

3122 W TENNESSEE ST

Tallahassee, FL 32304



850.933.5899



PROPERTY DESCRIPTION

Strategically positioned on W Tennessee Street, one of Tallahassee's main commercial arteries, this 0.67-acre parcel offers exceptional visibility with significant frontage along the high-traffic corridor. Fully paved and ready for immediate use, it's an ideal solution for overflow parking, outdoor sales lots, or redevelopment into a retail, food service, or other commercial use. With its prime location, easy accessibility, and potential for versatile applications, this parcel is a rare opportunity for businesses seeking to establish a strong presence in a dynamic and growing market.

Front parcel to auto-dealership - see site map below

PROPERTY HIGHLIGHTS

- Large initial investment into tenant improvement
- Impeccable visibility frontage from Tennessee St. adjacent to the intersection of Capital City North West
- Dealerships have thrived renting here for over a decade

OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	0.67 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,452	28,662	54,220
Total Population	6,100	67,284	132,281
Average HH Income	\$49,932	\$55,860	\$64,191

AL RUSSELL

850.508.4242

arussell@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

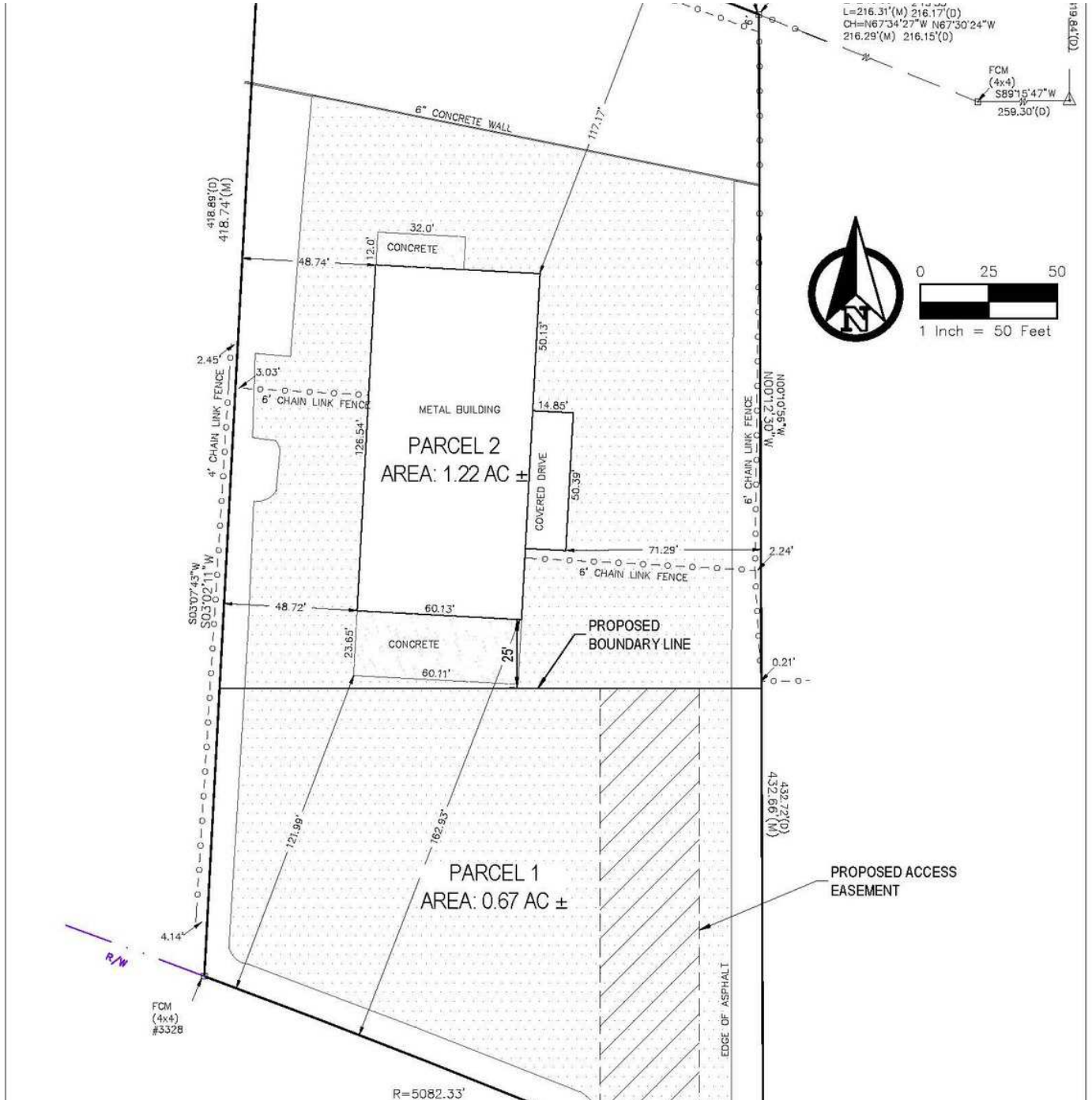
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Google

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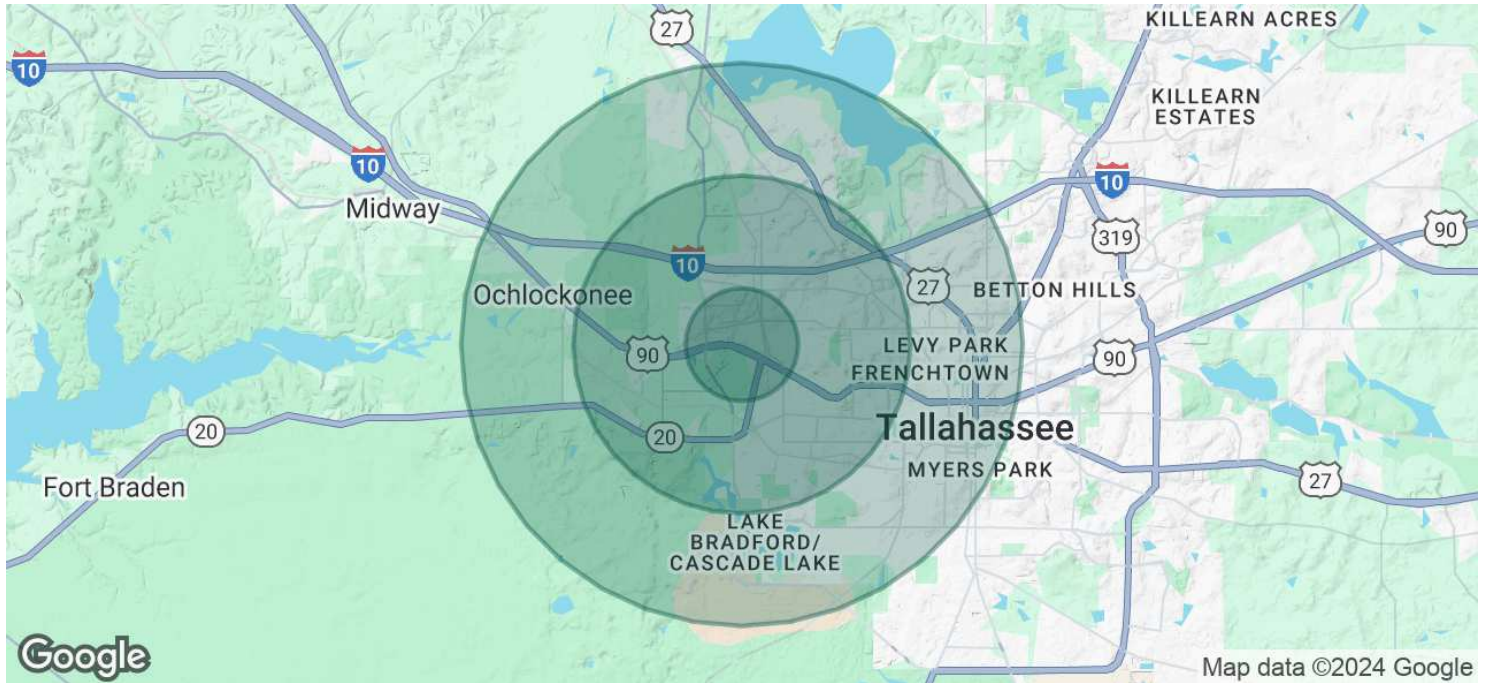
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,100	67,284	132,281
Average Age	30	31	33
Average Age (Male)	30	30	32
Average Age (Female)	31	31	33

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,452	28,662	54,220
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$49,932	\$55,860	\$64,191
Average House Value	\$222,325	\$178,633	\$232,712

Demographics data derived from AlphaMap

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