

FOR SALE

531 Silver Slipper Lane Tallahassee, FL 32301

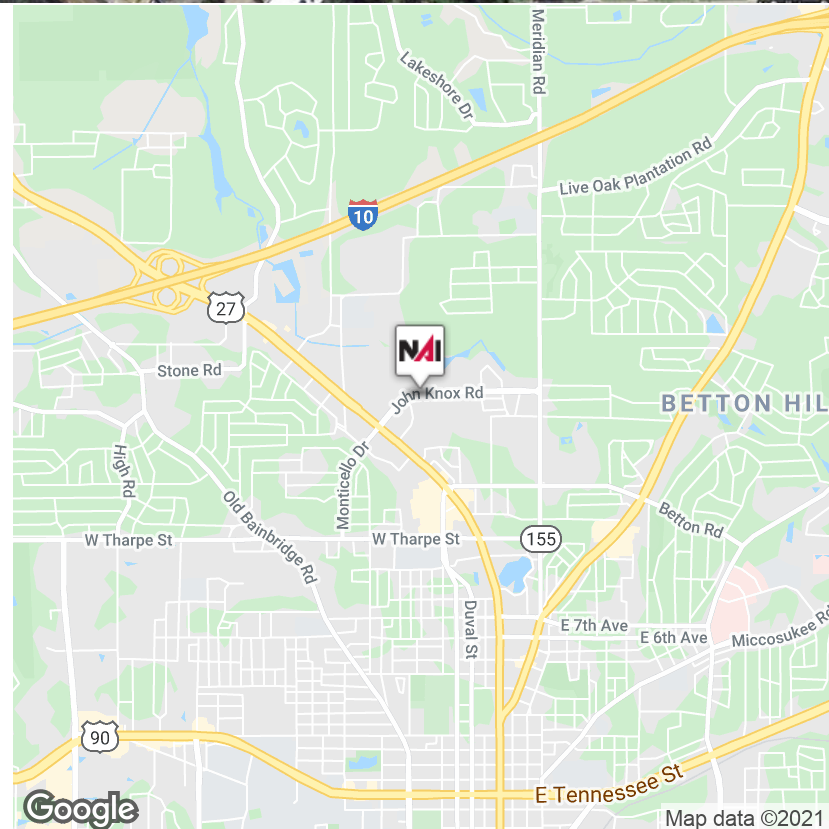


Land | 1.79 Acres

Subject property is a rare vacant lot opportunity in one of Tallahassee's premier business areas. Zoned CP Commercial Parkway ideal for Hotel Self Storage Facility. Seller willing to do a land Lease long term - seller willing to work with buyer for permitting.

- Access off John Knox Road and North Monroe Street
- Opportunity for signage on both access roads
- CP Zoning
- Land lease available

Sale Price: \$850,000



✉ **Brian Proctor**
+1 850 599 5963
brian@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.



NAI TALCOR
1018 Thomasville Road, Suite 200A
talcor.com

FOR SALE

531 Silver Slipper Lane Tallahassee, FL 32301



 **Brian Proctor**
+1 850 599 5963
brian@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.

NAITALCOR

FOR SALE

531 Silver Slipper Lane Tallahassee, FL 32301



Map data ©2021 Google Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

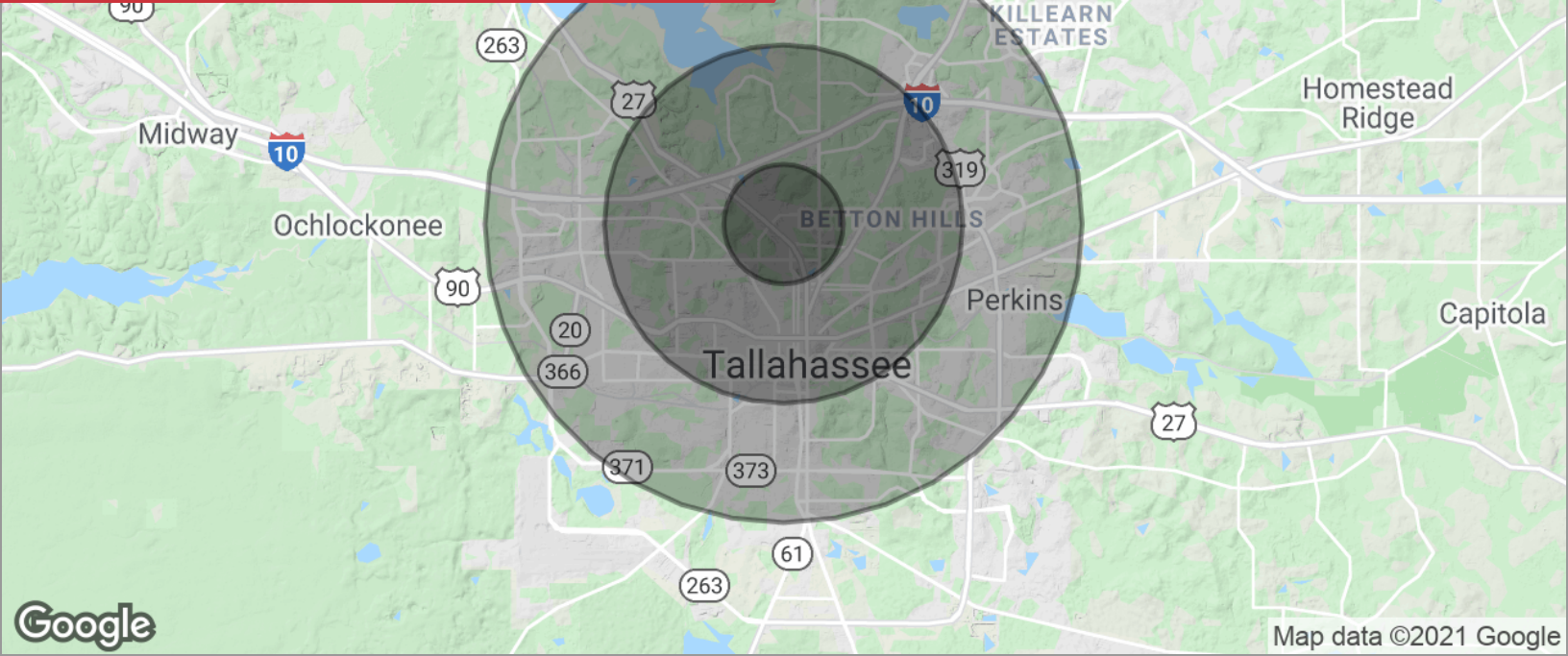
 **Brian Proctor**
+1 850 599 5963
brian@talcor.com

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.

NAITALCOR

FOR SALE

531 Silver Slipper Lane Tallahassee, FL 32301



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,768	81,018	171,943
Median age	28.1	29.1	29.4
Median age (male)	27.7	29.4	28.9
Median age (Female)	28.8	28.7	29.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,819	32,561	71,592
# of persons per HH	2.3	2.5	2.4
Average HH income	\$55,471	\$50,714	\$50,165
Average house value	\$196,684	\$254,524	\$227,927

* Demographic data derived from 2010 US Census