

For Sale

Land

1.02 Acres | \$1,495,000



324 North Adams Street

Tallahassee, Florida 32301

Property Description

The property is an impervious ½ block (1.02 acres) of land primed for redevelopment, located in between Midtown and Downtown Tallahassee and 3 blocks south of the Florida Governor's Mansion. The 9,078 SF structure on site is generating a net operating income of \$101,200 a year with only 1 year remaining on their lease, thus providing the potential developer a steady cash flow during the permitting process.

A key improvement to this immediate sub-market will be significant infrastructure improvements dubbed the Governor's Walk Project. This project will be funded by the City's 2020 Sales Tax extension and will include enhanced sidewalks, landscaping, lighting and crosswalks, and reconstruction of the existing asphalt pavement.

OFFERING SUMMARY

Sale Price	\$1,495,000
Lot Size	1.02 Acres
Zoned	Central Core
Daytime Population (1-mile)	43,877
Businesses (1-mile)	1,824

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	11,677	\$33,085
3 Miles	96,962	\$41,308
5 Miles	173,739	\$46,883

For more information

Eric Stockstill

O: 850 224 2300 | C: 850 694 2021
eric@talcor.com

E. Slaton Murray

O: 850 224 2300 | C: 850 294 8521
slaton@talcor.com



NO WARRANTY OR 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.

1018 Thomasville Road, Suite 200A,
Tallahassee, FL 32303
850 224 2300 tel
talcor.com



Trade Area Map



Map data ©2020 Google Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



NO WARRANTY OR 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.

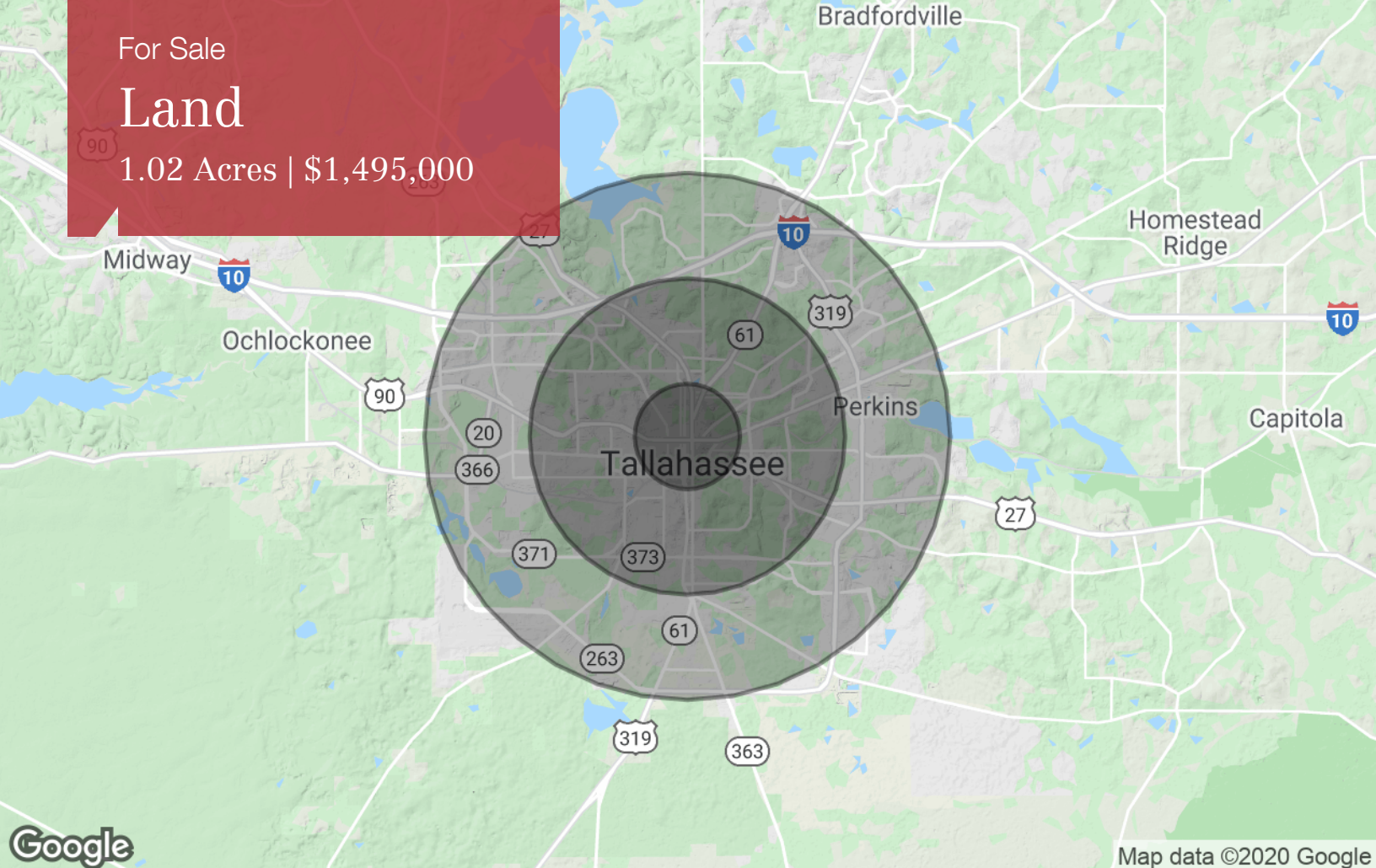
1018 Thomasville Road, Suite 200A,
Tallahassee, FL 32303
850 224 2300 tel
talcor.com



For Sale

Land

1.02 Acres | \$1,495,000



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	11,677	96,962	173,739
MEDIAN AGE	30.8	27.7	29.0
MEDIAN AGE (MALE)	32.1	27.2	28.4
MEDIAN AGE (FEMALE)	29.2	28.2	29.5

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,722	39,578	72,341
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$33,085	\$41,308	\$46,883
AVERAGE HOUSE VALUE	\$264,582	\$213,757	\$207,903

Race

	1 Mile	3 Miles	5 Miles
% WHITE	68.0%	55.7%	55.5%
% BLACK	26.2%	39.2%	39.8%
% ASIAN	2.5%	2.6%	2.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.7%	0.3%	0.3%
% OTHER	2.5%	2.1%	1.7%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	6.9%	6.4%	6.3%

* Demographic data derived from 2010 US Census