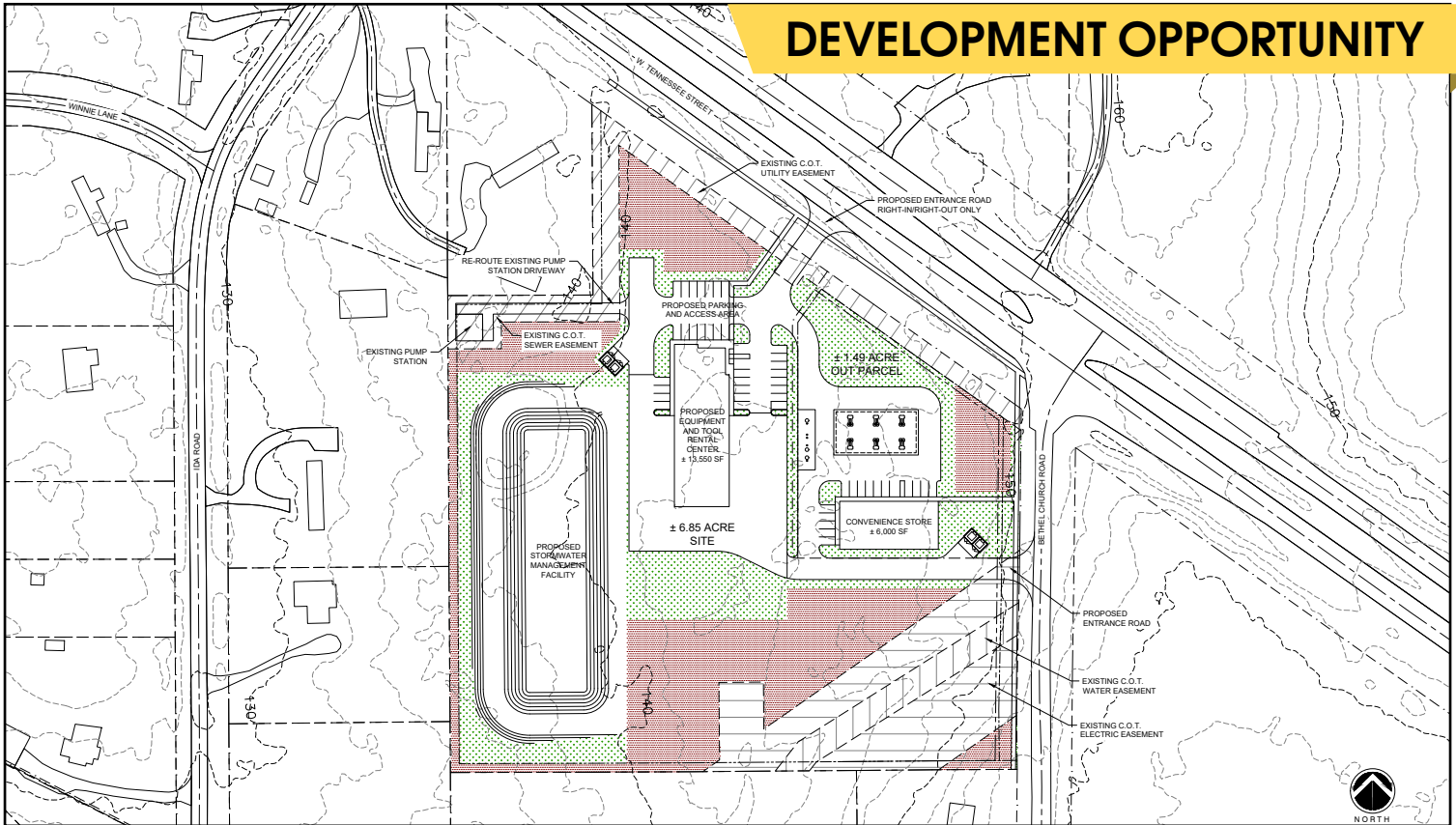


LAND AVAILABLE FOR SALE

# 7705 & 7821 West Tennessee Street

7705 & 7821 WEST TENNESSEE STREET · TALLAHASSEE, FL · 32304

## DEVELOPMENT OPPORTUNITY



### PROPERTY OVERVIEW

Acreage	8.4 AC +/-
Property Type	Vacant Land
Zoning	Commercial Parkway
APN	2225202310000 & 2225200630000
<b>Sale Price</b>	<b>\$135,000 per acre</b>

### PROPERTY FEATURES

- + Heavy Commercial Zoning
- + Excellent street visibility
- + Heavy traffic counts
- + **OWNER WILL BUILD TO SUIT FOR A BUYER OR TENANT**

### LOCATION

- + 3.3 miles from the interchange of I-10 and Capital Circle NW
- + Located in Leon County and outside of the city limits

For additional information, contact:

**J.R. Long, CCIM**  
(850) 509-2137 mobile  
jrlong@ciminelli.com

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## DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
2021 Population	1,273	14,603	66,593
2021 Total Households	527	5,600	27,253
2021 Median Age	36.8	28.8	27.6
2021 Median HH Income	\$44,999	\$44,355	\$38,599

Source: CoStar

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825 Thomasville Rd • Tallahassee, FL 32303 + Office Phone: (850) 765-7063 + [www.CiminelliFlorida.com](http://www.CiminelliFlorida.com)

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