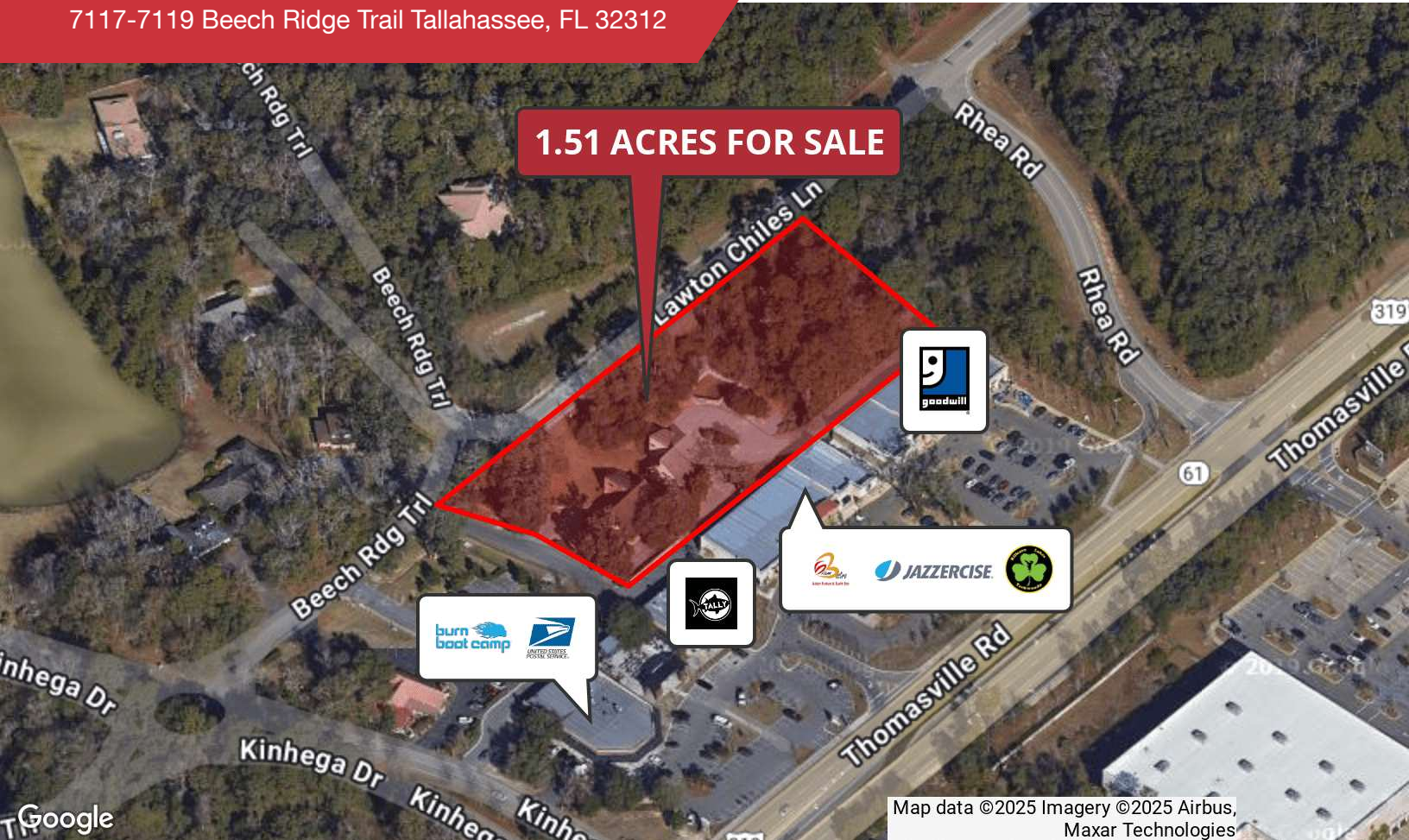


NE TALLAHASSEE PROPERTY FOR SALE

7117-7119 Beech Ridge Trail Tallahassee, FL 32312



1.51 ACRES FOR SALE



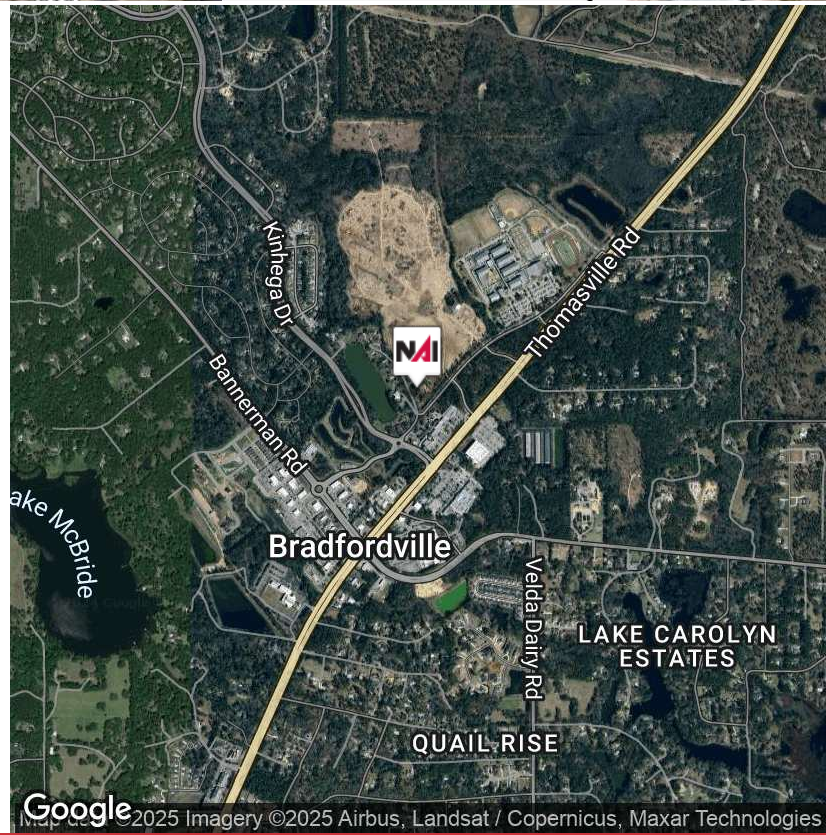
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

LAND | 1.51 Acres

Located off busy Thomasville Road. Surrounded by housing subdivisions, restaurants and shopping retailers.

- Redevelopment opportunity on the NE side of town
- Zoned BC-2 (Bradfordville Commercial)
- 2 buildings on the property: 3,749sf and 4,159sf (with new roofs)
- Perfect for medical/dental, animal boarding/vet clinic, office user, residential
- Parcel #140350 0026, #140350 0011, #140350 0029

SALE PRICE: \$1,300,000



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NAI TALCOR
1018 Thomasville Road, Suite 200A
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FOR SALE

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NAITALCOR

FOR SALE

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1.51 ACRES FOR SALE

Bannerman Crossing



Bannerman Ace Hardware



LAKE CAROLYN ESTATES



Northampton Shopping Center



HIGHLANDS
Kerry Forest Pkwy
TREDINGTON

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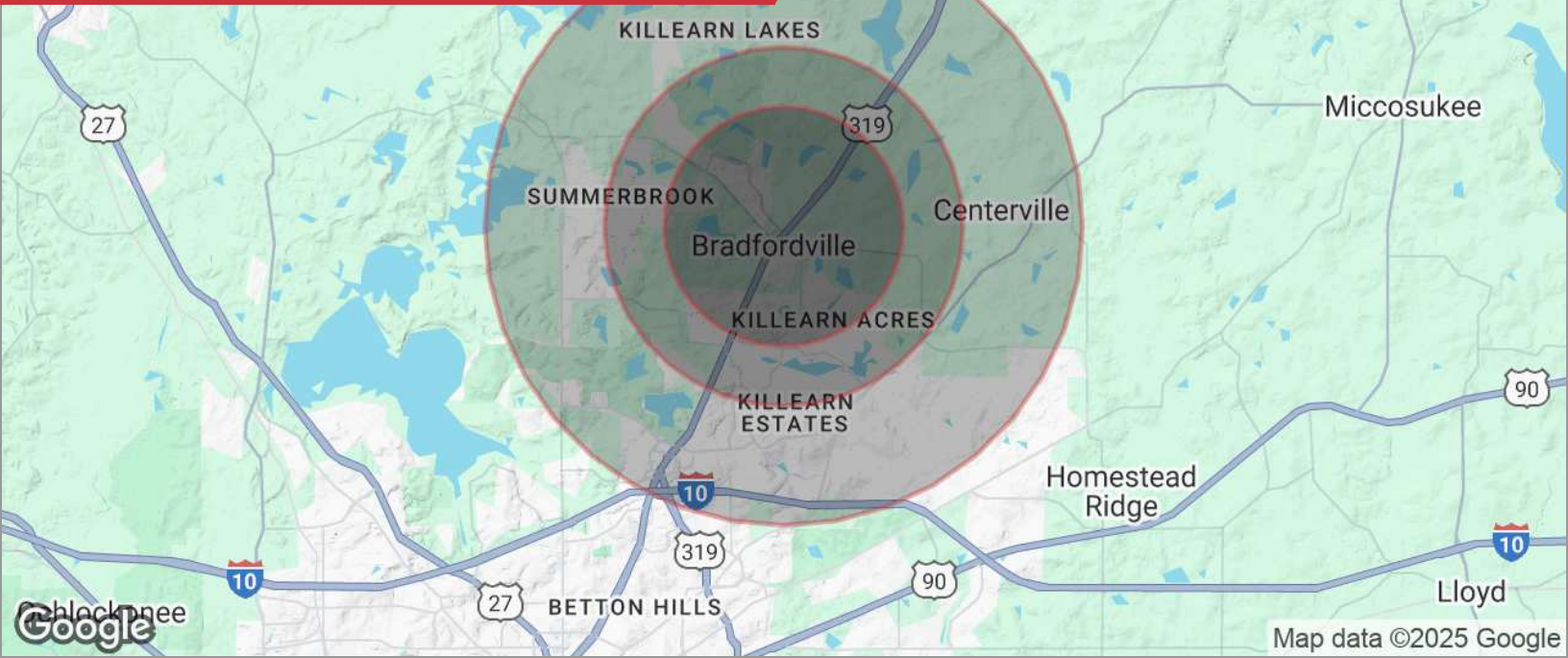
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DEMOGRAPHICS

POPULATION	2 MILES	3 MILES	5 MILES
Total population	10,120	25,122	47,760
Median age	41.1	42.3	42.4
Median age (male)	42.2	42.2	41.3
Median age (Female)	40.0	43.0	43.4
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total households	3,950	9,961	19,263
# of persons per HH	2.6	2.5	2.5
Average HH income	\$121,022	\$119,717	\$116,101
Average house value	\$290,152	\$299,192	\$294,069

* Demographic data derived from 2020 ACS - US Census

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