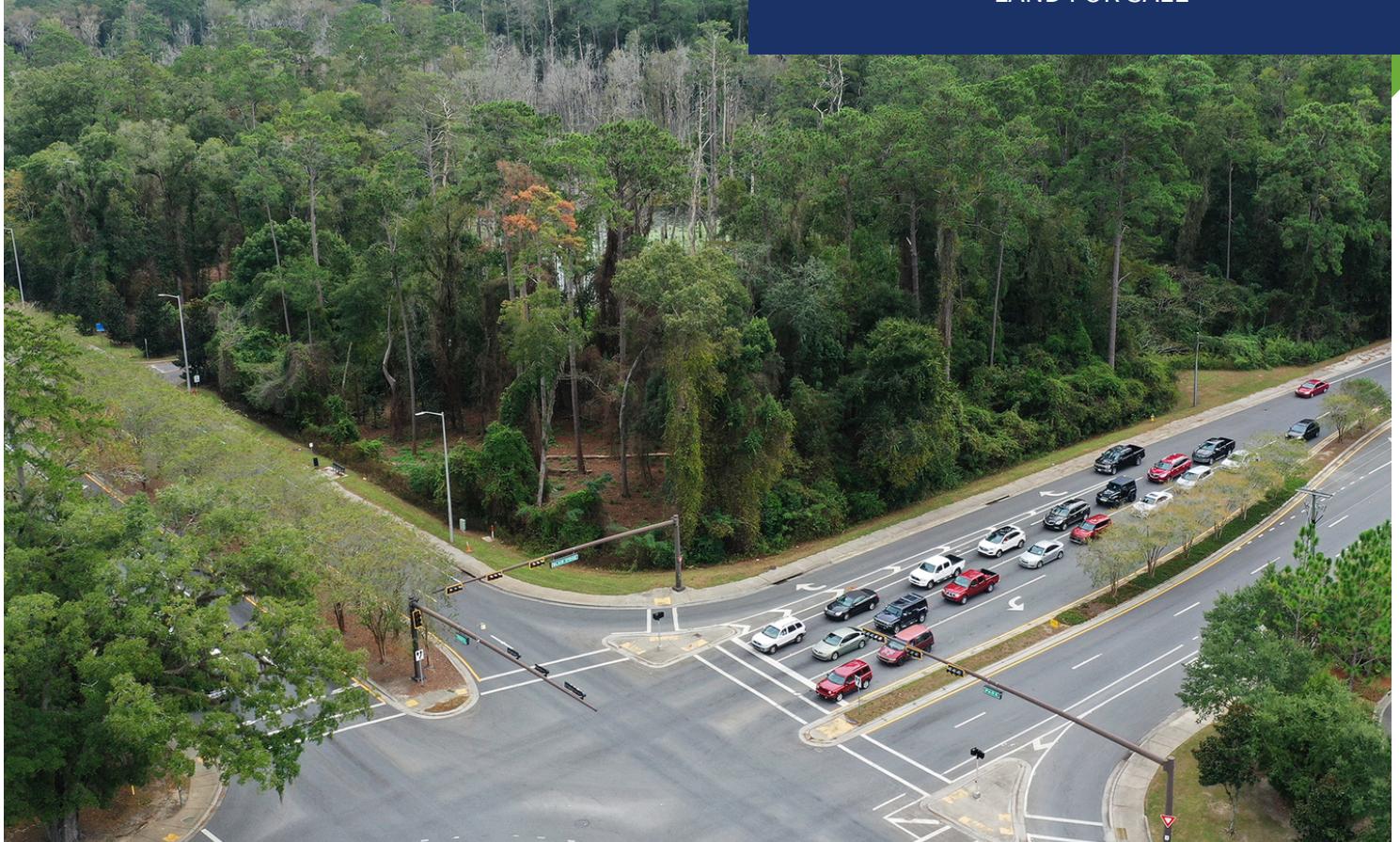


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COMMERCIAL REAL ESTATE

LAND FOR SALE



**7.86 AC - SE Corner Blairstone Rd.
& Park Ave.**

Tallahassee, FL 32302

BEN WILKINSON

Partner/Broker
850.509.5258
benw@tlgproperty.com

TREY ROBERTS

Sales Associate
850.443.1688
troborts@tlgproperty.com

TLG REAL ESTATE SERVICES

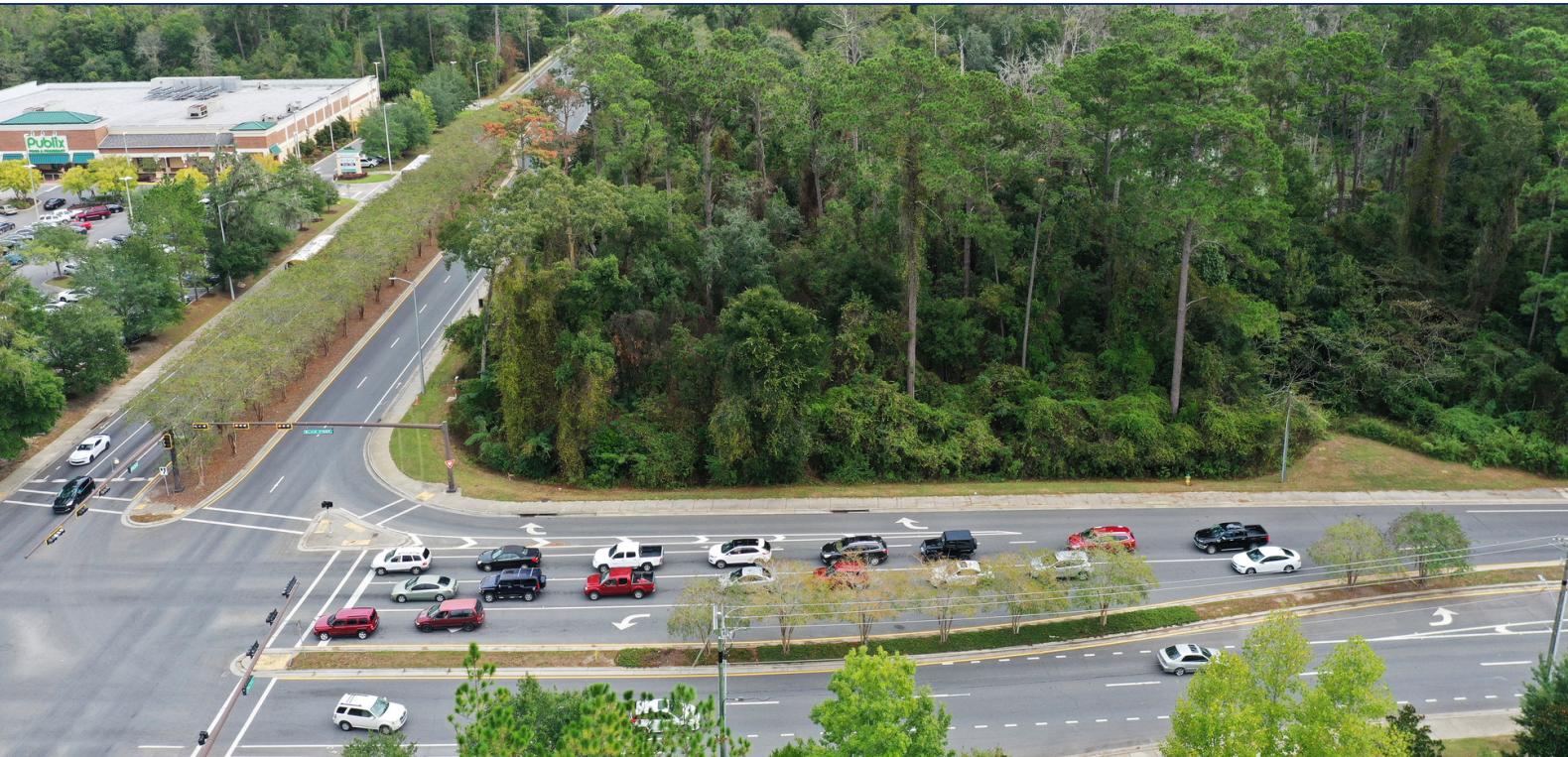
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

7.86 AC - SE CORNER BLAIR STONE RD. & PARK AVE.

TALLAHASSEE, FL 32302



OFFERING SUMMARY

Sale Price:	\$2,800,000
Lot Size:	7.86 Acres
APN:	11-32-20-407-0000
Zoning:	PUD

PROPERTY HIGHLIGHTS

Entitled corner commercial lot includes offsite storm water, concurrency, and modified development approval process

High traffic area - 42,000 cars per day

Contact Agent for PUD approved uses

Near Governor's Square Mall; Publix Supermarket located across the street

LOCATION OVERVIEW

Located on the SE corner of Blairstone Road and Park Avenue.

[Click Here for Zoning Information](#)

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ADDITIONAL PHOTOS

7.86 AC - SE CORNER BLAIR STONE RD. & PARK AVE.

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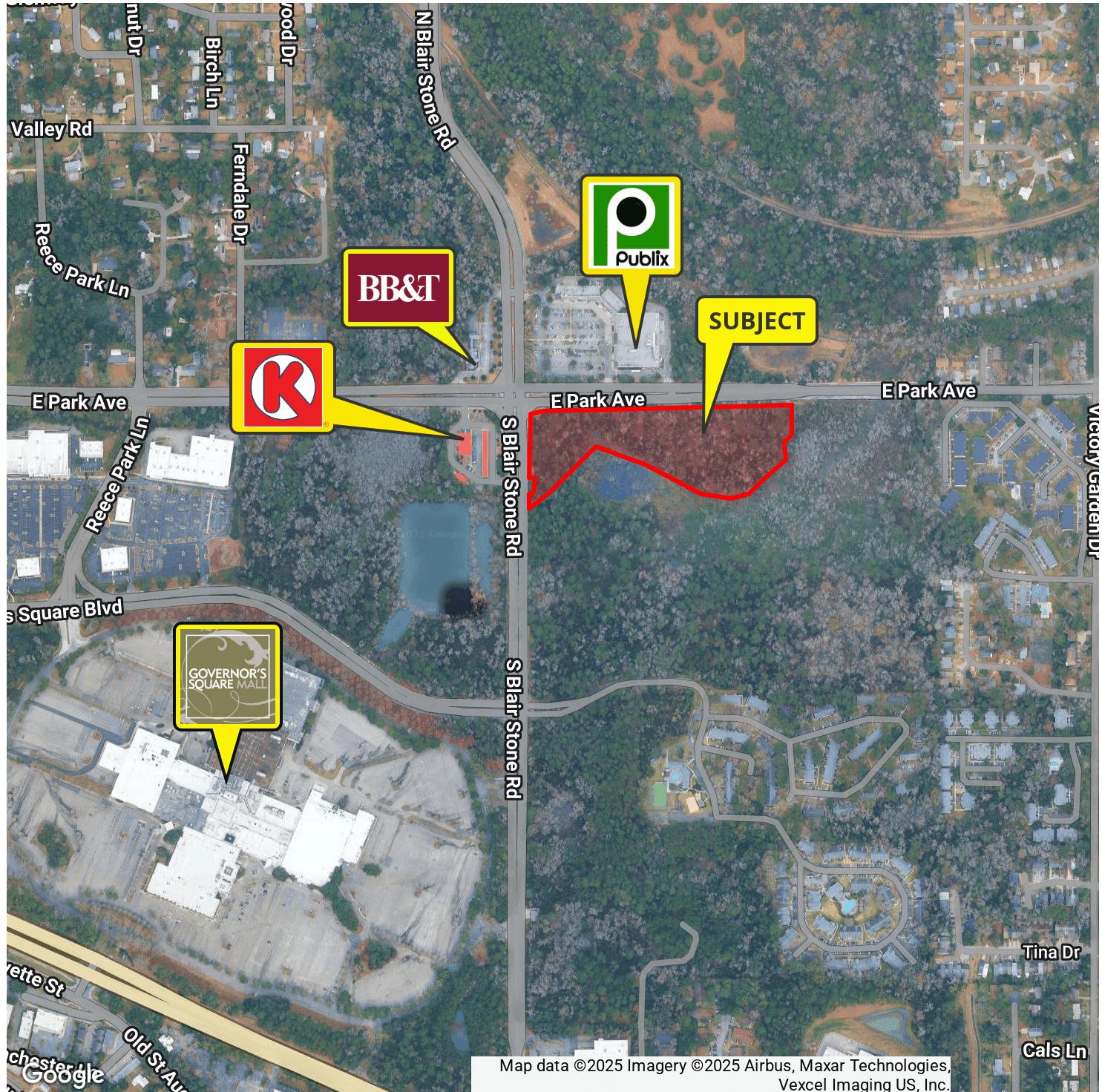




RETAILER MAP

7.86 AC - SE CORNER BLAIR STONE RD. & PARK AVE.

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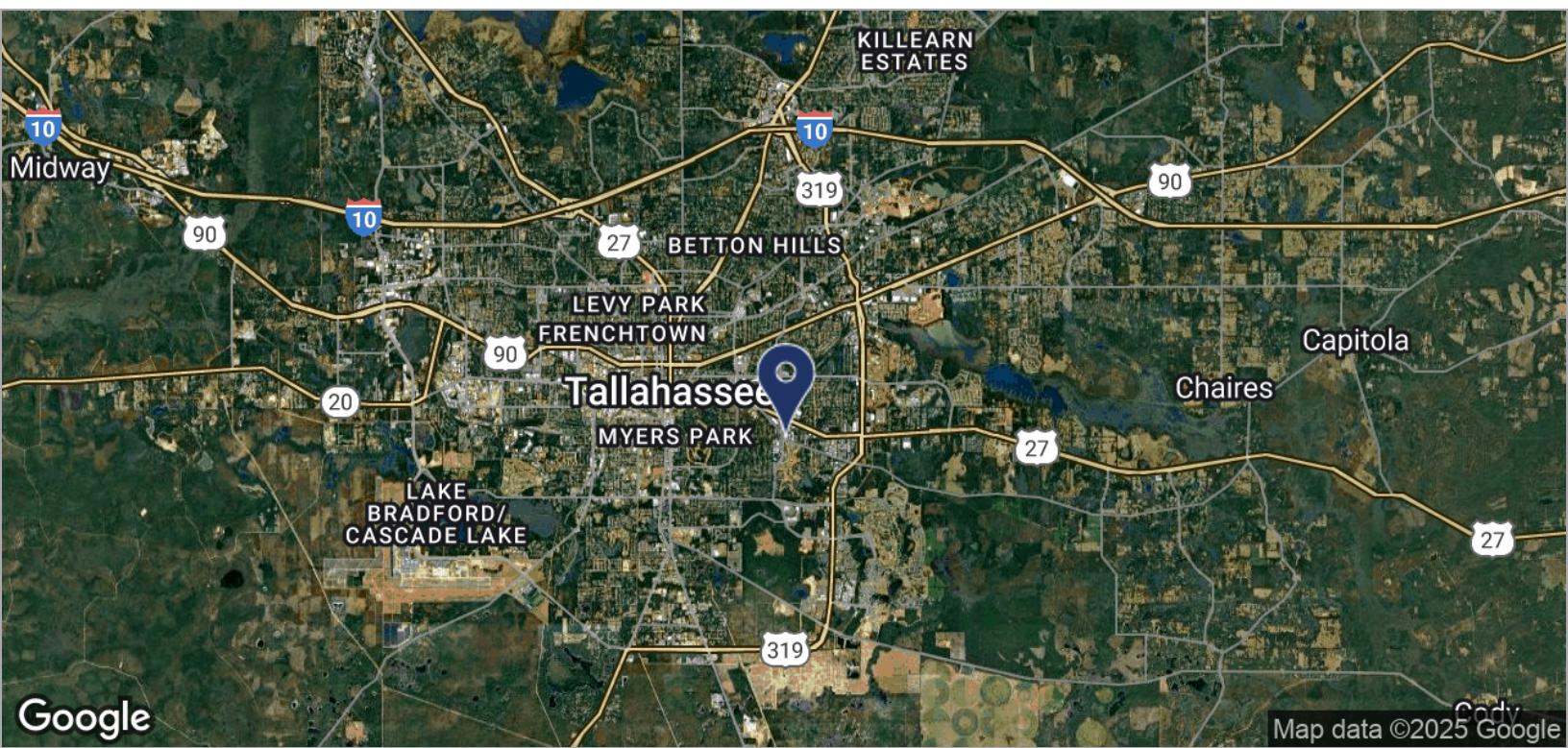
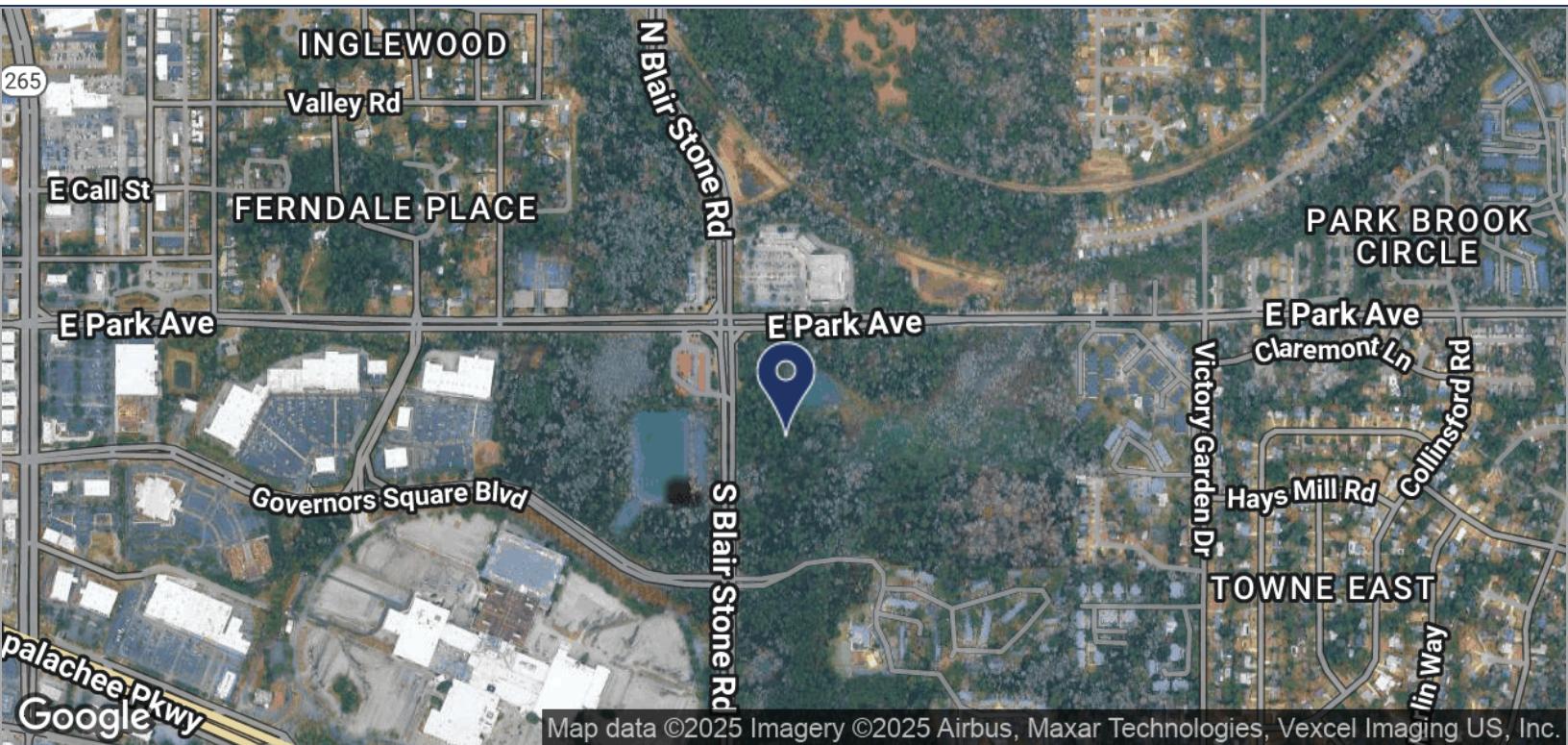




LOCATION MAPS

7.86 AC - SE CORNER BLAIR STONE RD. & PARK AVE.

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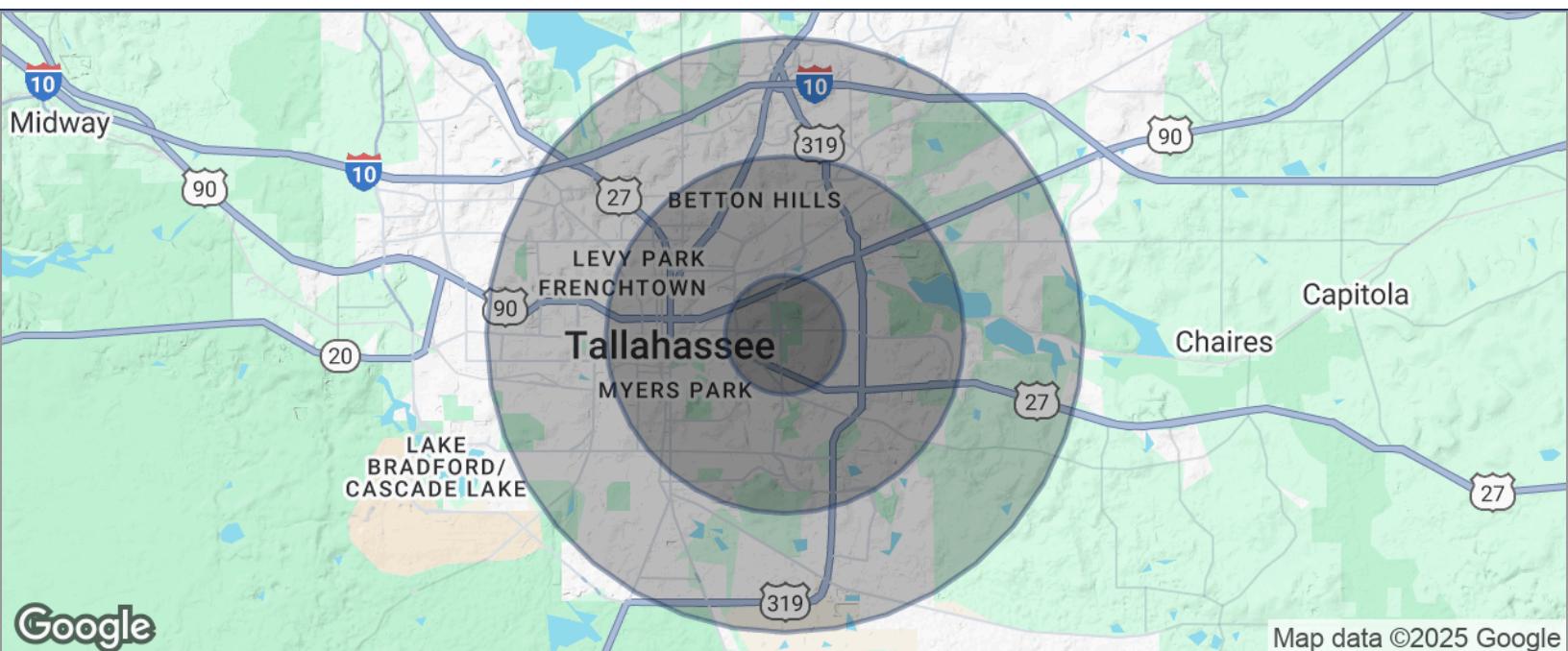




DEMOGRAPHICS MAP

7.86 AC - SE CORNER BLAIR STONE RD. & PARK AVE.

TALLAHASSEE, FL 32302



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,377	56,431	141,743
MEDIAN AGE	31.0	32.5	31.1
MEDIAN AGE (MALE)	30.2	30.9	30.2
MEDIAN AGE (FEMALE)	31.5	33.8	31.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,892	26,941	60,715
# OF PERSONS PER HH	1.9	2.1	2.3
AVERAGE HH INCOME	\$52,294	\$53,953	\$51,851
AVERAGE HOUSE VALUE	\$215,962	\$227,733	\$222,348

* Demographic data derived from 2020 ACS - US Census

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