

FOR SALE

2412 W Tennessee St Tallahassee, FL 32304

NAITALCOR



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Land | 6.14 Acres

New retail development/restaurant site/drive through opportunity on W Tennessee Street by Florida State University and Tallahassee Community College. All options are available - from build to suit, ground lease, outparcels for sale, retail for lease, etc...

- Frontage on W. Tennessee Street, White Drive & Dixie Drive
- Major Signalized Intersection
- Over 10,000 Student Beds Within a Half Mile Radius of Property
- Traffic Count: W. Tennessee St - 41,500 VPD
- Traffic Count: White Dr - 12,000 VPD

OFFERING SUMMARY

SALE PRICE	\$3,500,000
LAND SIZE	6.14 Acres
ZONING	Commercial Parkway

5 MILES INFORMATION

146,775	58,067	\$42,156
TOTAL POPULATION	TOTAL HOUSEHOLDS	AVERAGE HH INCOME

✉ **John W. McNeill, SIOR** ✉ **Peter Gonzalez, Jr.**
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📍 **1018 Thomasville Road, Suite 200A**
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FOR SALE

2412 W Tennessee St Tallahassee, FL 32304

- Outparcels Available
- Ground Lease
- Site Plan Subject To Change
- Will Subdivide
- For Sale or Lease
- Build to Suit
- All Options Available



