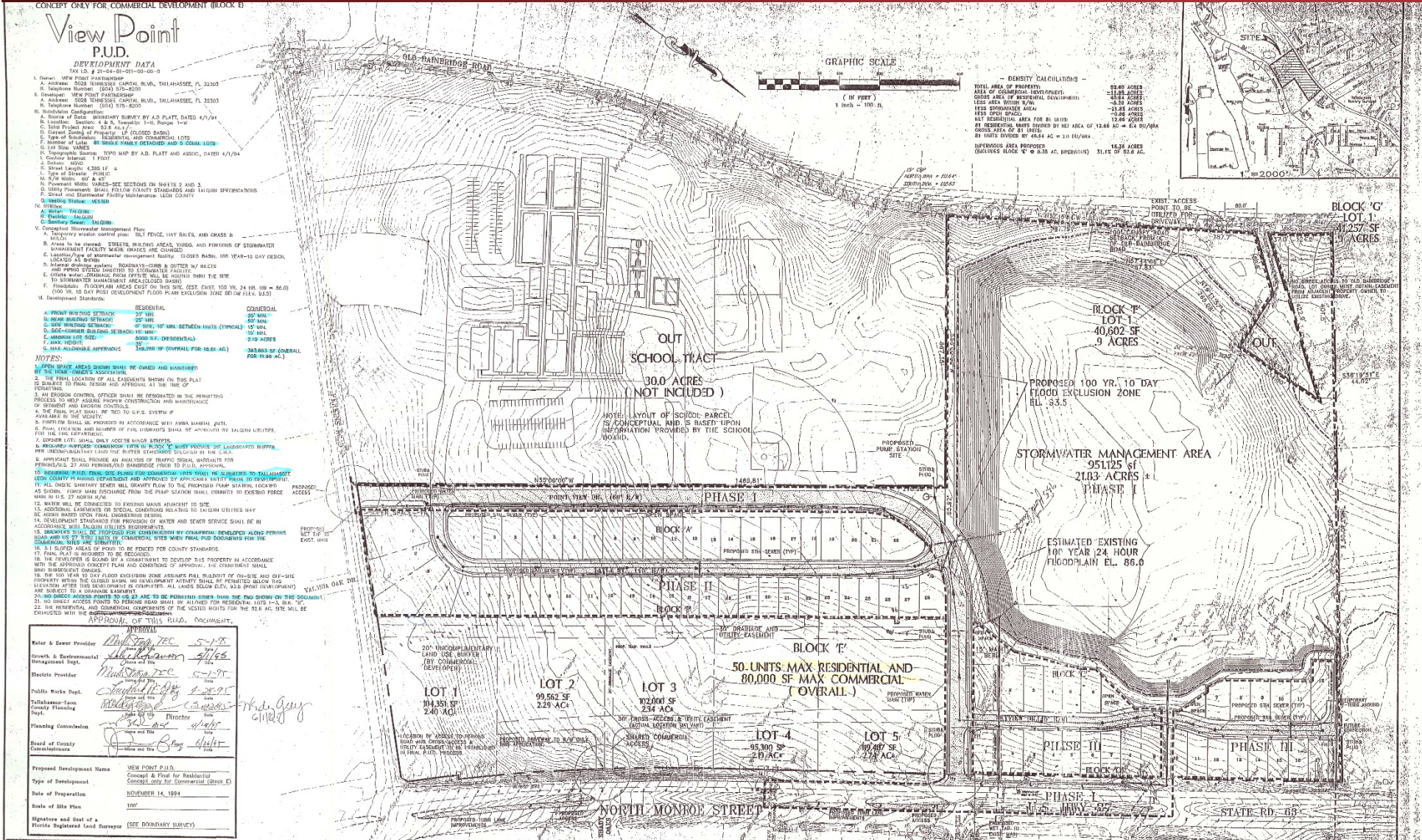
PROPERTY HIGHLIGHTS

- + 1,030 Feet of frontage on N. Monroe Street
- + High-traffic Corner Location with light at Perkins
- + Monroe AADT: 19,435
- + View Point PUD allows for maximum of 50 residential units and a maximum of 80,000 SF of commercial development. Allowable uses for commercial lots under CP and C-2 zoning.



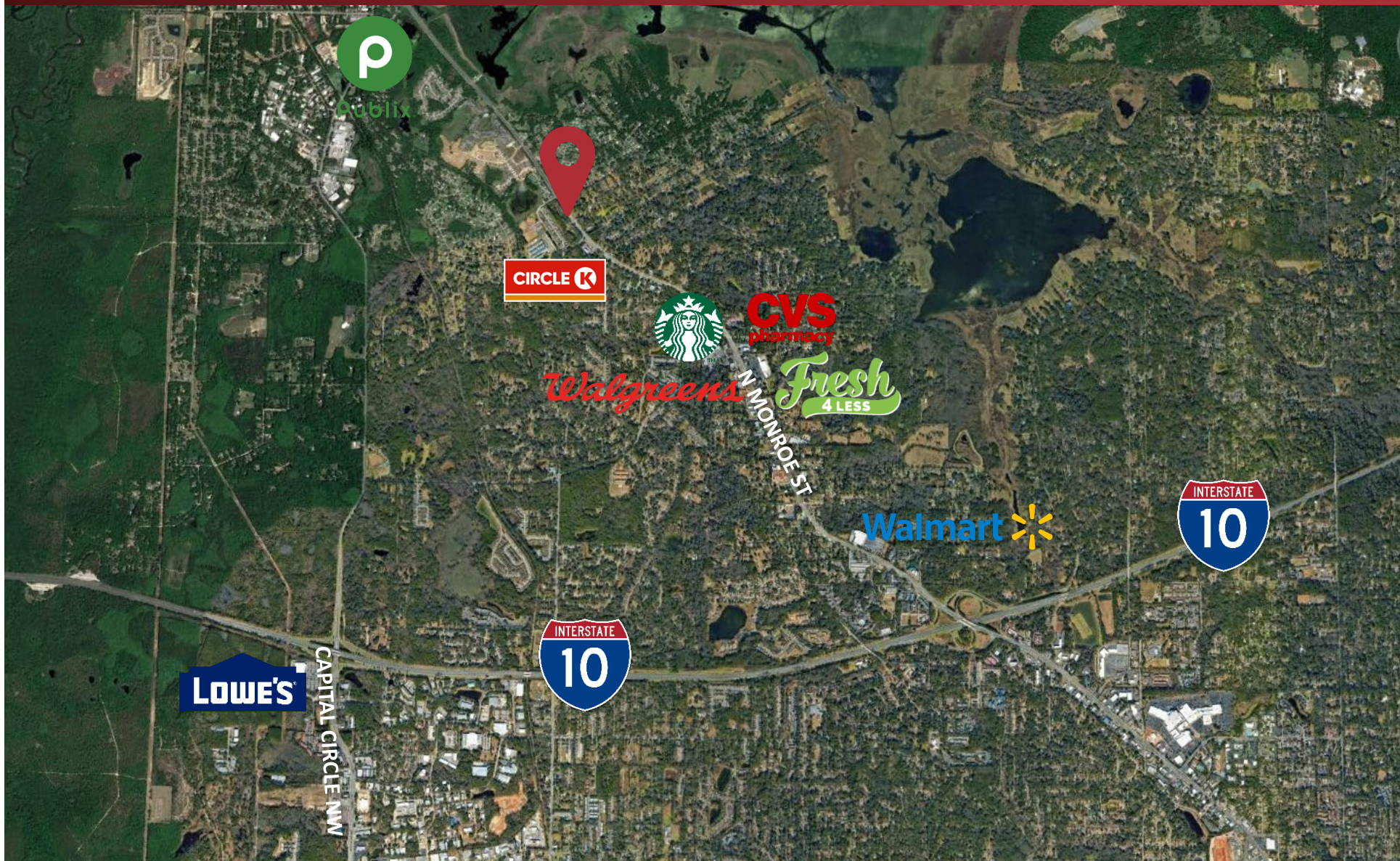
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	1 MILE	3 MILE	5 MILE
2023 Population	3,684	27,424	80,230
Median Age	33.5	29.7	27.7
2023 Households	1,507	10,826	31,997
Avg Household Income	\$66,480	\$58,415	\$49,136





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