



EXECUTIVE SUMMARY

1.10 +/- ACRES NORTHWEST TALLAHASSEE

3320 NORTH MONROE STREET, TALLAHASSEE, FL 32303



OFFERING SUMMARY

Sale Price: \$1,200,000.00

Lot Size: 1.1 Acres

APN: 21-15-51-500-1530

Zoning: C-2 General Commercial

PROPERTY OVERVIEW

1.10 +/- acres in Northwest Tallahassee for sale. Recently rezoned to C-2, allowing for better variety of commercial use opportunities. Existing ingress/egress off Homewood Rd., Lang Dr., and N Monroe Street with 2 curb cuts and a median cut on N Monroe as well.

LOCATION OVERVIEW

Located in NW Tallahassee with 316 ft. of frontage on N Monroe Street (HWY 27) and is surrounded by retailers including Walmart Supercenter, Burger King, Taco Bell, Fairfield Marriot Hotel, Wyndham Hotel, Patients First, and many more. Less than 1 mile to 1-10.

[Click Here 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 POINTS

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RETAILER MAP

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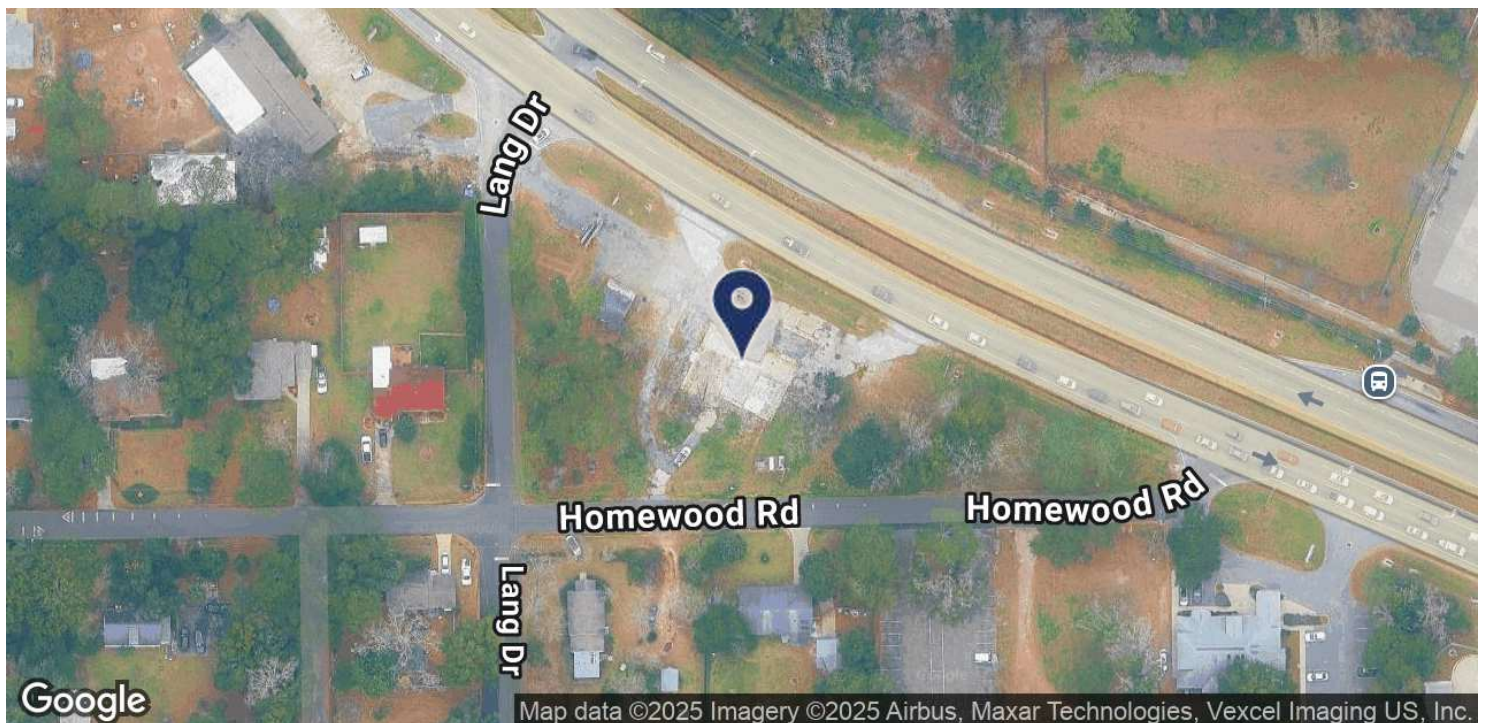
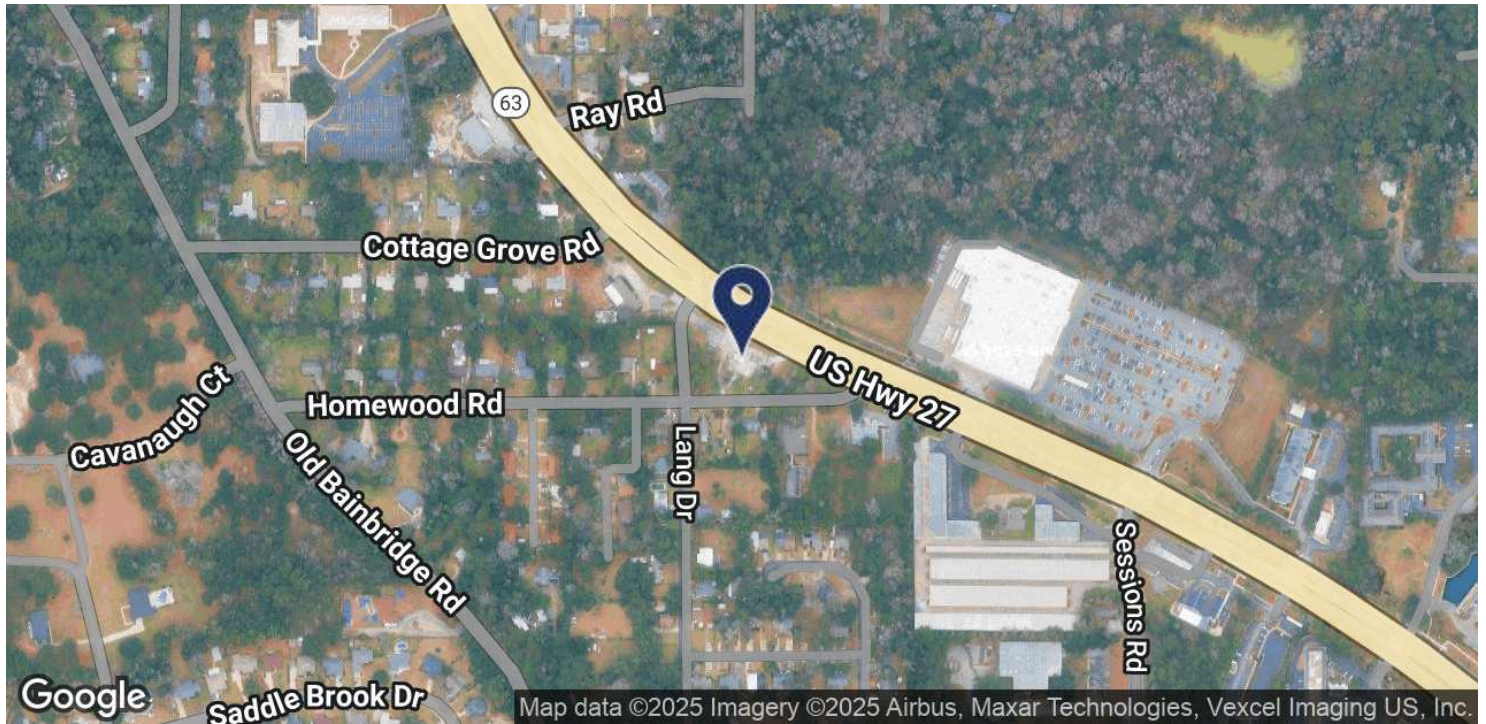




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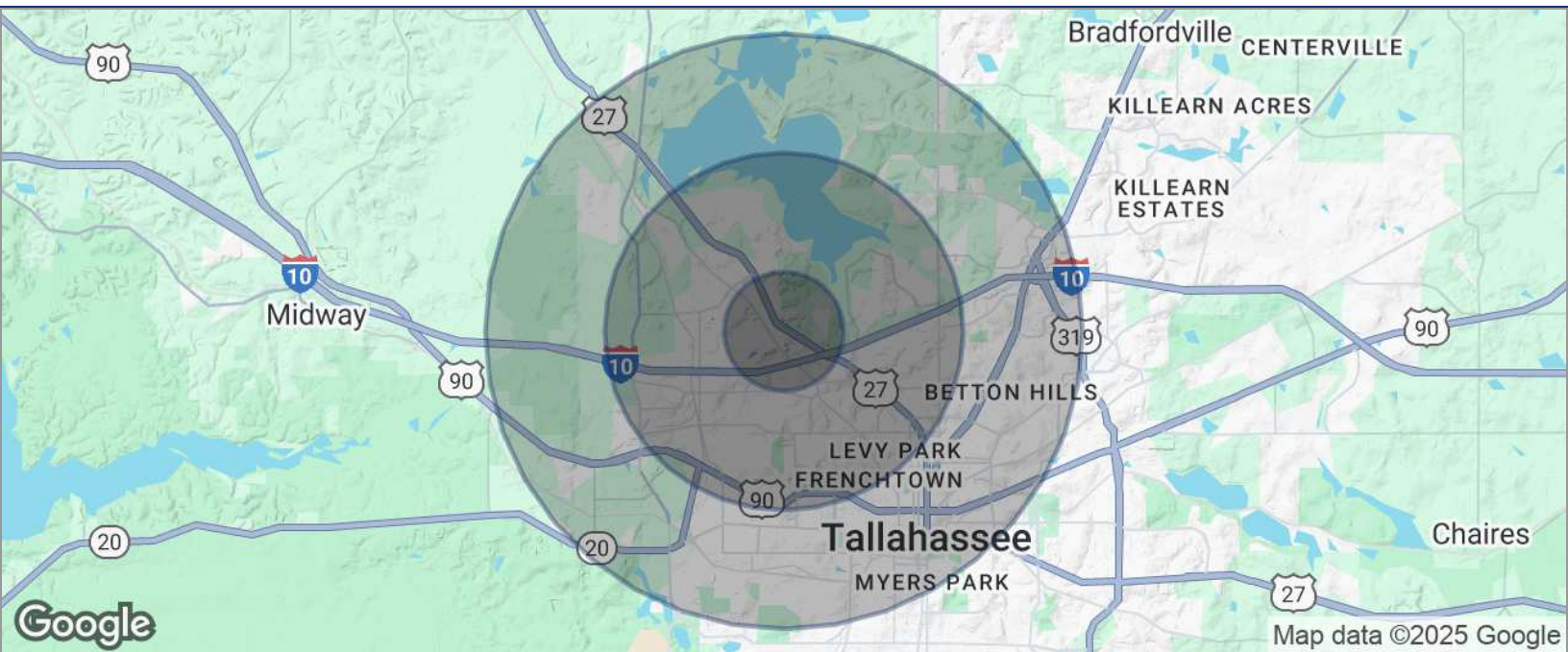




DEMOGRAPHICS MAP

1.10 +/- ACRES NORTHWEST TALLAHASSEE

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,905	65,394	133,745
MEDIAN AGE	40.4	31.3	31.5
MEDIAN AGE (MALE)	36.4	30.0	30.9
MEDIAN AGE (FEMALE)	42.6	33.0	32.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,742	31,452	63,236
# OF PERSONS PER HH	2.2	2.1	2.1
AVERAGE HH INCOME	\$65,585	\$50,455	\$54,513
AVERAGE HOUSE VALUE	\$128,688	\$145,115	\$153,097

* Demographic data derived from 2020 ACS - US Census

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