

FOR LEASE

1485 Blountstown St Tallahassee, FL 32304

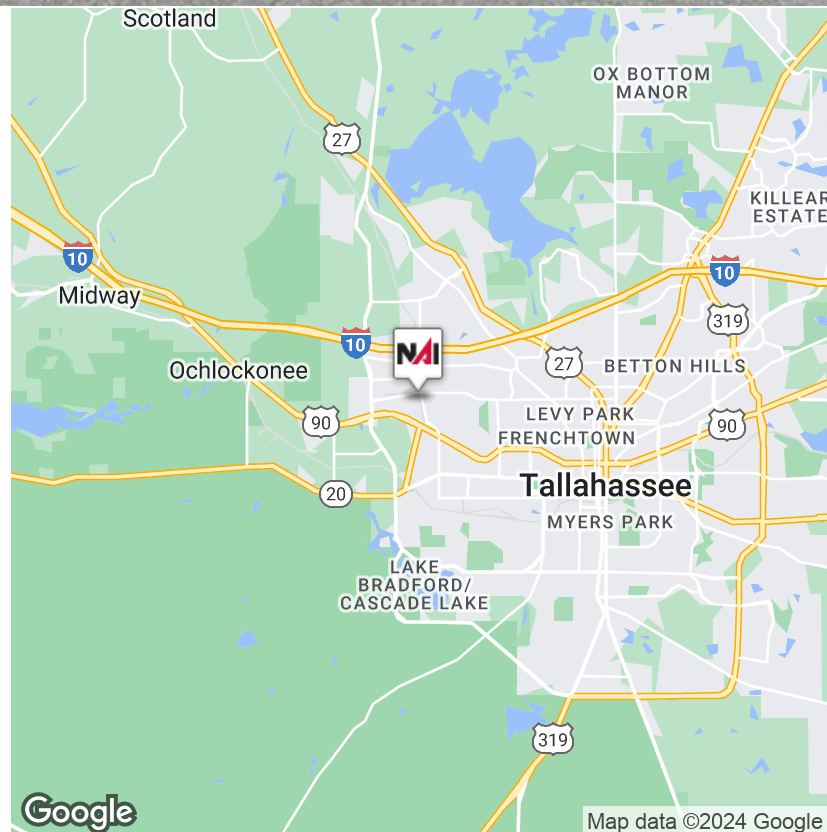
NAI TALCOR



Retail | 2,160 SF

- Prime Tallahassee Location
- High Visibility Corner on W. Tennessee St.
- Great Signage
- Ample parking for convenience
- Commercial Parkway Zoning

Lease Rate: \$8,000.00 Per Month



✉ **Kee Elwell, CCIM**
+1 850 509 5242
kee@talcor.com

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 Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR

1018 Thomasville Road, Suite 200A
talcor.com

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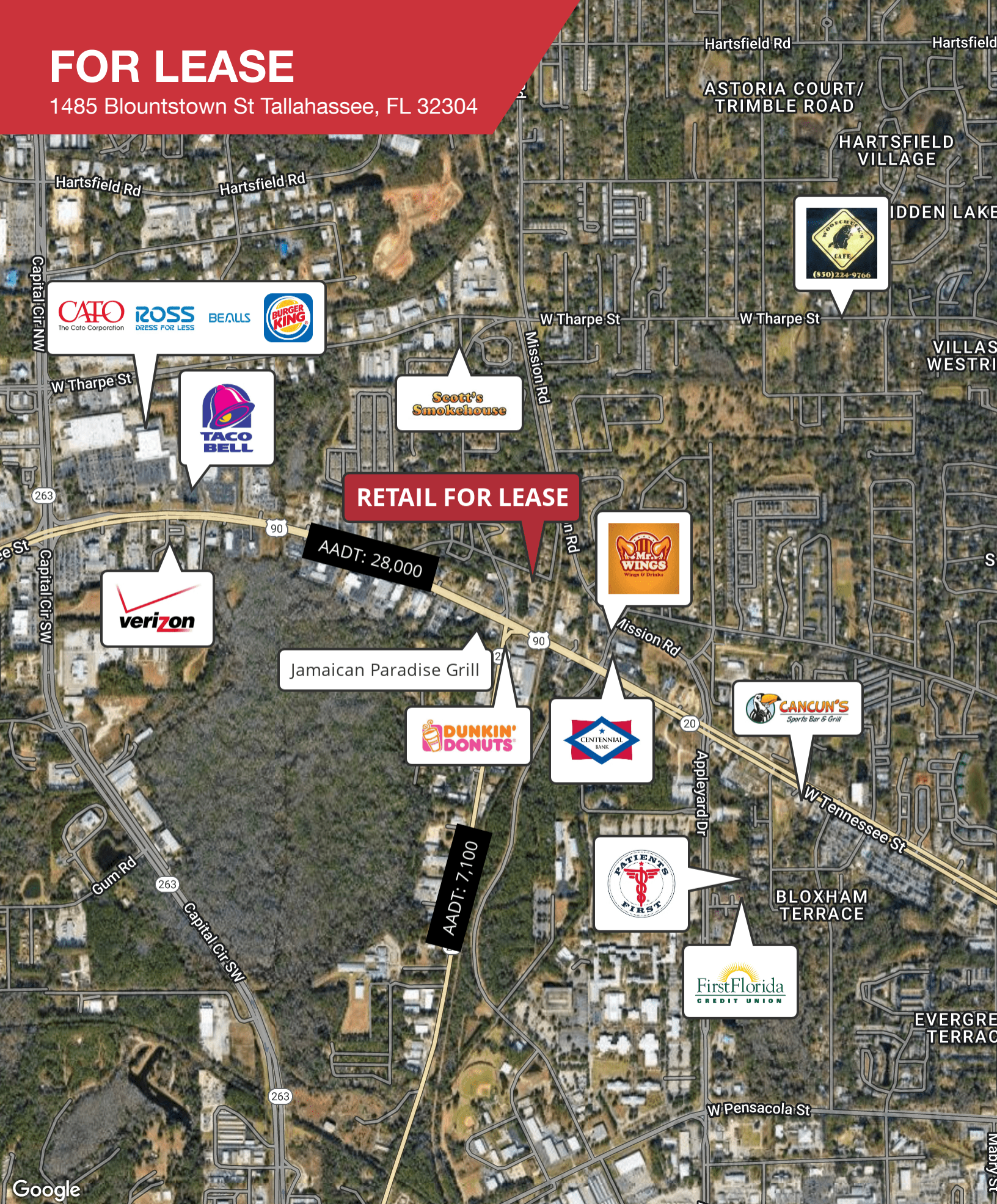
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RETAIL FOR LEASE
AADT: 28,000

AADT: 7,100

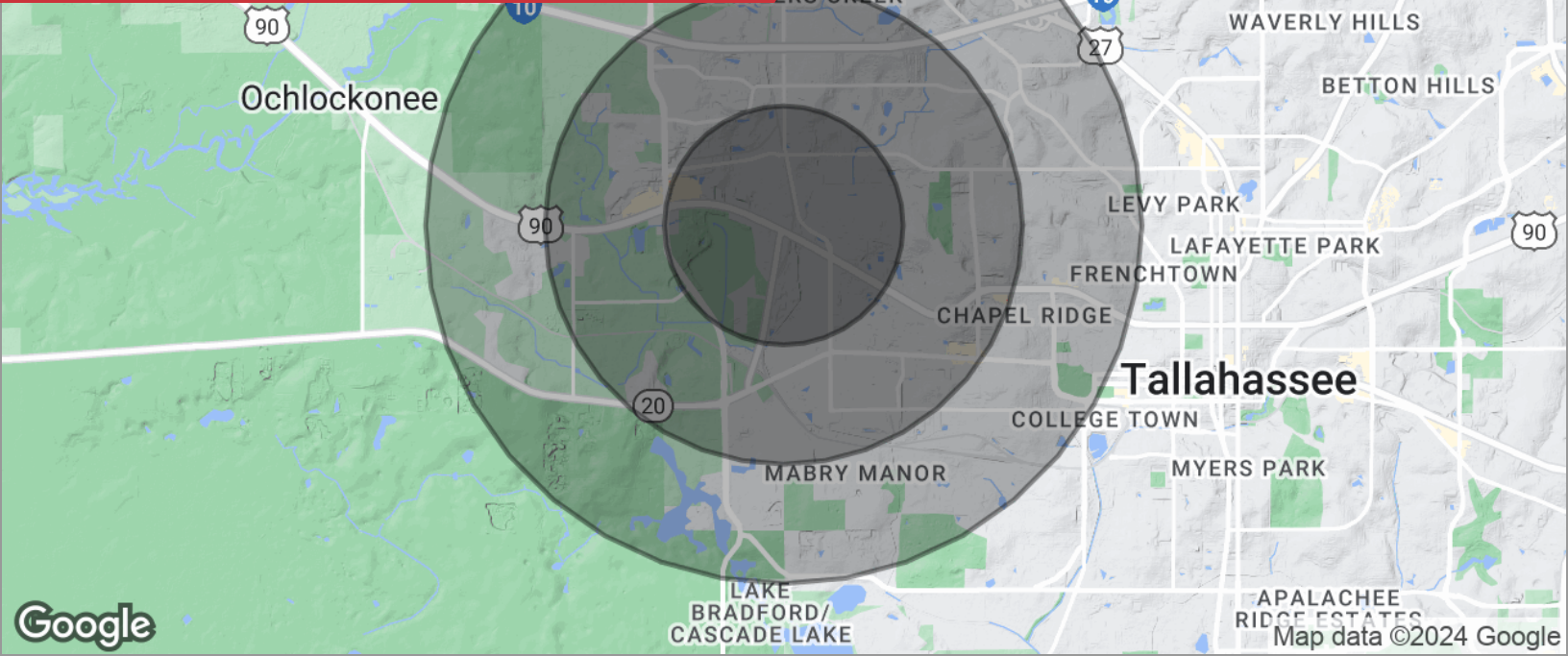
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DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total population	8,975	31,765	70,686
Median age	29	31	31
Median age (male)	29	30	31
Median age (Female)	30	31	31
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,513	13,389	30,198
# of persons per HH	2.6	2.4	2.3
Average HH income	\$46,212	\$54,542	\$55,349
Average house value	\$215,279	\$190,132	\$179,351

* Demographic data derived from 2020 ACS - US Census