

Residential Property

FOR SALE



735  
WAILES

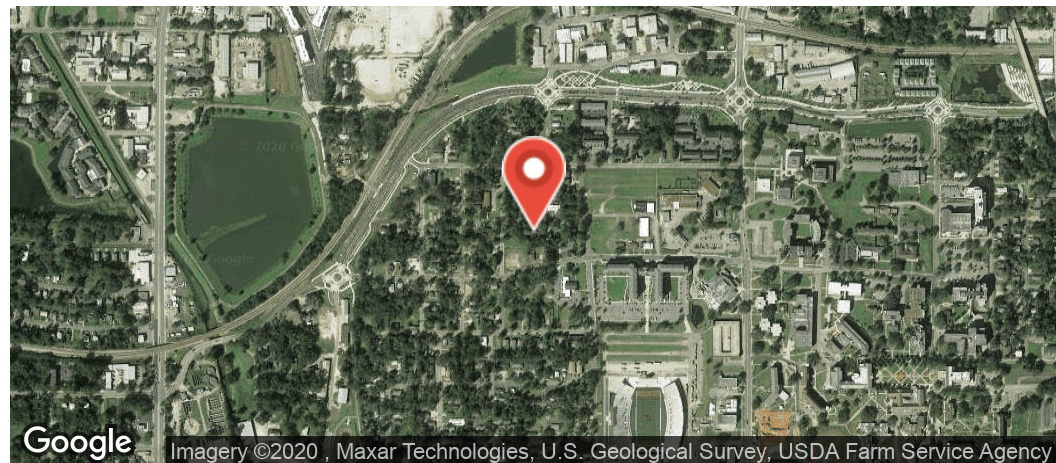
Tallahassee, FL 32308

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## OFFERING SUMMARY

Sale Price: \$185,000

Building Size: 1,646 SF

Price / SF: \$106.32

## PROPERTY OVERVIEW

City of Tallahassee is extending Famu Way and the new road with heavy traffic will be one block away from this property.

Home situated on property providing 1450 rent per month.

Perfect site for student housing or mixed use development (zoning allows 50 units per acre).

Most of the block is available to add other properties to make a larger development.

## PROPERTY INFORMATION

- PROPERTY LOCATED IN ECONOMIC INCENTIVE AREA
- Located Strategically between Florida State (minutes) and Florida A&M University (seconds)
- Some attractions nearby are Tallahassee's Cascade Park as well as Railroad Square and College Town
- This is in the heart of the student housing corridor for the three main colleges in Tallahassee (overs thousands of beds within a mile radius) near Tallahassee's famous "College Town" development.

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Google

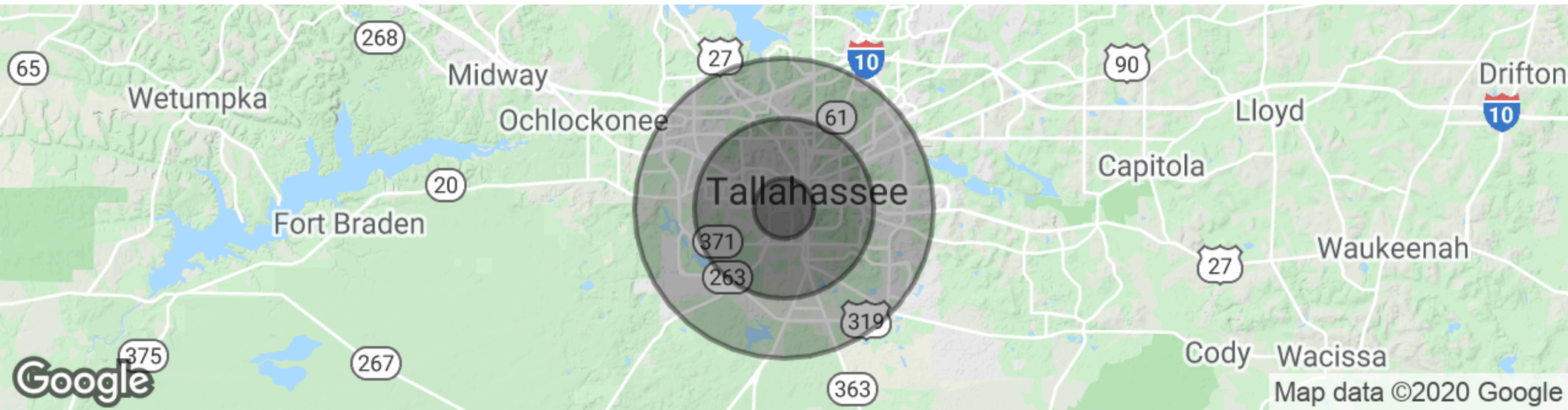
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	13,808	93,079	161,309
Median age	22.2	26.4	28.1
Median age (Male)	21.5	25.7	27.5
Median age (Female)	23.0	27.1	28.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,942	36,480	67,053
# of persons per HH	3.5	2.6	2.4
Average HH income	\$22,521	\$33,907	\$43,774
Average house value	\$131,934	\$175,882	\$193,847

\* Demographic data derived from 2010 US Census

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