

Retail Property  
**FOR SALE**



**324 N MONROE ST**

Tallahassee, FL 32301

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**PREMIER COMMERCIAL GROUP**  
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Tallahassee, FL 32301



## PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present 324 N Monroe Street, for sale in the heart of Downtown Tallahassee. The property is located on a hard lighted corner adjacent to the iconic Hotel Duval, the new Industry apartments and seconds from the Florida State Capitol, Midtown, and Florida State University. This irreplaceable location offers 30,000 VPD with exceptional accessibility and visibility. The property benefiting from strong daytime population, government traffic, and year-round activity driven by state offices, universities, hospitality, and entertainment venues. The surrounding area is home to a mix of professional offices, hotels, restaurants, and retail, making the property well suited for a variety of commercial or redevelopment uses. With its central location and proximity to major landmarks, 324 N Monroe Street presents a compelling opportunity for owner-users, investors, or developers seeking a foothold in one of Tallahassee's most established and in-demand submarkets

## PROPERTY HIGHLIGHTS

- Prime Downtown Tallahassee Location on North Monroe Street, directly across from Hotel Duval
- Steps from Major Demand Drivers, including the Florida State Capitol, Midtown, and Florida State University
- High Visibility & Accessibility along a major downtown corridor
- Flexible Use Opportunity suitable for office, retail, or redevelopment (subject to zoning)

## OFFERING SUMMARY

Sale Price:	\$2,000,000
Number of Units:	1
Lot Size:	0.18 Acres
Building Size:	2,694 SF
Traffic Count:	30,000/day

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,667	45,904	78,028
Total Population	16,162	107,282	183,128
Average HH Income	\$71,928	\$65,629	\$72,556

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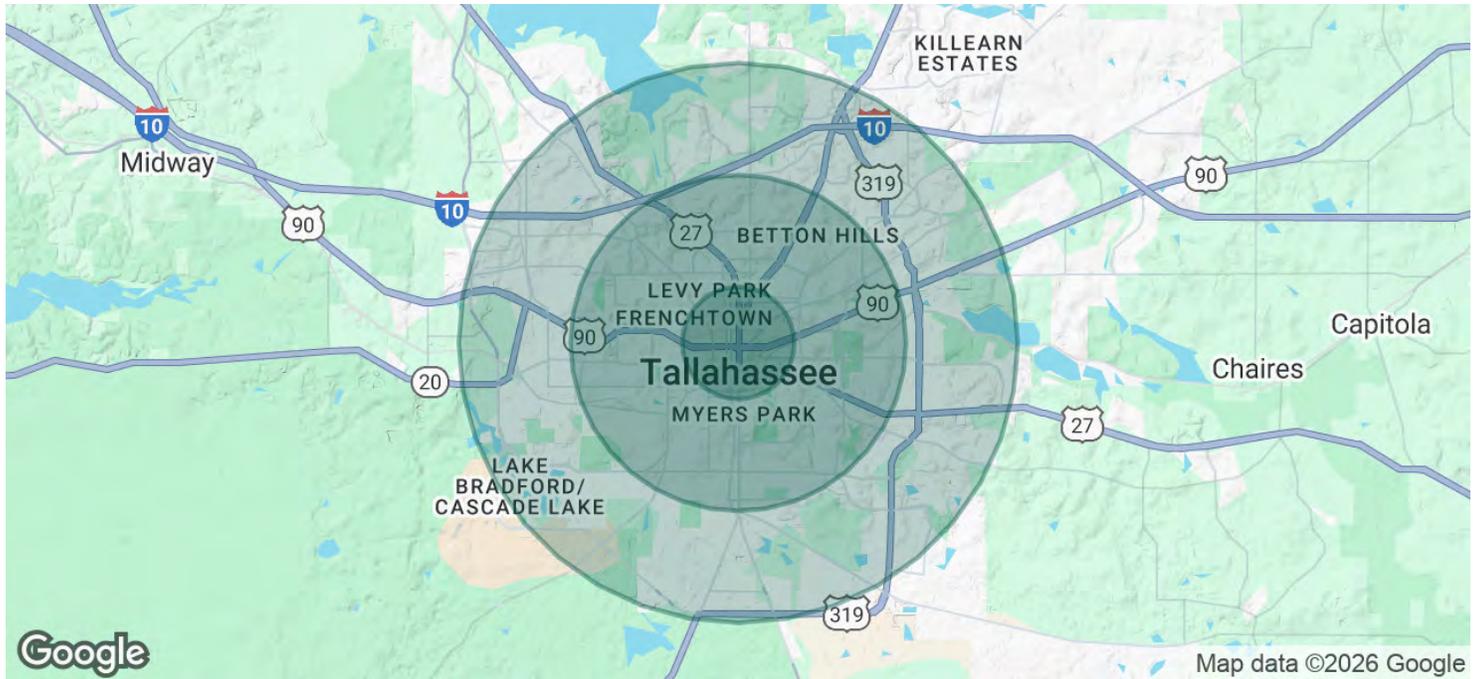
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	16,162	107,282	183,128
Average Age	31	32	35
Average Age (Male)	30	32	34
Average Age (Female)	31	33	36

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	6,667	45,904	78,028
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$71,928	\$65,629	\$72,556
Average House Value	\$377,356	\$251,611	\$266,459

Demographics data derived from AlphaMap

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