

FOR SALE

485 South Blair Stone Road Tallahassee, FL 32301

NAI TALCOR

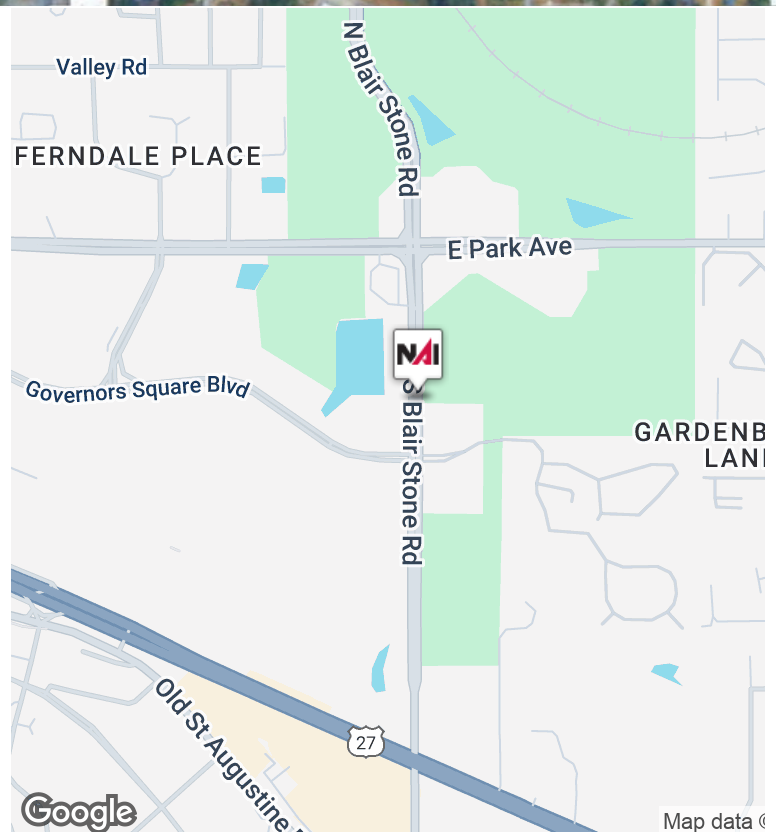


Land | 1.74 Acres

1.74 acres available with frontage on both S Blair Stone Rd. and Governor's Square Blvd. Corner lot is being developed for Tallahassee's FIRST off-leash dog park and bar. PUD allows for commercial uses including: retail, office, or self-storage.

- Site has frontage on both S Blair Stone Rd and Governor's Square Blvd
- Corner lot being developed for Tallahassee's FIRST off-leash dog park and bar
- Concurrency and off-site stormwater included with corner lot

Sale Price: \$625,000



✉ **E. Edward Murray, Jr., SIOR, CCIM**
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✉ **Slaton Murray, SIOR, CCIM**
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions



NAI TALCOR

1018 Thomasville Road, Suite 200A
talcor.com

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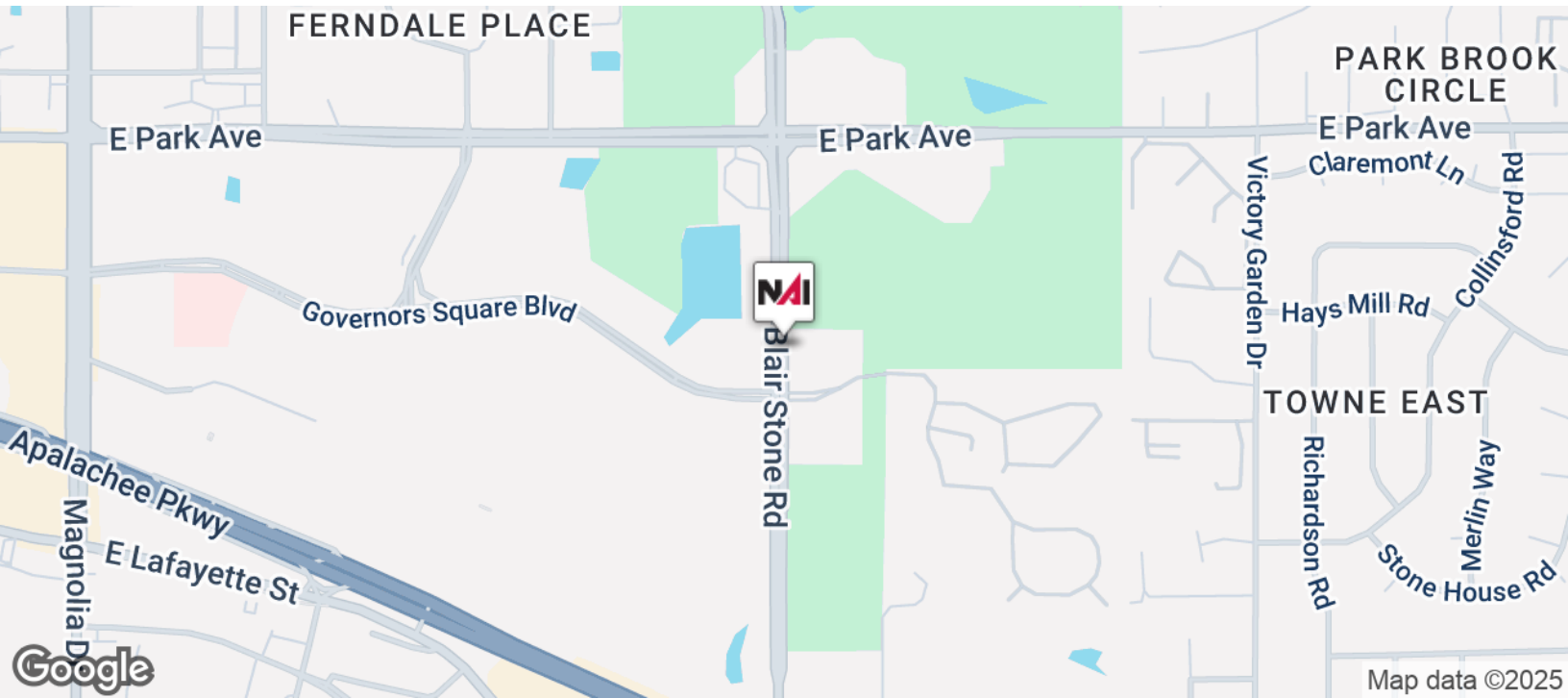
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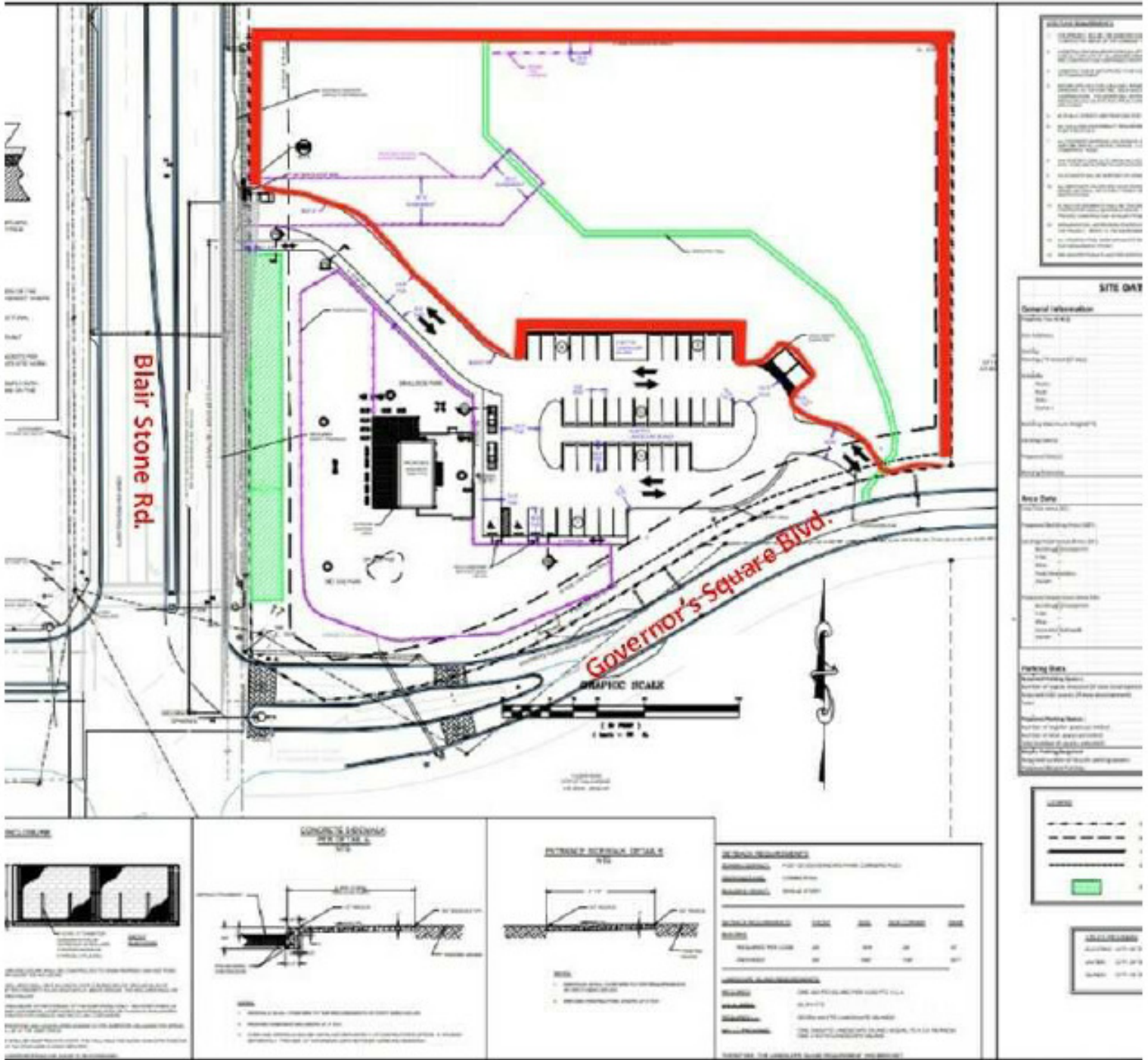
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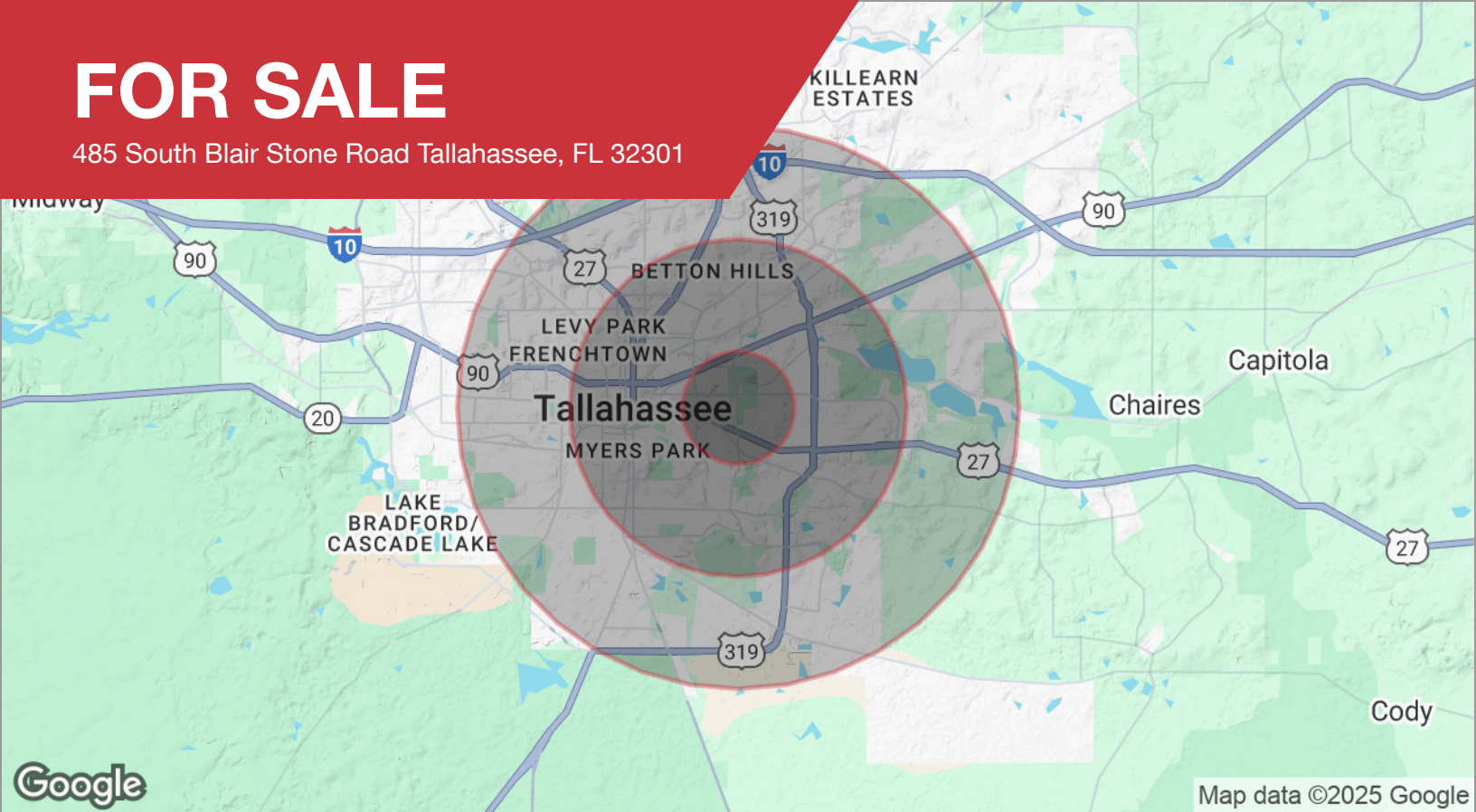
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,572	79,550	164,758
Median age	40	35	36
Median age (male)	38	34	35
Median age (Female)	41	36	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,970	33,627	70,750
# of persons per HH	1.9	2.4	2.3
Average HH income	\$79,431	\$80,774	\$78,713
Average house value	\$267,570	\$301,798	\$279,986

* Demographic data derived from 2020 ACS - US Census