



## EXECUTIVE SUMMARY

## TWO FULLY DEVELOPED COMMERCIAL SITES

4328 AVIATION AVE. &amp; 4341 AIRPORT COMMERCE BLVD., TALLAHASSEE, FL 32310



## OFFERING SUMMARY

**Sale Price:****Lot 1: 2.49 +/- AC**

(Aviation Ave)

\$1,300,000.00

**Lot 2: .89 +/- AC**

(Airport Commerce Blvd.)

\$695,000.00

**Lot Size:**

3.38 Acres Total

**APN:**

411625 C0010 (Aviation Ave.)

411625 A0010 (Airport Commerce)

**Zoning:**

PUD

[Click for Zoning Information](#)

## PROPERTY OVERVIEW

Two fully developed sites for sale across from the Tallahassee International Airport and just off Capital Circle SW. The first lot (Aviation Ave.) is 2.49 +/- acres and the second (Airport Commerce Blvd.) is .89 +/- acres.

Both lots are zoned PUD, one of the most diverse zoning classifications, which makes the lots ideal for various commercial and/or retail uses. Please click on the zoning information below for a complete list of acceptable builds.

Lots may be sold together or separately. Contact the Listing Agent for details.

## PROPERTY HIGHLIGHTS

- Lot 1: 2.49 +/- AC on Aviation Ave. - \$1,300,000.00
- Lot 2: .89 +/- AC on Airport Commerce Blvd. - \$695,000.00

**Bryan Cureton**

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850.385.6363



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RETAILER MAP

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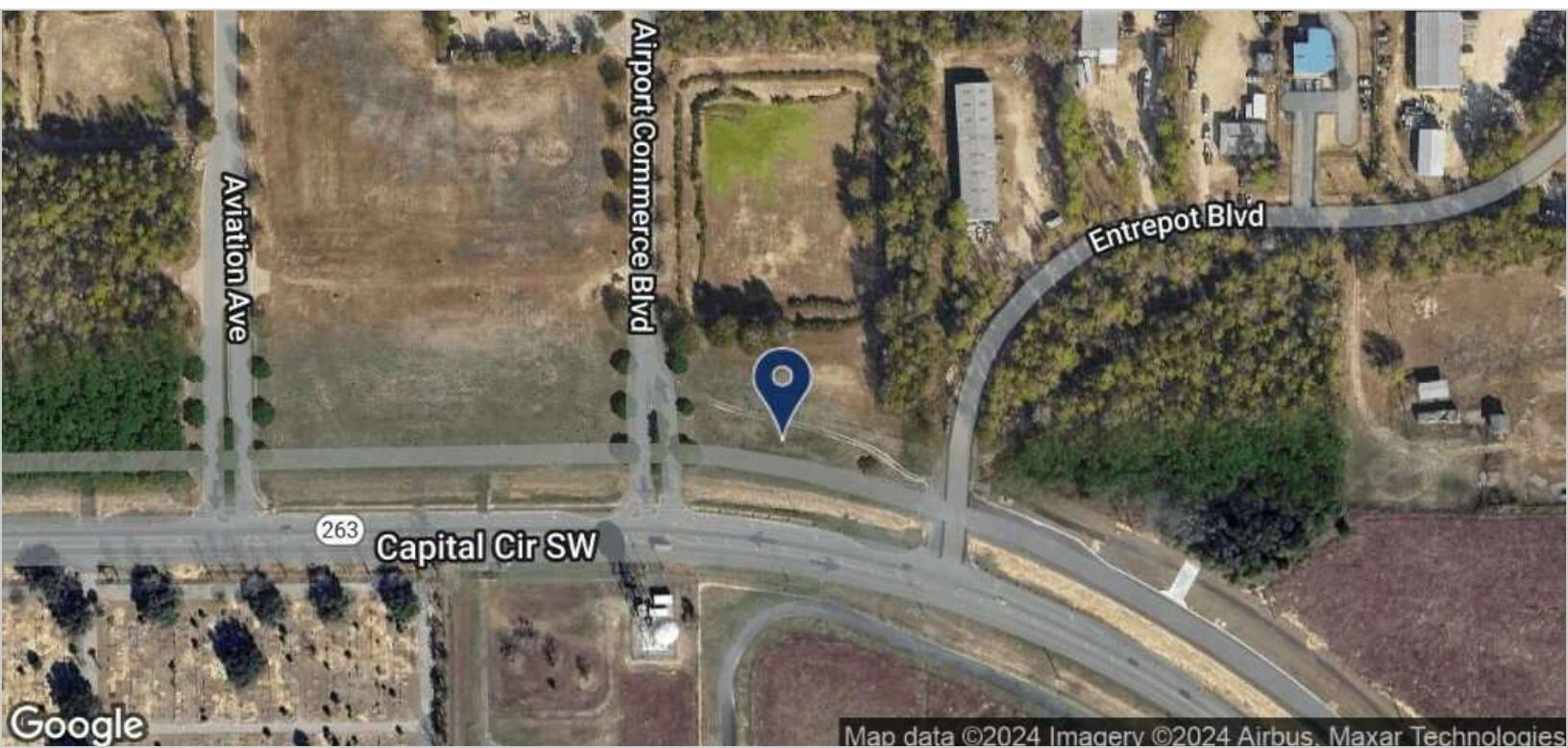
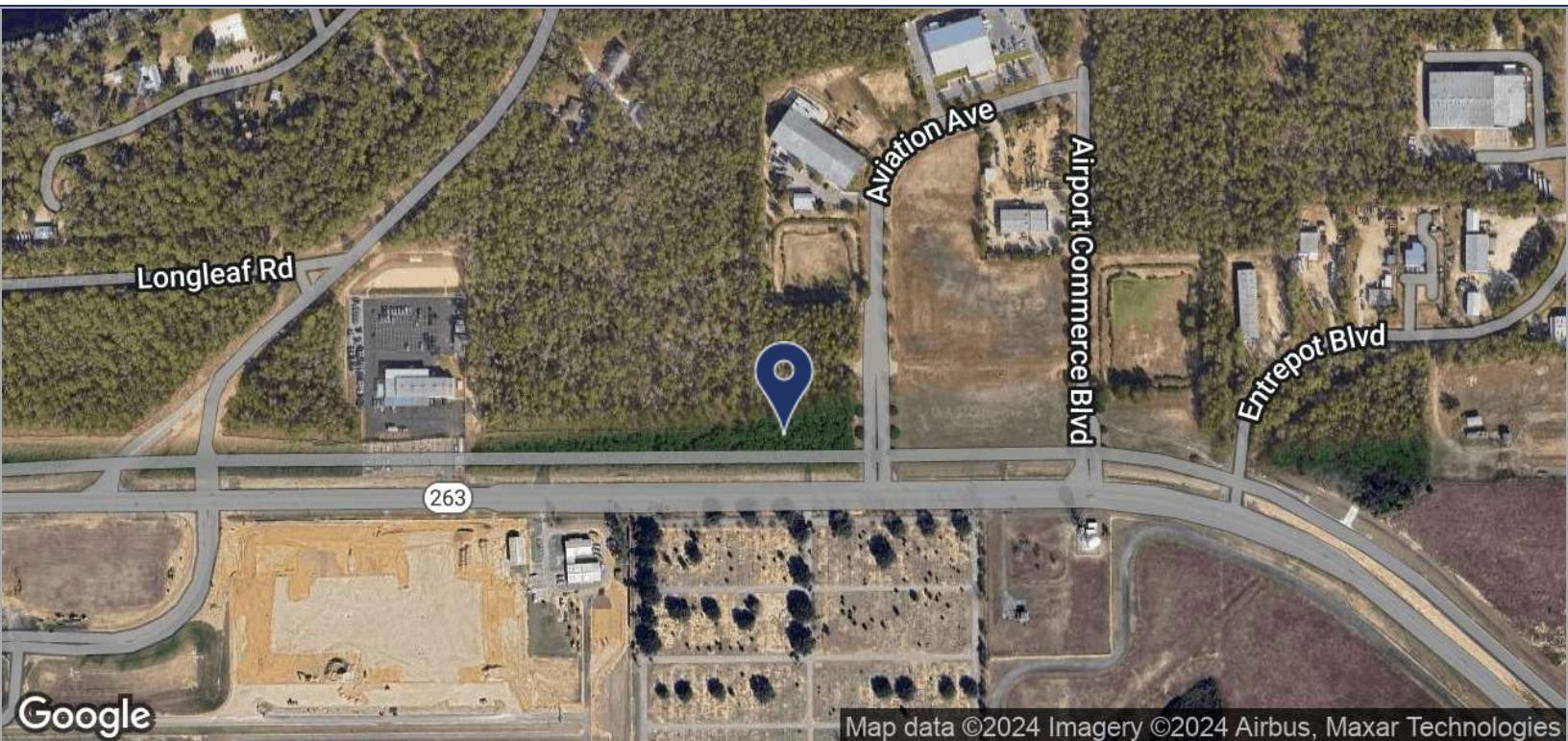




LOCATION MAPS

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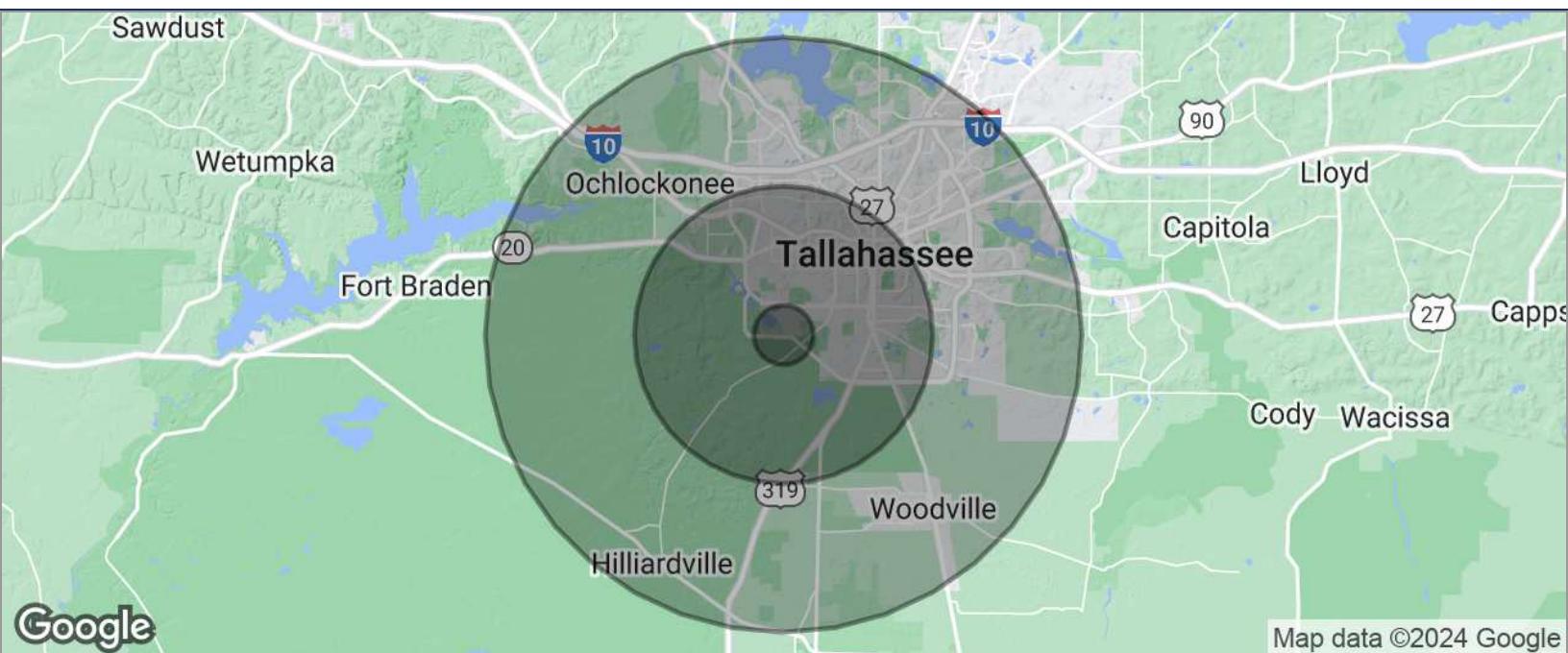




## DEMOGRAPHICS MAP

## TWO FULLY DEVELOPED COMMERCIAL SITES

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	966	101,344	233,466
MEDIAN AGE	40	31	36
MEDIAN AGE (MALE)	39	30	35
MEDIAN AGE (FEMALE)	40	31	37
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	394	39,977	98,844
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$62,075	\$53,953	\$78,842
AVERAGE HOUSE VALUE	\$129,187	\$213,215	\$268,833

\* Demographic data derived from 2020 ACS - US Census

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