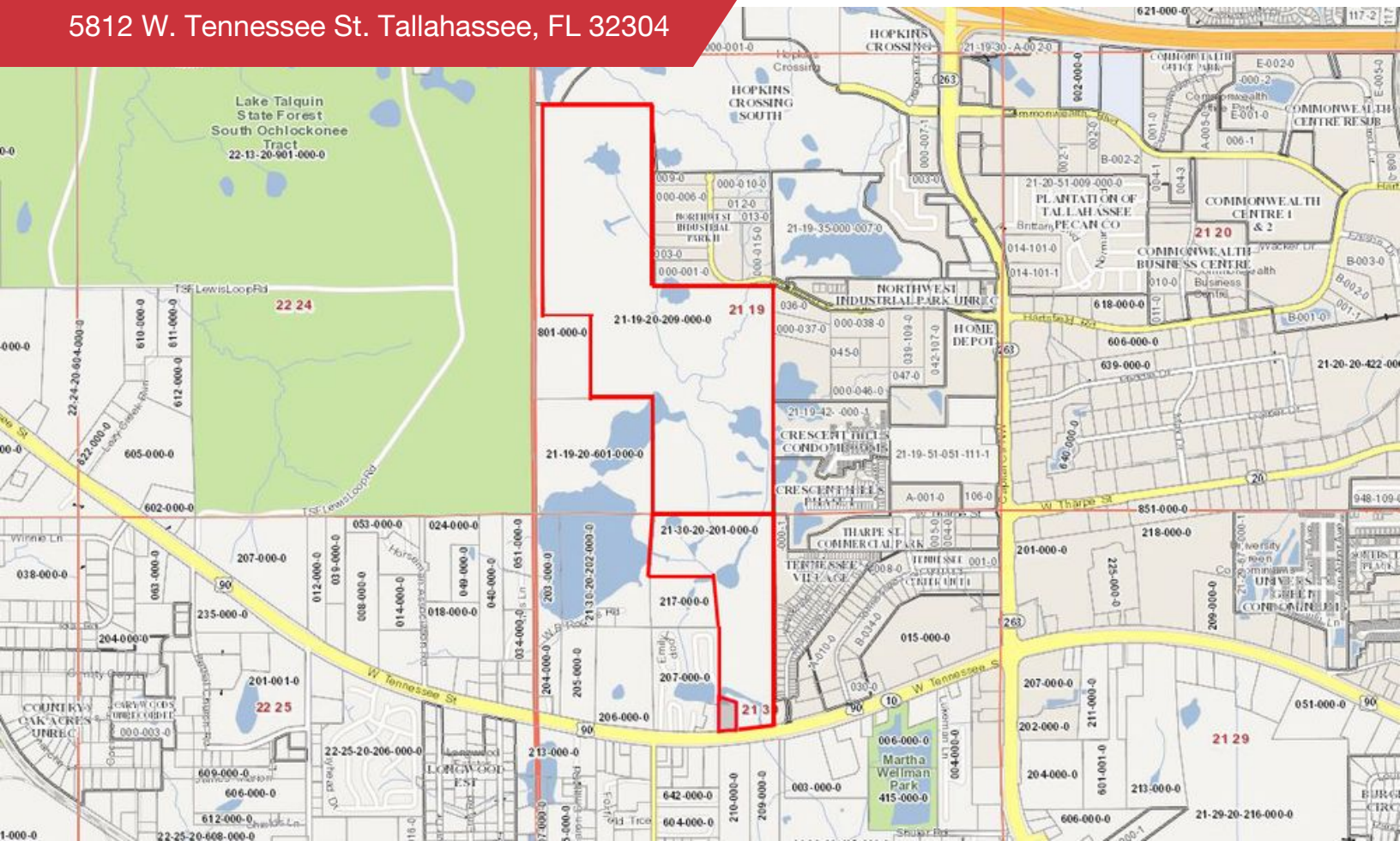


# FOR SALE

5812 W. Tennessee St. Tallahassee, FL 32304

# NATLALCOR

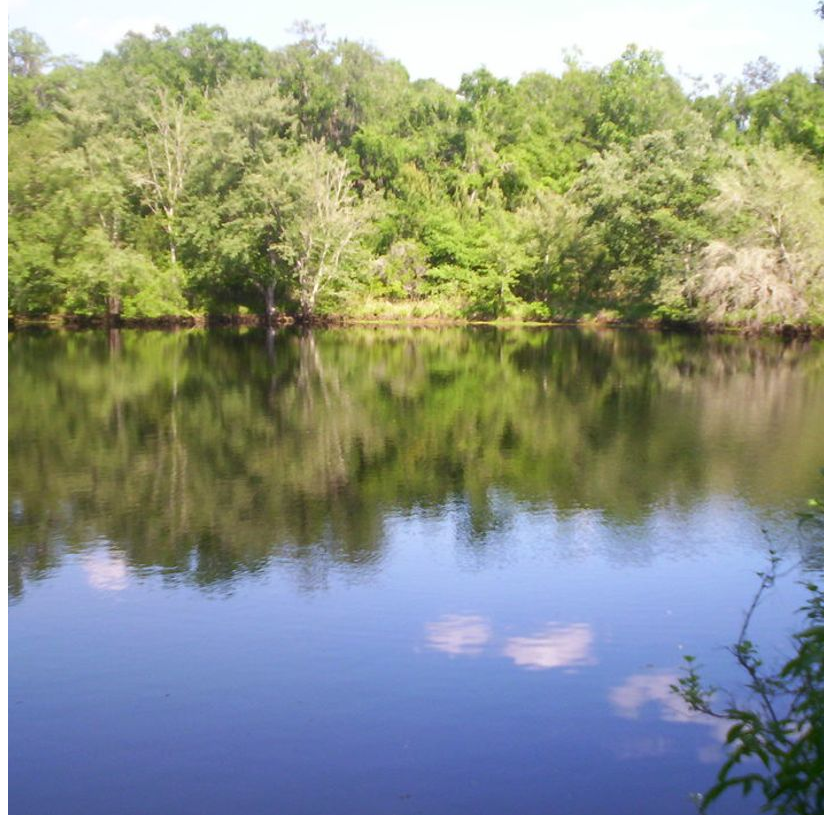


## Land | 214 +/- Acres

Three vacant land lots for sale frontage W. Tennessee St.

- 214 +/- Acres Just Outside of Capital Circle NW
- Water/Sewer/Electric For Site by City of Tallahassee
- Parcel ID#'s 2130202080000, 2130202010000, 2119202090000
- Traffic Count: 19,800 Daily
- Development Property w/Frontage on W. Tennessee St & N.W. Passage

**Sale Price: \$7,000,000**



✉ **Jep Dove**  
+1 850 509 1167  
jep@talcor.com

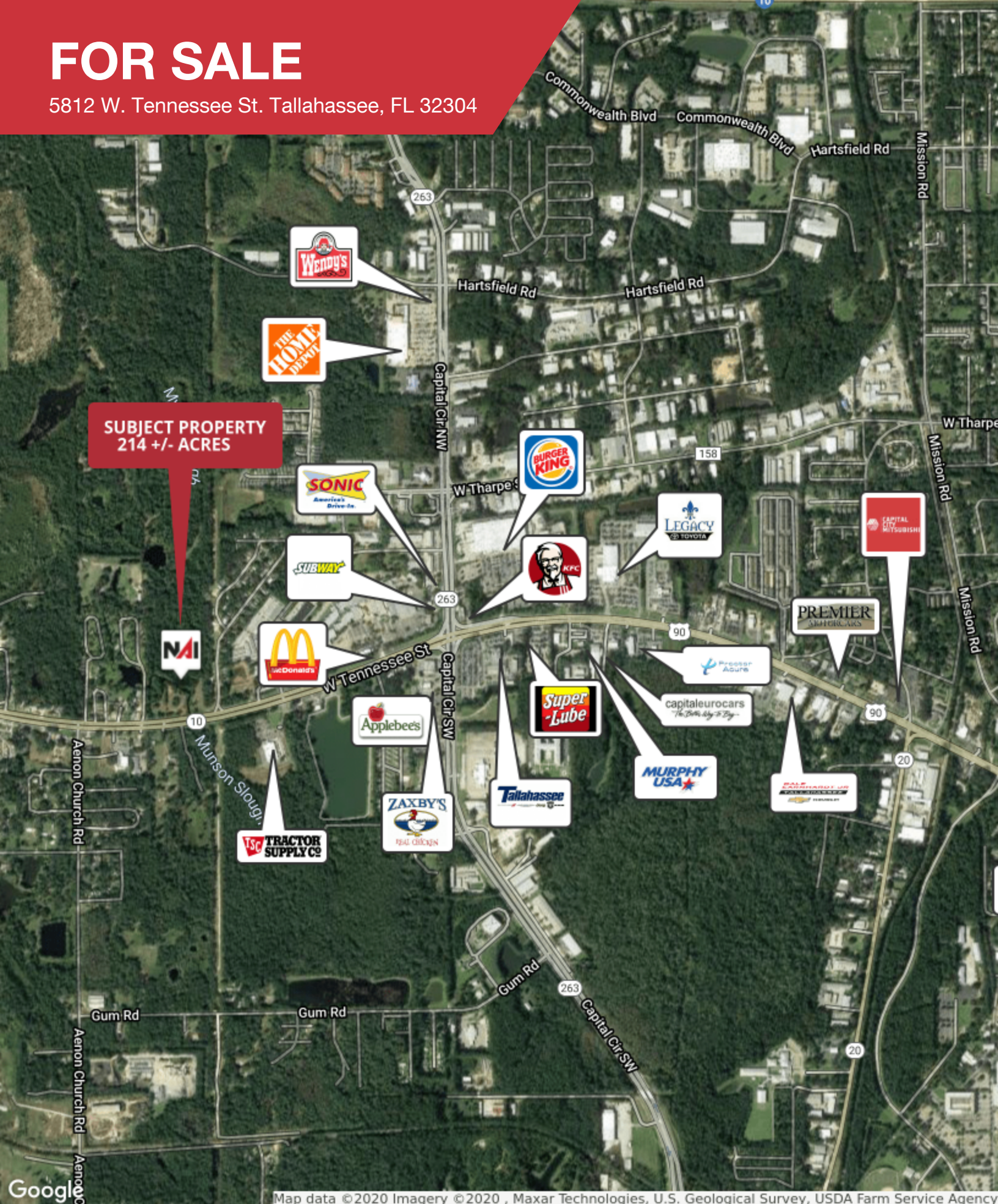
No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing 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  
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# FOR SALE

5812 W. Tennessee St. Tallahassee, FL 32304



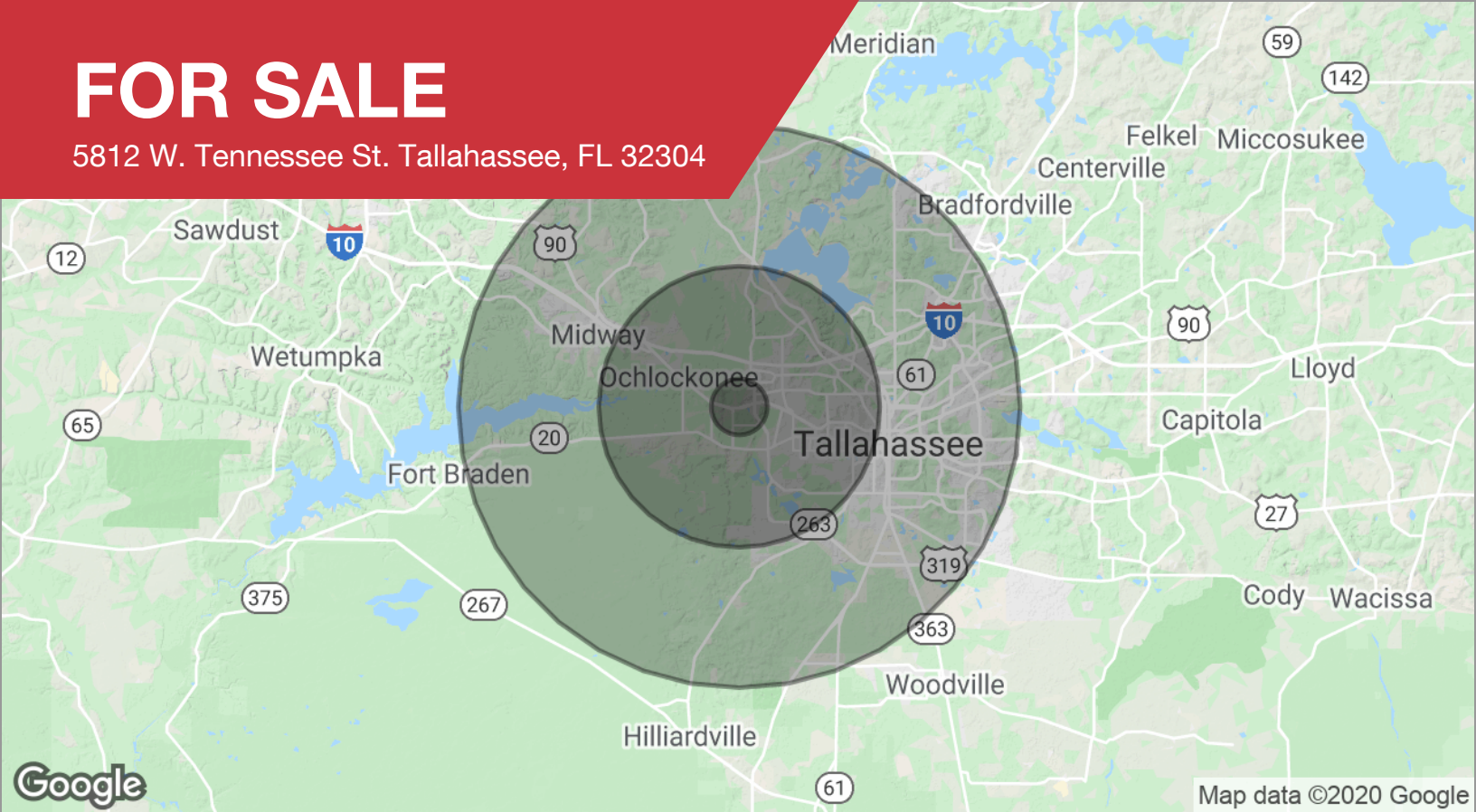
**SUBJECT PROPERTY**  
**214 +/- ACRES**





# FOR SALE

5812 W. Tennessee St. Tallahassee, FL 32304



## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,849	88,691	209,129
Median age	30.8	25.3	30.0
Median age (male)	30.8	25.2	29.4
Median age (Female)	30.8	25.4	30.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	756	34,429	86,506
# of persons per HH	2.4	2.6	2.4
Average HH income	\$41,684	\$38,548	\$50,017
Average house value	\$122,123	\$153,144	\$219,619

\* Demographic data derived from 2010 US Census