

FOR SALE

102 Dixie Drive / 2430 West Pensacola Tallahassee, FL 32304

NAI TALCOR



RETAIL | 2,652 SF

Located on busy Pensacola Street Surrounded by Student Housing, Restaurants and Retail. Perfect Space for Hair Salon, Daycare, Gym, Veterinary Clinic, or Restaurant with Drive Thru

- Brick & Stucco Façade
- Excellent Visibility
- Ample Parking Area
- 29,867 AADT on Pensacola St
- Zoned UT
- Built 1954 / Renovation to Building 2005

Sale Price: \$495,000



✉ **Eric Stockstill**
+1 850 694 2021
eric@talcor.com

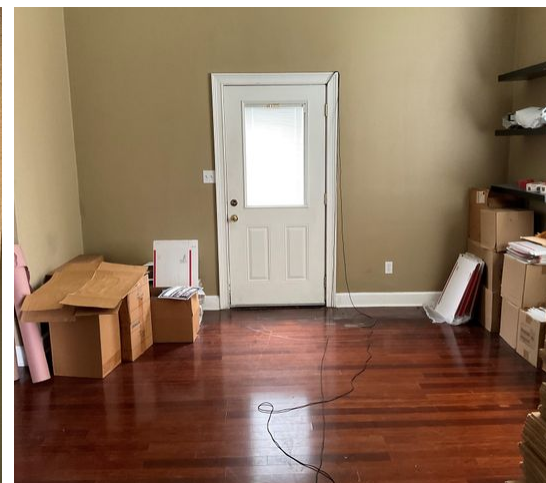
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NAI TALCOR
1018 Thomasville Road, Suite 200A
talcor.com

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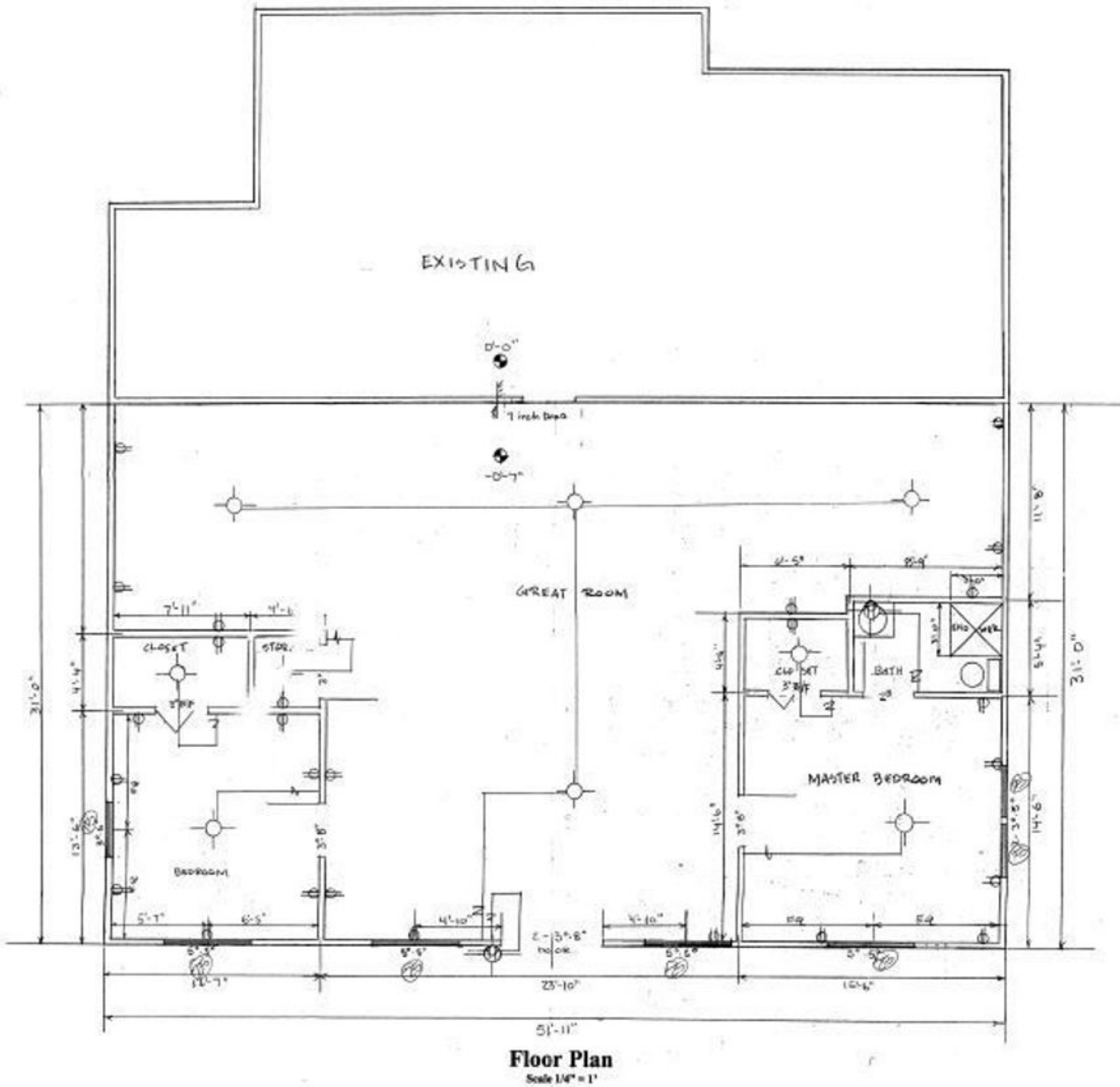
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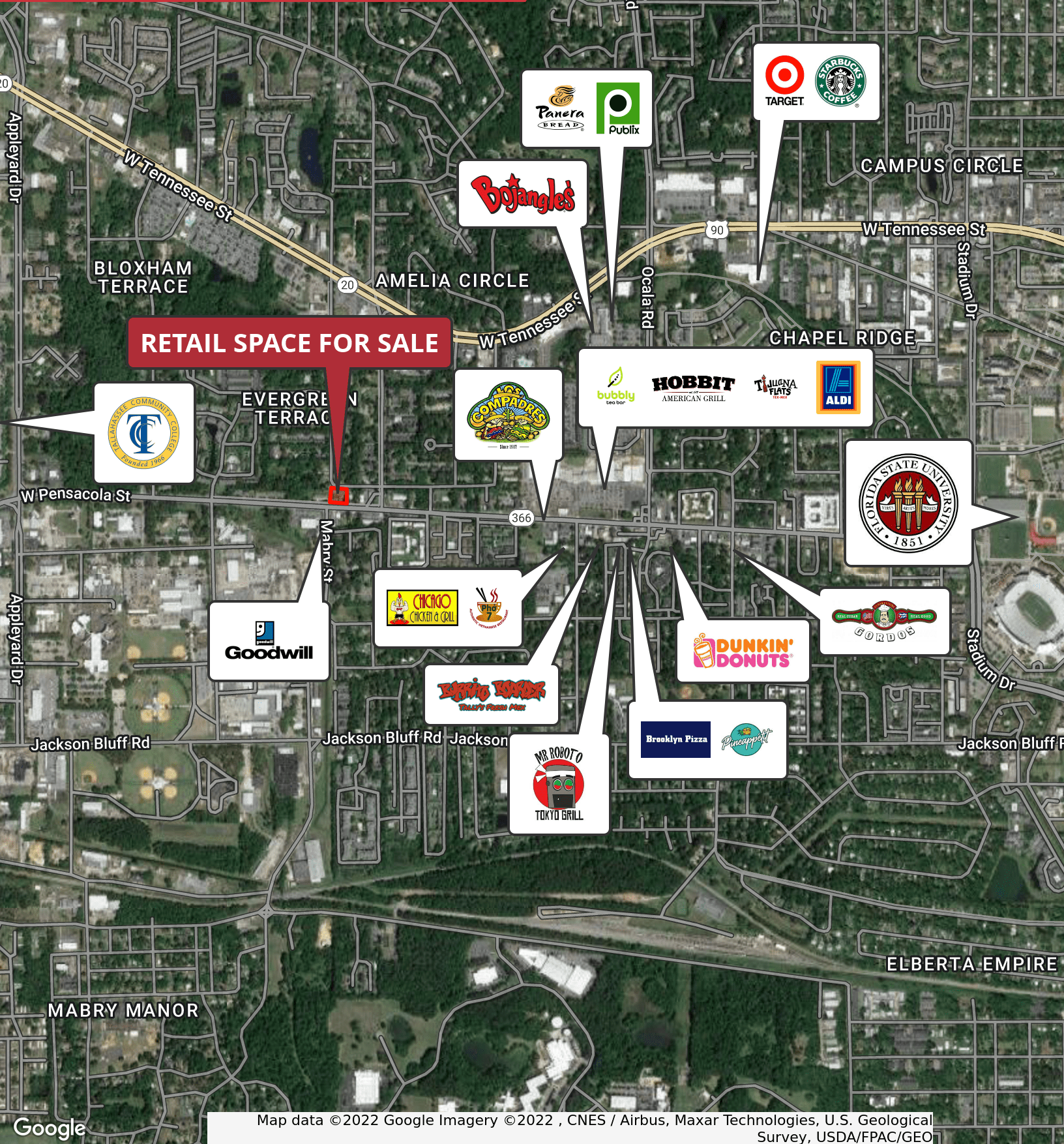
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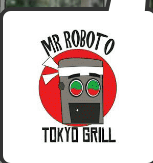
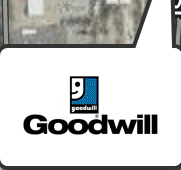
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RETAIL SPACE FOR SALE



EVERGREEN TERRACE



Google

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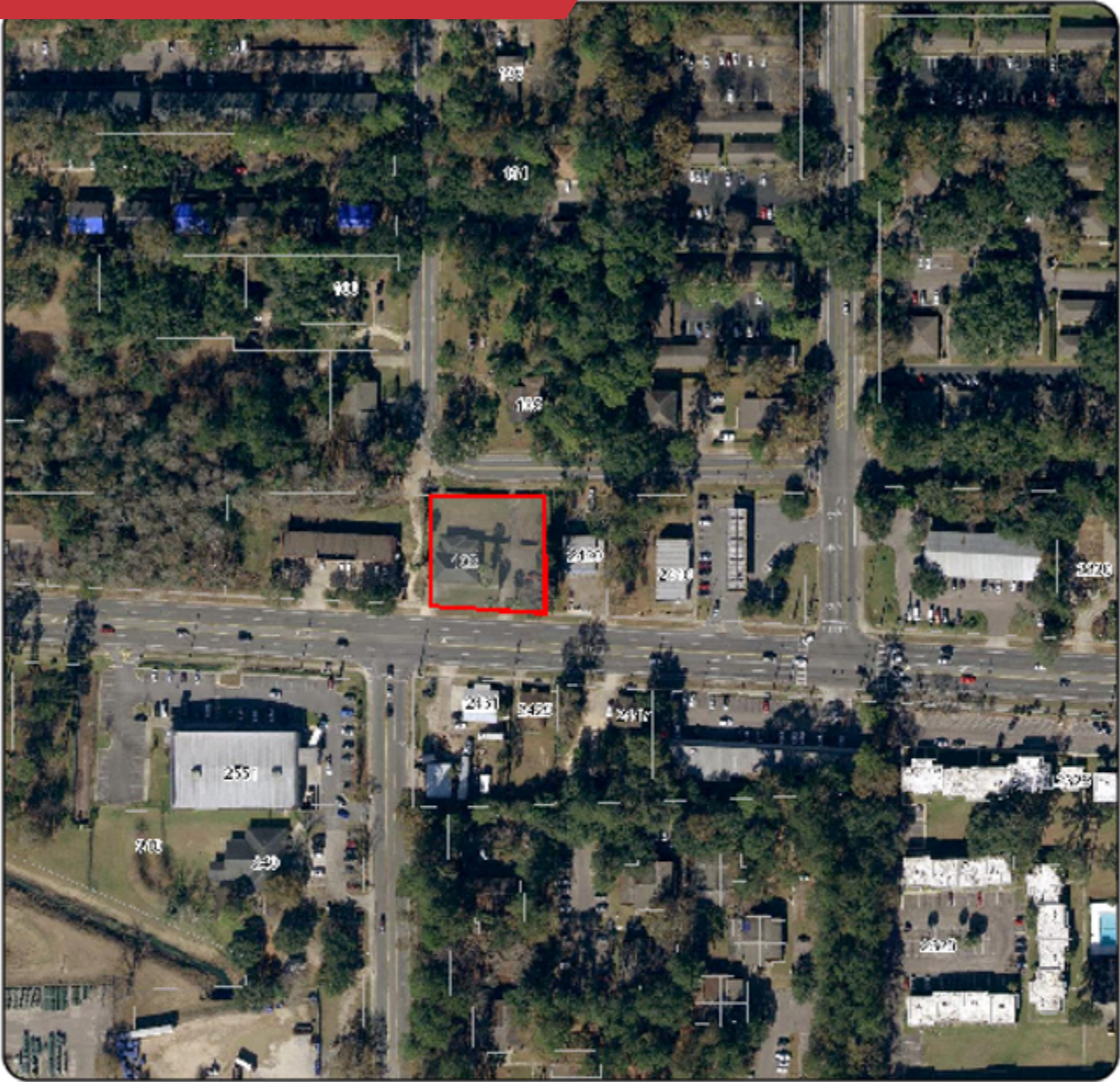
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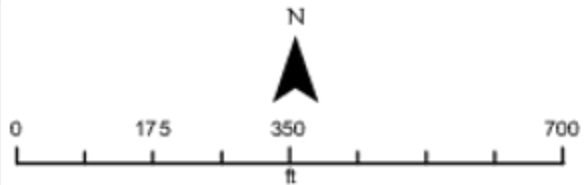
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2134206220000

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or a survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.
Date Drawn: Jul 14, 2022

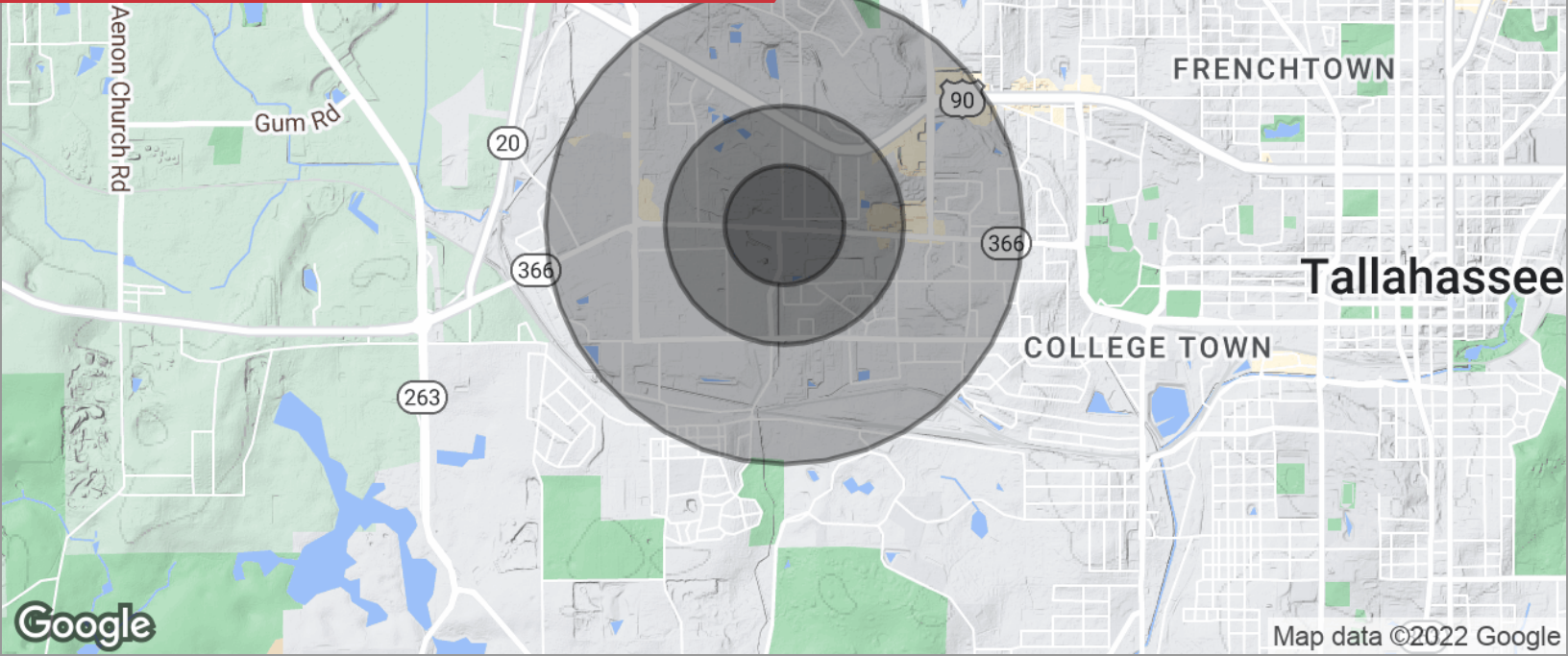
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DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	1,156	4,134	11,226
Median age	23.3	23.2	23.7
Median age (male)	23.8	23.6	23.9
Median age (Female)	22.8	22.7	23.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	650	2,309	5,926
# of persons per HH	1.8	1.8	1.9
Average HH income	\$29,749	\$28,417	\$25,112
Average house value	\$176,518	\$99,140	\$110,410

* Demographic data derived from 2020 ACS - US Census