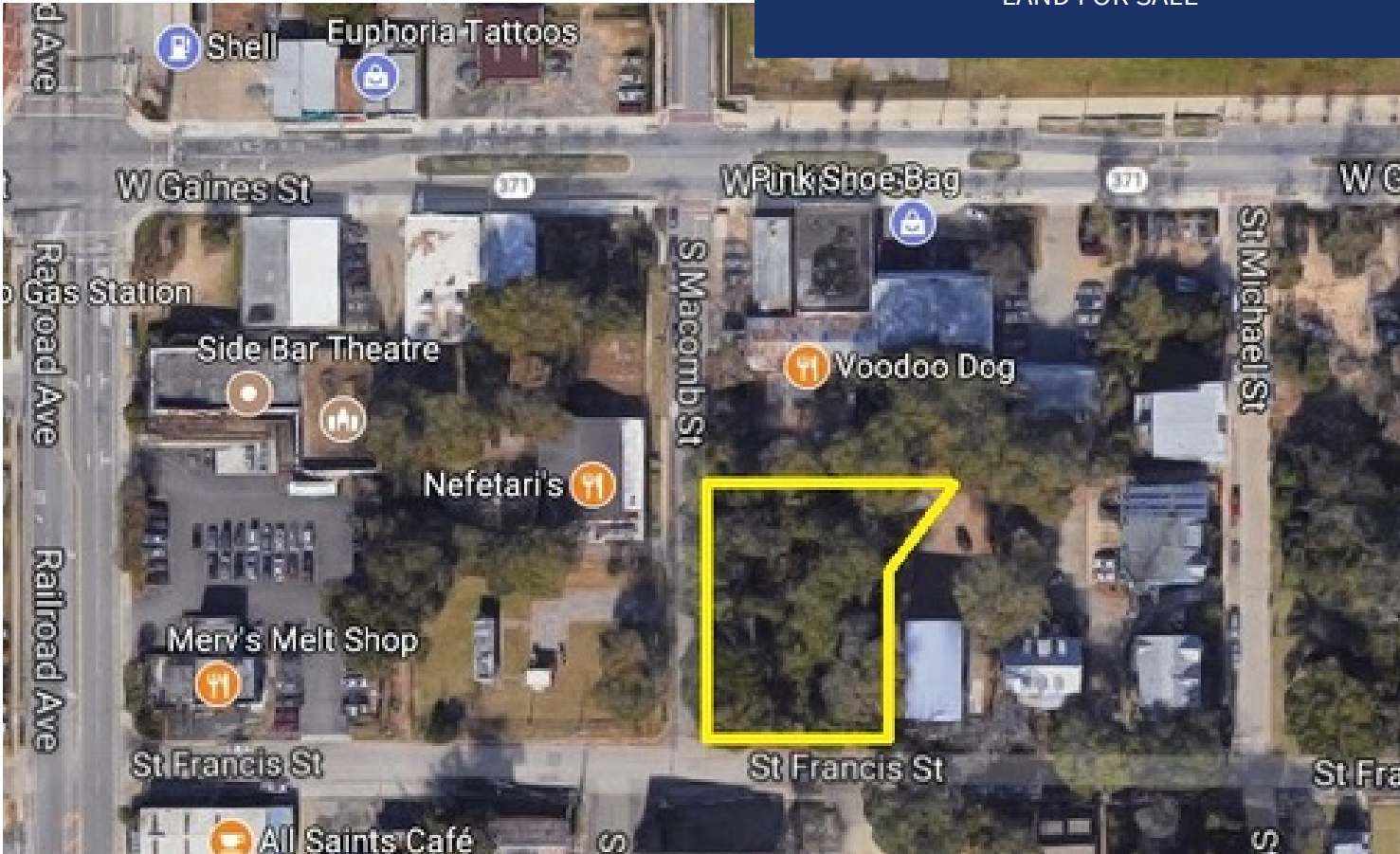




COMMERCIAL REAL ESTATE

LAND FOR SALE



S Macomb St & Saint Francis St
Tallahassee, FL 32301

TREY DESANTIS
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850.766.6868
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

S MACOMB ST & SAINT FRANCIS ST

TALLAHASSEE, FL 32301



OFFERING SUMMARY

Sale Price: \$550,000

Lot Size: 0.45 Acres

Zoning: All Saints
Neighborhood
(ASN-A)

Leon County APN: 21-36-90-033-8775

PROPERTY HIGHLIGHTS

- Located on the corner of S Macomb St and Saint Francis Street in the All Saints District
- In close proximity to Florida State University, downtown Tallahassee, and Cascades Park
- Approximately 33,000 employees within a mile radius, and nearly 96,000 employees within a 3 mile radius
- 10,000 beds within walking distance



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RETAILER MAP

S MACOMB ST & SAINT FRANCIS ST

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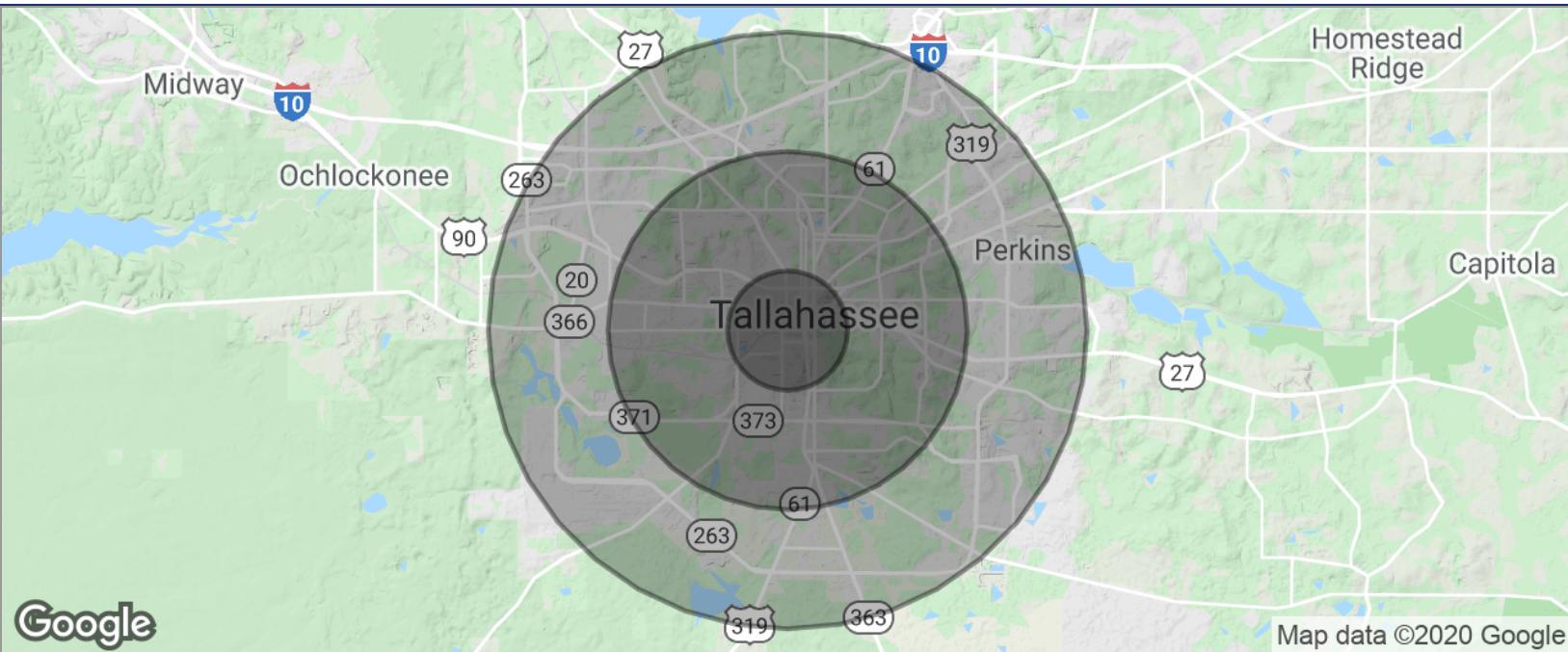




DEMOGRAPHICS MAP

S MACOMB ST & SAINT FRANCIS ST

TALLAHASSEE, FL 32301

**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,503	96,070	165,781
MEDIAN AGE	24.3	26.9	28.5
MEDIAN AGE (MALE)	24.6	26.2	27.9
MEDIAN AGE (FEMALE)	23.7	27.6	29.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,638	38,369	69,284
# OF PERSONS PER HH	3.7	2.5	2.4
AVERAGE HH INCOME	\$27,786	\$36,551	\$45,091
AVERAGE HOUSE VALUE	\$211,604	\$190,310	\$201,959

* Demographic data derived from 2010 US Census

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