



EXECUTIVE SUMMARY

TWO FULLY DEVELOPED COMMERCIAL SITES

4328 AVIATION AVE. & 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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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





RETAILER MAP

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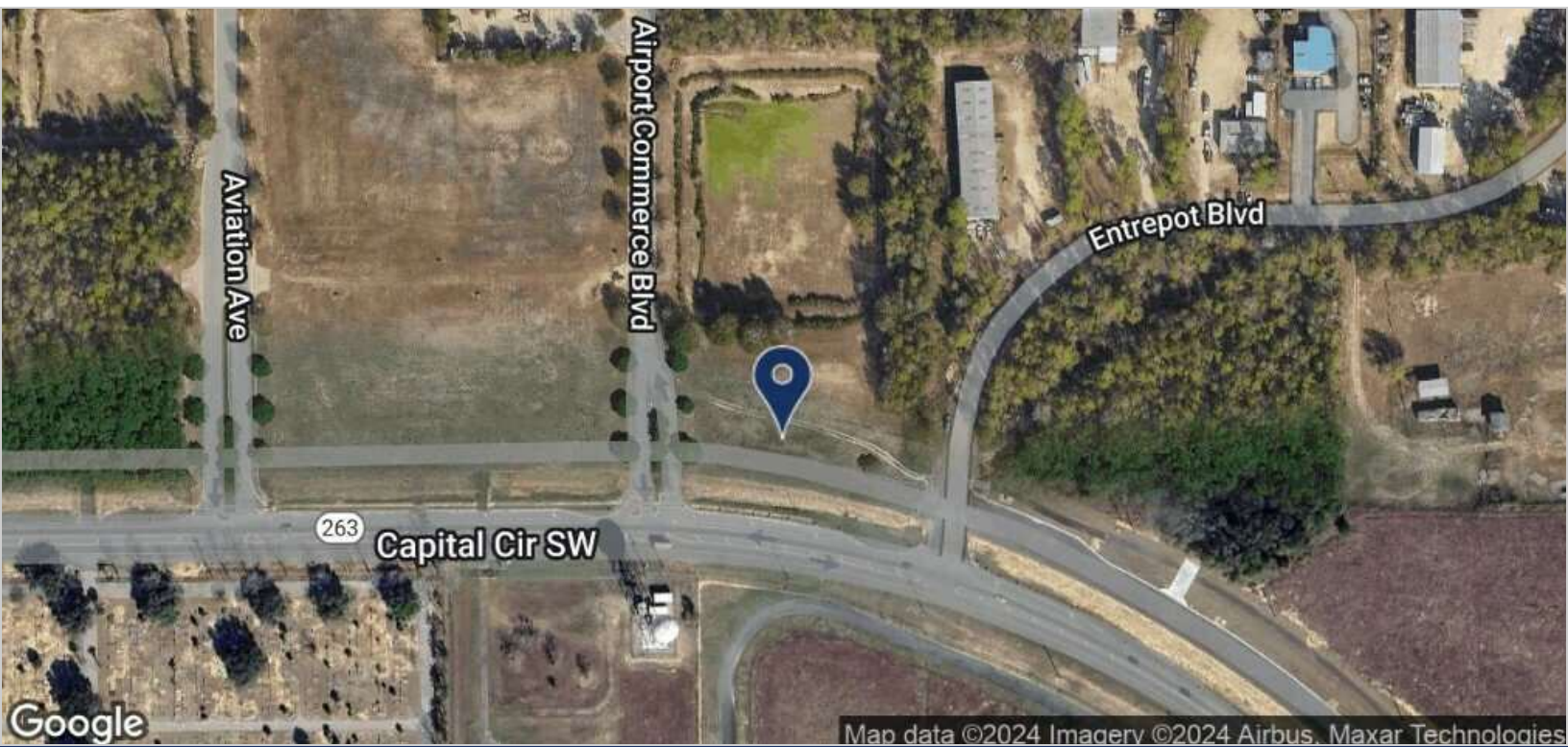
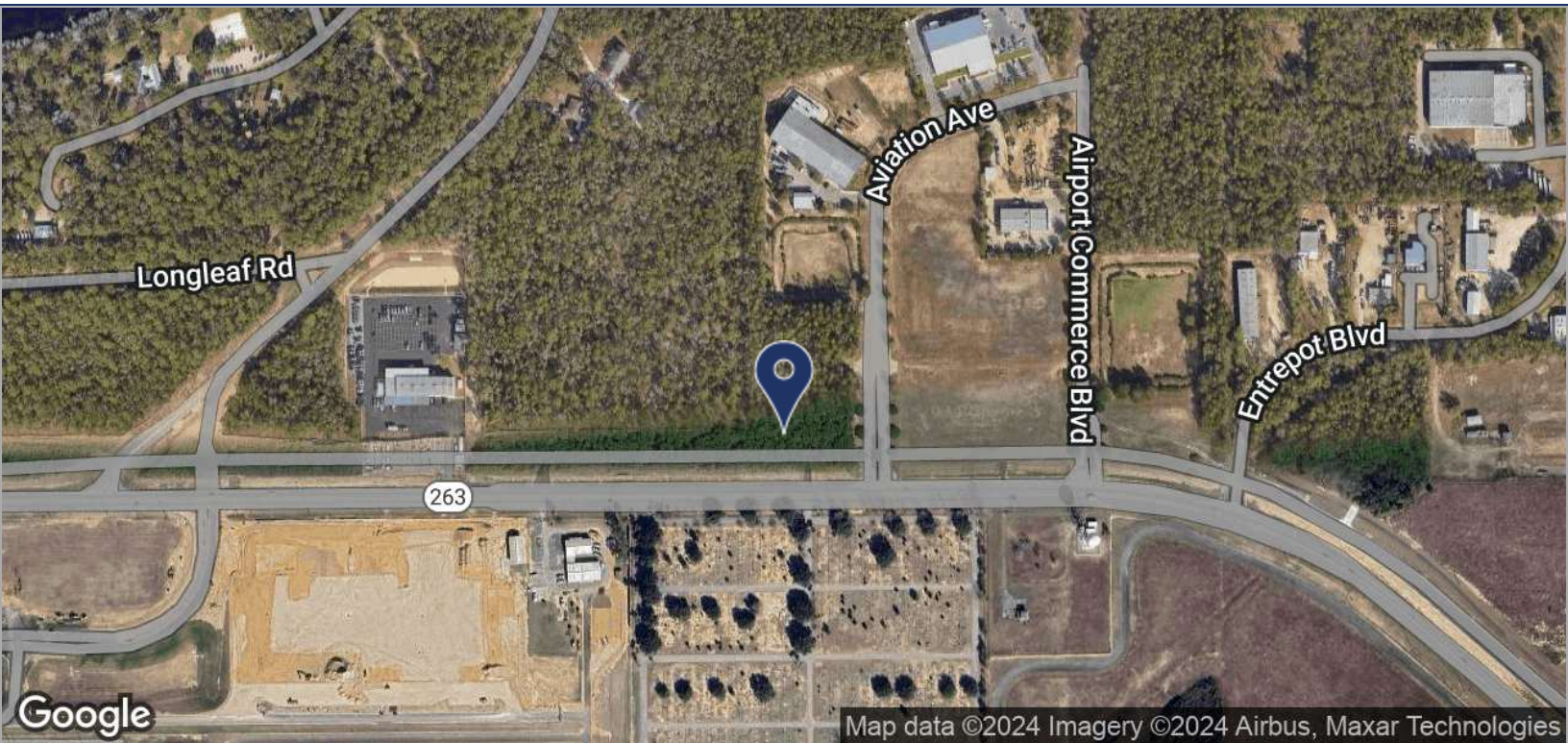
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LOCATION MAPS

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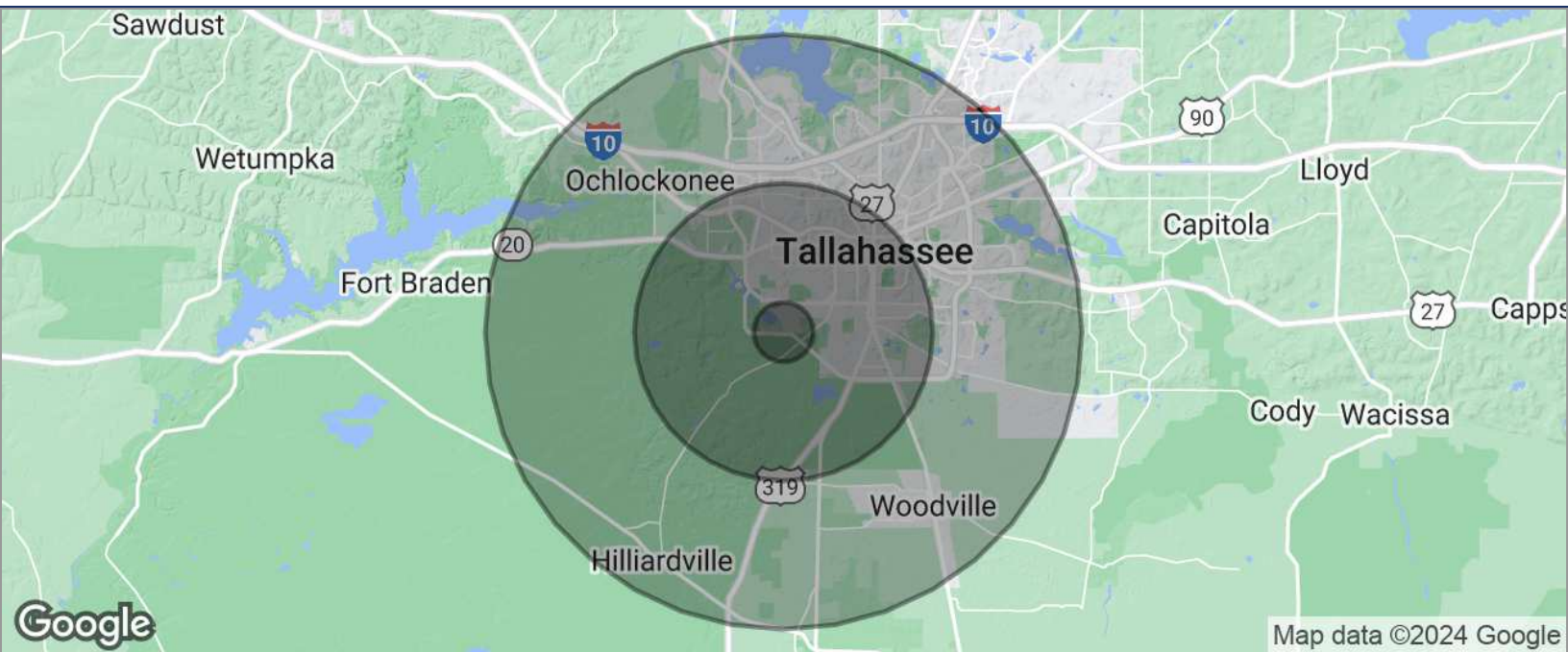




DEMOGRAPHICS MAP

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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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