

Land  
**FOR SALE**



# 0 NORTHMONT

Tallahassee, FL 32304

**TRACY WATERS**  
**850.545.2282**  
**twaters@teampcg.com**





### OFFERING SUMMARY

Sale Price: \$175,000

Lot Size: 1.3 Acres

Price / Acre: \$134,615

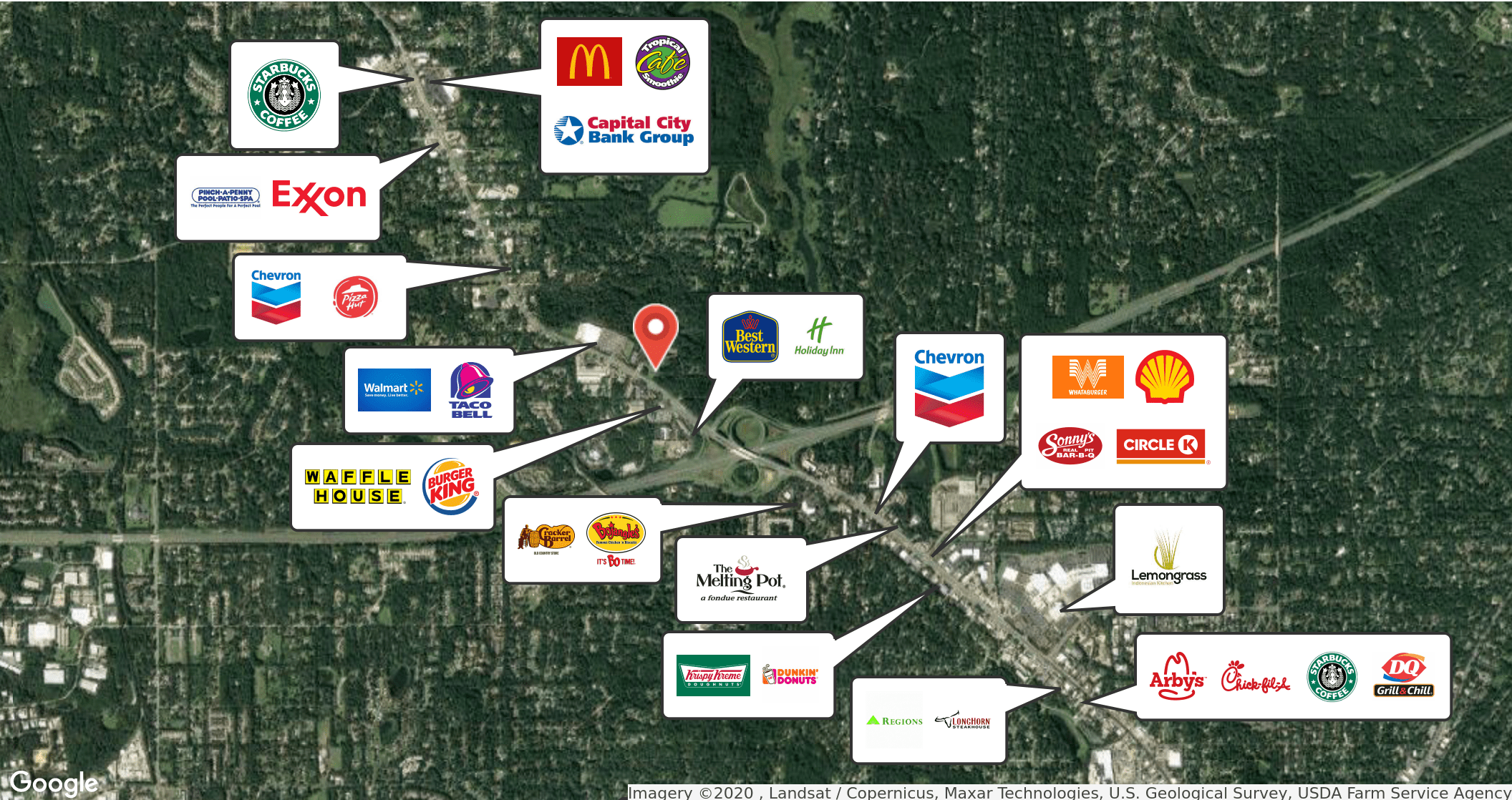
### PROPERTY OVERVIEW

1.3 acre lot adjacent to office buildings  
 Brand new ER by capital regional medical group under construction immediately adjacent  
 PERFECT OUTPATIENT/RETAIL CAFE SHOP SPOT  
 Assisted living facility and new state of the art ER which is under construction  
 Within seconds of an i10 interchange

### PROPERTY HIGHLIGHTS

- Near i10 and highway 27 intersection
- One of the busiest interchanges in Tallahassee
- Ideal hotel office or cafe/bistro site
- Will Build to Suit

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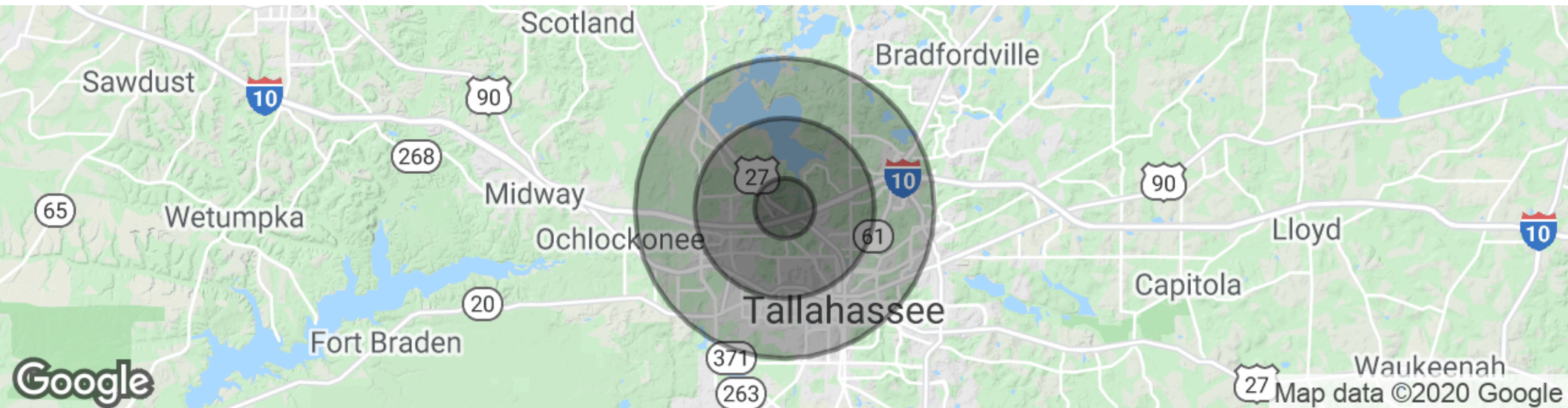


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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,622	71,451	140,559
Median age	25.9	26.8	28.4
Median age (Male)	25.6	26.8	28.4
Median age (Female)	26.1	26.7	28.4

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,206	28,594	55,826
# of persons per HH	2.5	2.5	2.5
Average HH income	\$50,048	\$45,370	\$49,253
Average house value	\$163,007	\$177,661	\$238,267

*\* Demographic data derived from 2010 US Census*

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