

DEVELOPMENT OPPORTUNITY

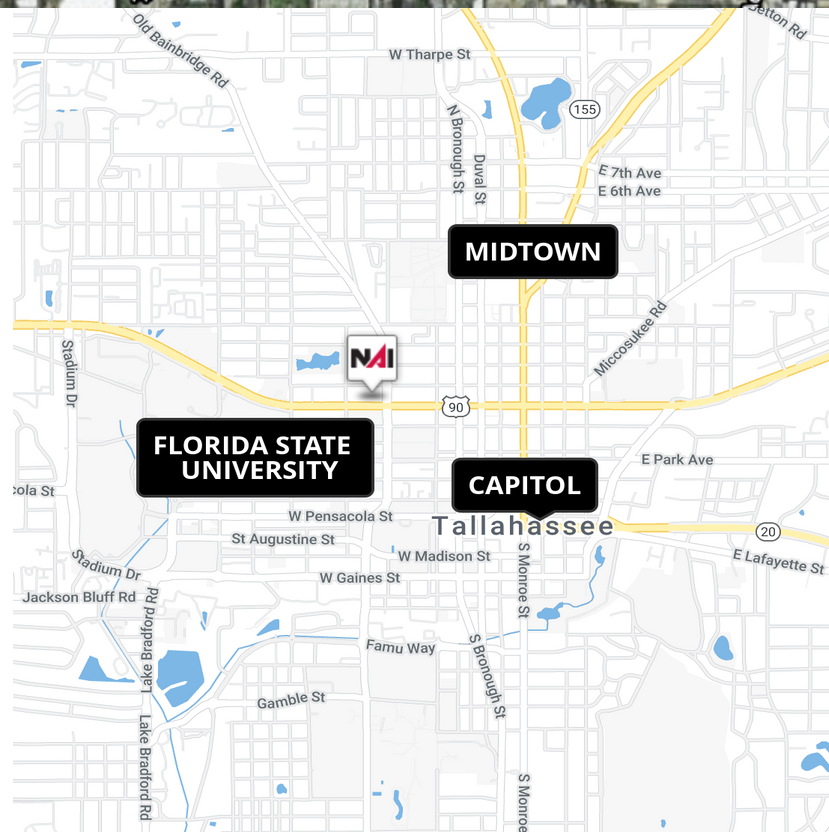
510 W Tennessee Street Tallahassee, FL 32301



Retail/Multi-Family/Land | .87 +/- Acres

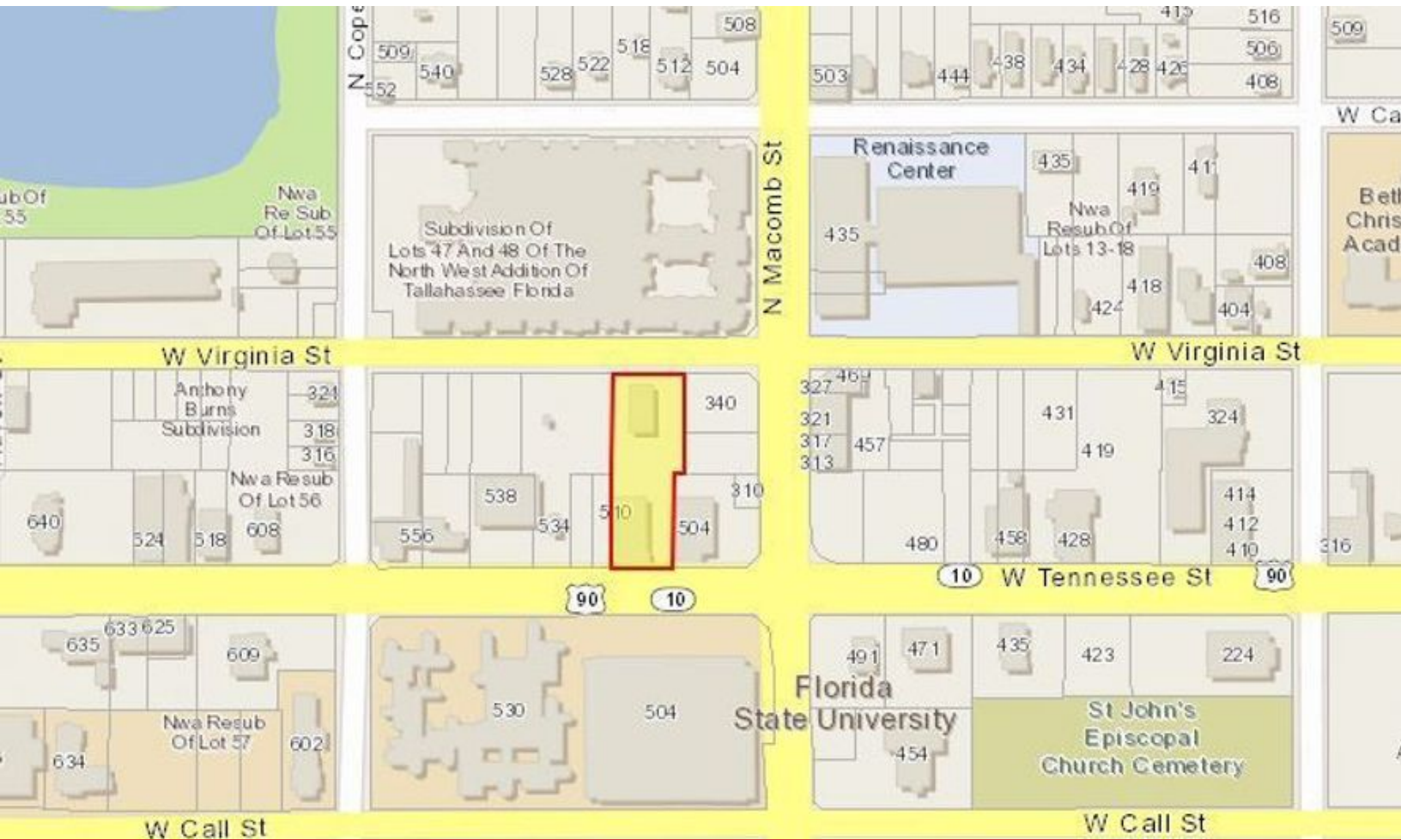
- Great Development Opportunity across from FSU campus near State Capitol
- Potential assemblage to enlarge the site
- Heavy foot traffic and car traffic - 40,000 vehicles per day along Tennessee Street.
- Zoned Central Core - allows up to 150 units/acre
- Currently a Two-story 11,800SF building and a 3,200 SF single story building on 0.87 +/- acres
- Tax ID#: 2136500465825

Sale Price: \$1,900,000



FOR SALE

510 W Tennessee Street Tallahassee, FL 32301



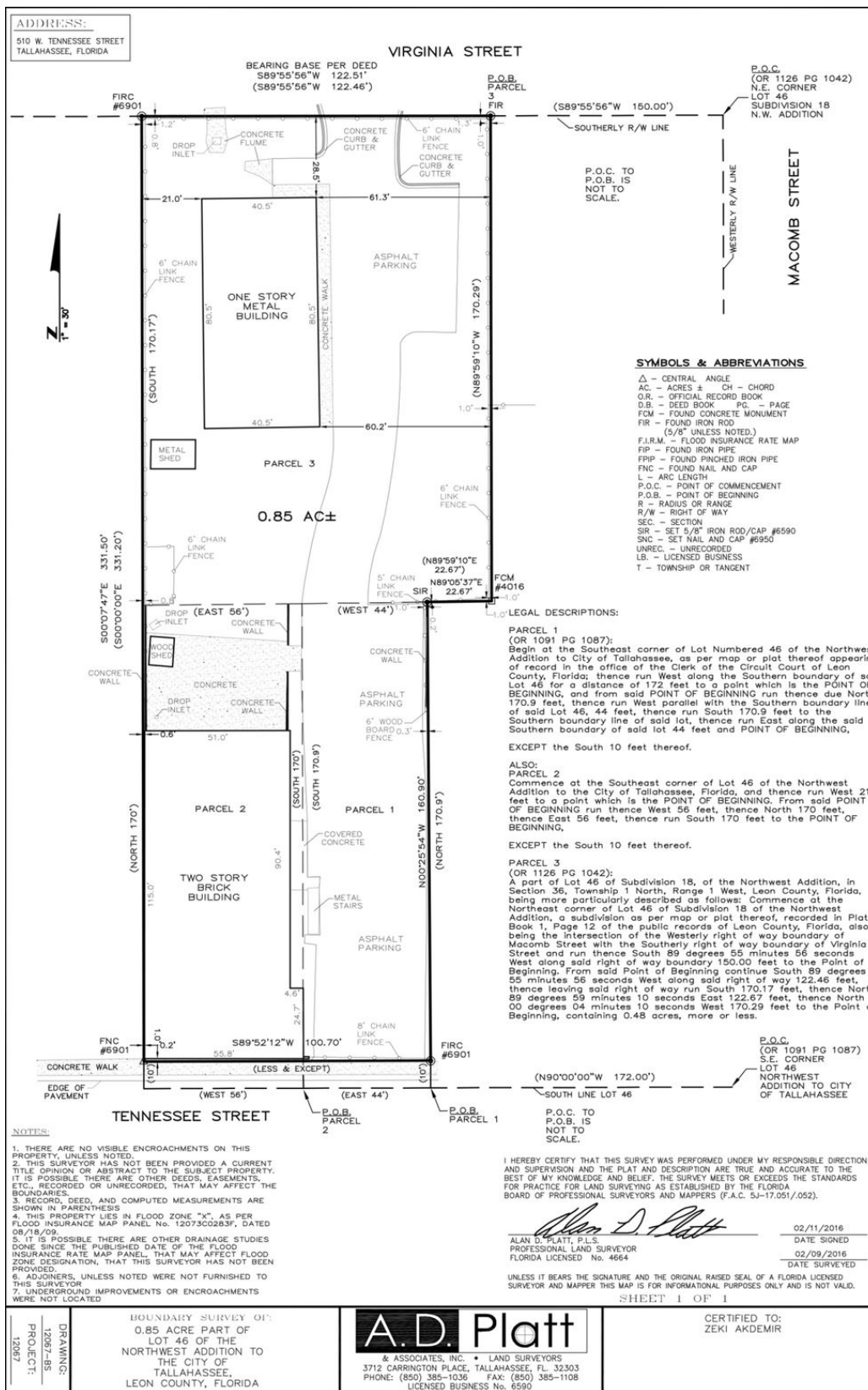
✉ Frank L. Langston, CCIM
+1 850 224 2300
frank@talcor.com

No Warranty of 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.

NAITACOR

FOR SALE

510 W Tennessee Street Tallahassee, FL 32301



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TALCOR

FOR SALE

510 W Tennessee Street Tallahassee, FL 32301

Demographic and Income Comparison Profile

510 W. Tennessee Street, Tallahassee, FL 32301

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	17,852	99,083	166,330
Households	5,118	40,102	68,968
Families	1,209	14,503	30,079
Average Household Size	1.78	2.16	2.20
Owner Occupied Housing Units	949	11,621	26,038
Renter Occupied Housing Units	4,169	28,481	42,930
Median Age	21.7	23.9	25.7
2020 Summary			
Population	18,483	104,597	178,221
Households	5,320	41,852	73,036
Families	1,202	14,685	31,302
Average Household Size	1.81	2.19	2.24
Owner Occupied Housing Units	918	11,396	26,171
Renter Occupied Housing Units	4,403	30,456	46,865
Median Age	22.0	24.4	27.3
Median Household Income	\$21,597	\$31,522	\$38,989
Average Household Income	\$38,430	\$50,528	\$59,812
2025 Summary			
Population	19,085	108,317	184,757
Households	5,669	43,432	75,678
Families	1,263	15,092	32,207
Average Household Size	1.81	2.20	2.25
Owner Occupied Housing Units	948	11,740	27,012
Renter Occupied Housing Units	4,721	31,693	48,665
Median Age	22.1	24.5	27.5
Median Household Income	\$24,088	\$34,342	\$41,999
Average Household Income	\$42,992	\$55,350	\$65,857
Trends: 2020-2025 Annual Rate			
Population	0.64%	0.70%	0.72%
Households	1.28%	0.74%	0.71%
Families	0.99%	0.55%	0.57%
Owner Households	0.65%	0.60%	0.63%
Median Household Income	2.21%	1.73%	1.50%