

Retail Property

FOR SALE



2031-2041
WEST
PENSACOLA
STREET

Tallahassee, FL 32304

TRACY WATERS

850.545.2282

twaters@teampcg.com



2031-2041 WEST PENSACOLA STREET

850.933.5899



OFFERING SUMMARY

Sale Price: \$1,385,000

Building Size: 6,660 SF

Price / SF: \$204.95

Zoning: UT

PROPERTY OVERVIEW

Seconds from FSU's football stadium and University Campus. A+++ Location MAJOR New development and redevelopment occurring within a half mile radius. Historically 100% leased,

This is a redevelopment play. landlord has several tenants pending removal in efforts to remodel and bring rents to market rate, current tenants pay way below. the purchase of the property would be very little income, however after the renovation is complete our proforma (available upon request) proves this property can be operating at a 10 cap within 12-18 months of purchase.

PROPERTY HIGHLIGHTS

- Gathering deck area for retailers in front of property
- proximity to all student housing for Florida State, FAMU, and TCC
- Full price offer was pending before CO-VID19 Pandemic

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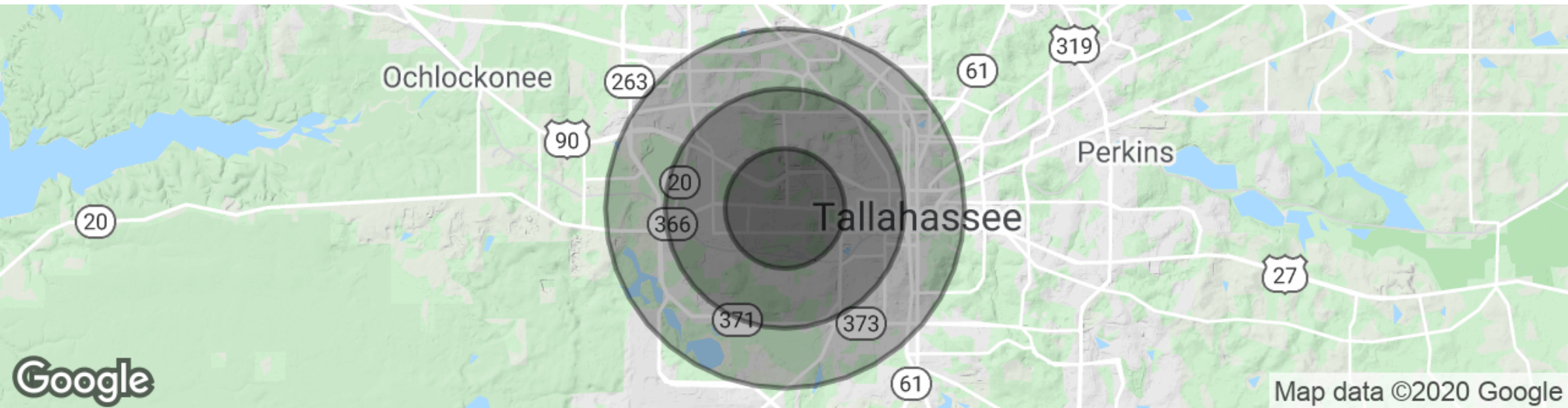


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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	20,434	58,107	94,170
Median age	21.6	23.4	24.7
Median age (Male)	21.7	23.8	24.7
Median age (Female)	21.5	22.8	24.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	8,234	21,281	35,285
# of persons per HH	2.5	2.7	2.7
Average HH income	\$21,783	\$25,402	\$30,996
Average house value	\$129,586	\$139,753	\$152,527

** Demographic data derived from 2010 US Census*

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Premier Commercial Group in compliance with all applicable fair housing and equal opportunity laws.

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