



2531 Apalachee Pkwy. Tallahassee, FL 32301

#3133 - TALLAHASSEE, FL | LAND

GROUND LEASE | 1.2 ACRES



Property Description

GROUND LEASE OPPORTUNITY. Exceptional location along one of Tallahassee's most traveled corridors. This Property offers outstanding visibility, strong traffic county, and proximity to major national retailers and FSU.

Property Highlights

- Prime Frontage on Apalachee Parkway
- Strong daytime population and traffic volume
- Two points of Ingress/Egress

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	1.2 Acres



Beth Calay

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Jeff Ross

Vice President of Leasing
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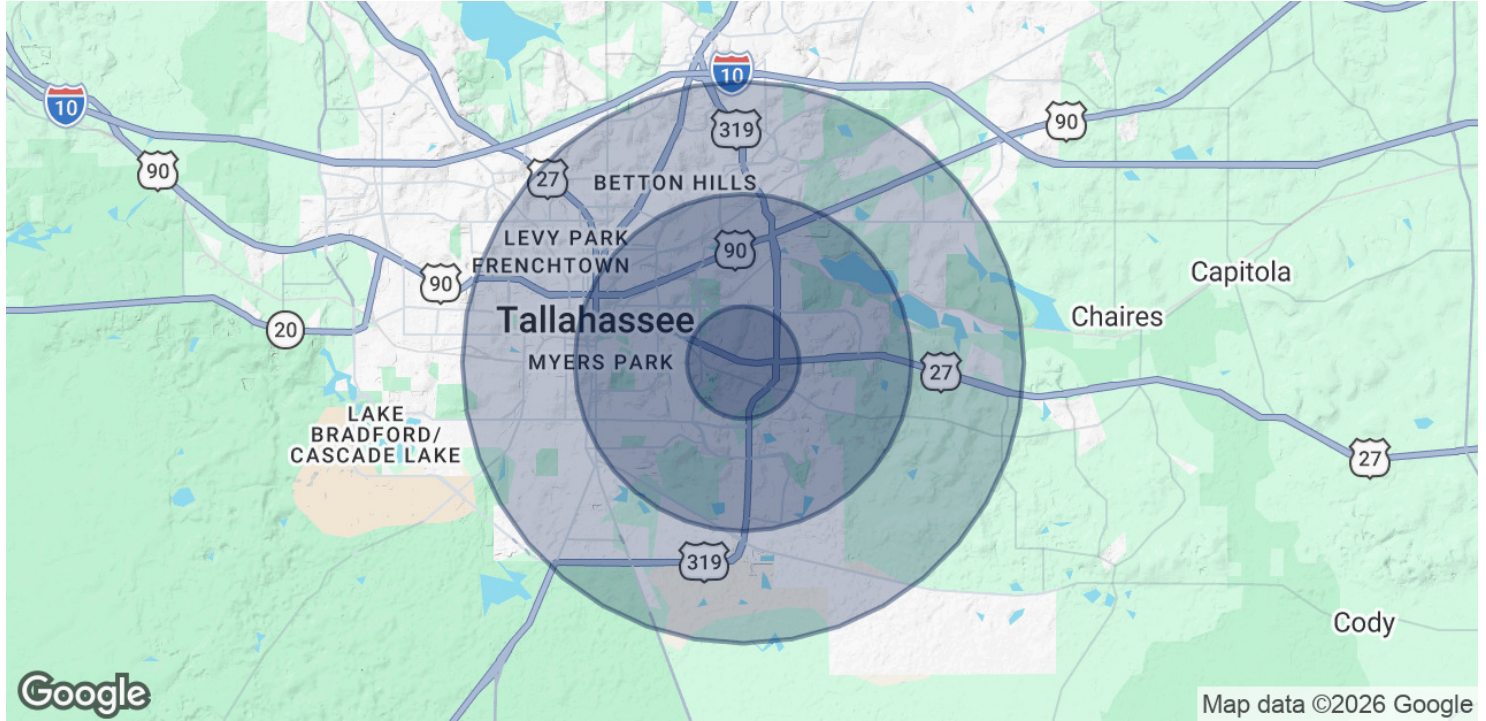
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Population

1 Mile

3 Miles

5 Miles

Total Population	10,324	51,765	136,422
Average Age	30.9	33.6	33.0
Average Age (Male)	27.5	33.0	32.1
Average Age (Female)	34.1	34.9	34.6

Households & Income

1 Mile

3 Miles

5 Miles

Total Households	4,921	23,870	56,967
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$64,599	\$88,178	\$82,883
Average House Value	\$200,743	\$278,431	\$280,658

2023 American Community Survey (ACS)

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