

# 3649 S BLAIRSTONE RD

Tallahassee, FL 32301



850.933.5899



## PROPERTY DESCRIPTION

Pad A - 1,800 sf free standing drive thru pad for sale at \$1M (all infrastructure in place)

Pad B - 5,200 sf retail drive thru for sale at \$1.8M, or for lease between \$32 - 45 NNN

## PROPERTY HIGHLIGHTS

- Directly across from the Southwood community with thousands of new residential units
- Seconds from dozens of office spaces
- Minutes from Downtown Tallahassee and the Capitol

## OFFERING SUMMARY

Sale Price:	\$1,000,000 - \$1,800,000
Lease Rate:	\$32.00 - 45.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1,800 - 5,200 SF
Lot Size:	1 Acres
Building Size:	1,800 - 5,200 SF

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,826	8,544	17,624
Total Population	3,619	16,628	35,994
Average HH Income	\$69,654	\$58,823	\$56,691

TRACY WATERS

850.545.2282

twaters@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com

# 3649 S BLAIRSTONE RD

Tallahassee, FL 32301



850.933.5899



Google

Imagery ©2022 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

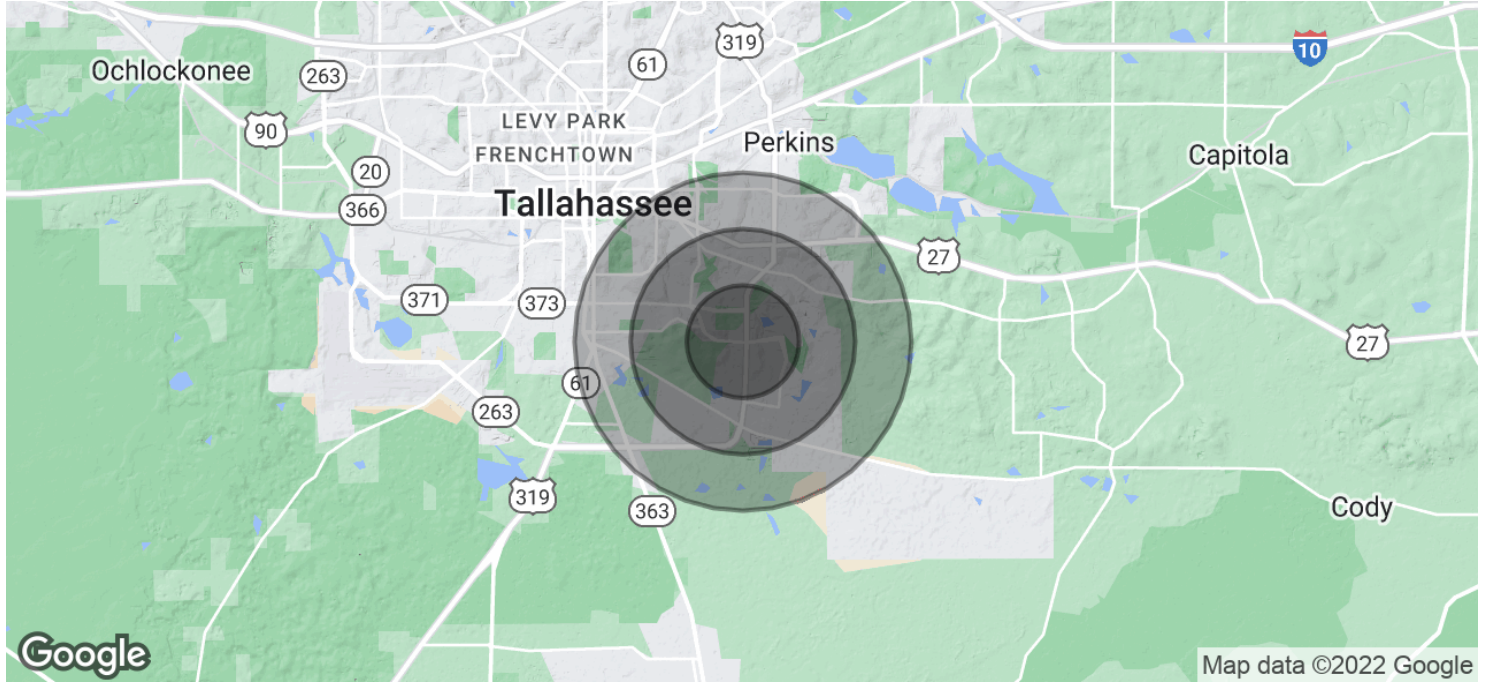
TRACY WATERS  
850.545.2282  
twaters@teampcg.com

PREMIER COMMERCIAL GROUP  
4708 Capital Circle NW, Tallahassee, FL 32303  
850.933.5899 | teampcg.com



# 3649 S BLAIRSTONE RD

Tallahassee, FL 32301



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	3,619	16,628	35,994
Average Age	32.5	32.1	31.6
Average Age (Male)	29.8	30.3	30.1
Average Age (Female)	32.5	32.7	32.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,826	8,544	17,624
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$69,654	\$58,823	\$56,691
Average House Value	\$198,226	\$169,358	\$152,491

\* Demographic data derived from 2020 ACS - US Census

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

**PREMIER COMMERCIAL GROUP**  
4708 Capital Circle NW, Tallahassee, FL 32303  
850.933.5899 | teampcg.com