



**COMMERCIAL REAL ESTATE**

**LAND FOR SALE**



**7.86 AC - SE Corner Blairstone Rd.  
& Park Ave.  
Tallahassee, FL 32302**

**BEN WILKINSON**

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**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200  
Tallahassee, FL 32309  
O: 850.385.6363



## EXECUTIVE SUMMARY

## 7.86 AC - SE CORNER BLAIRSTONE RD. &amp; PARK AVE.

TALLAHASSEE, FL 32302

**OFFERING SUMMARY**

<b>Sale Price:</b>	\$2,800,000
<b>Lot Size:</b>	7.86 Acres
<b>APN:</b>	11-32-20-407-0000
<b>Zoning:</b>	PUD

**PROPERTY HIGHLIGHTS**

Entitled corner commercial lot includes offsite storm water, concurrency, and modified development approval process

High traffic area - 42,000 cars per day

Contact Agent for PUD approved uses

Near Governor's Square Mall; Publix Supermarket located across the street

**LOCATION OVERVIEW**

Located on the SE corner of Blairstone Road and Park Avenue.

**[Click here for zoning information](#)**

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ADDITIONAL PHOTOS

# 7.86 AC - SE CORNER BLAIRSTONE RD. & PARK AVE. TALLAHASSEE, FL 32302



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RETAILER MAP

# 7.86 AC - SE CORNER BLAIRSTONE RD. & PARK AVE. TALLAHASSEE, FL 32302



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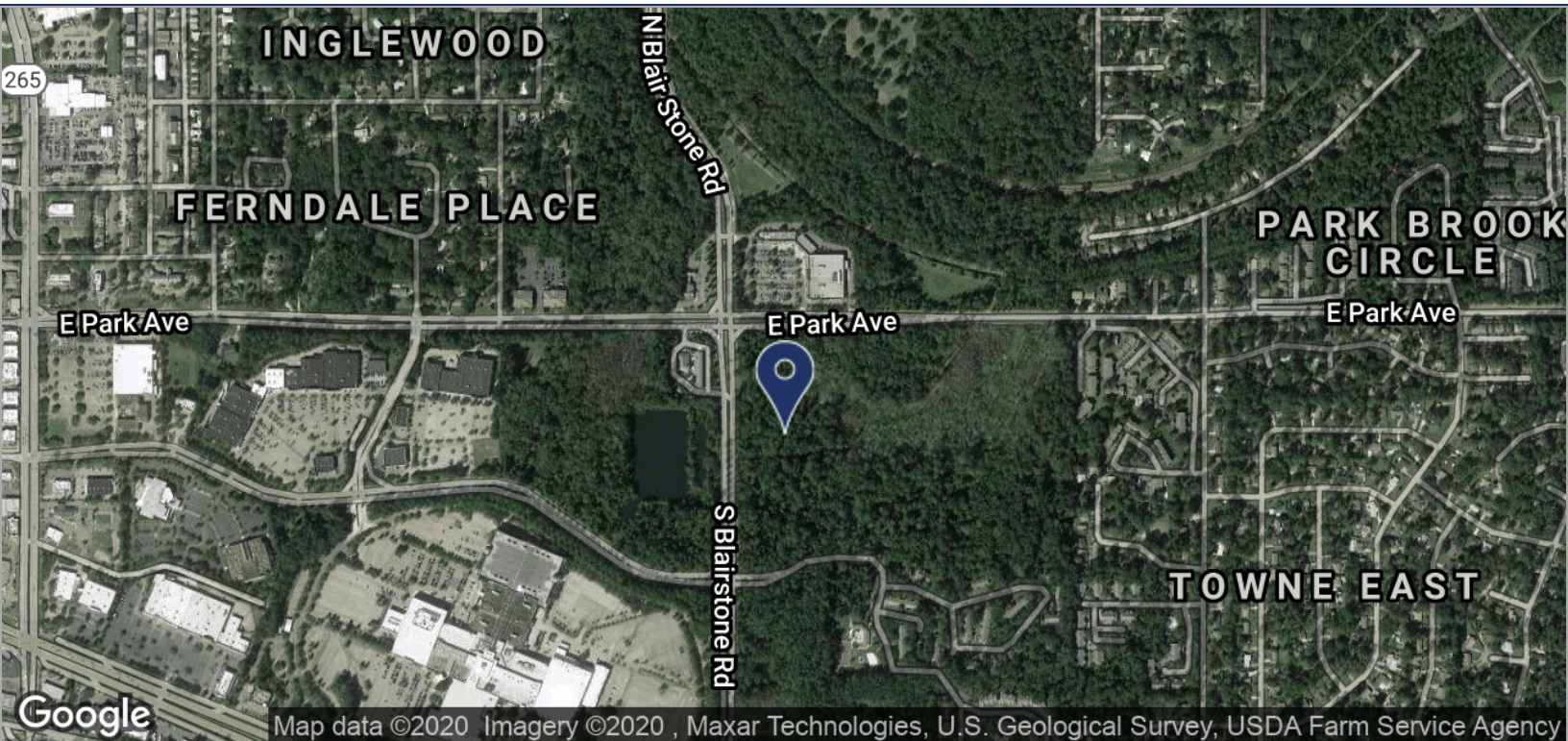




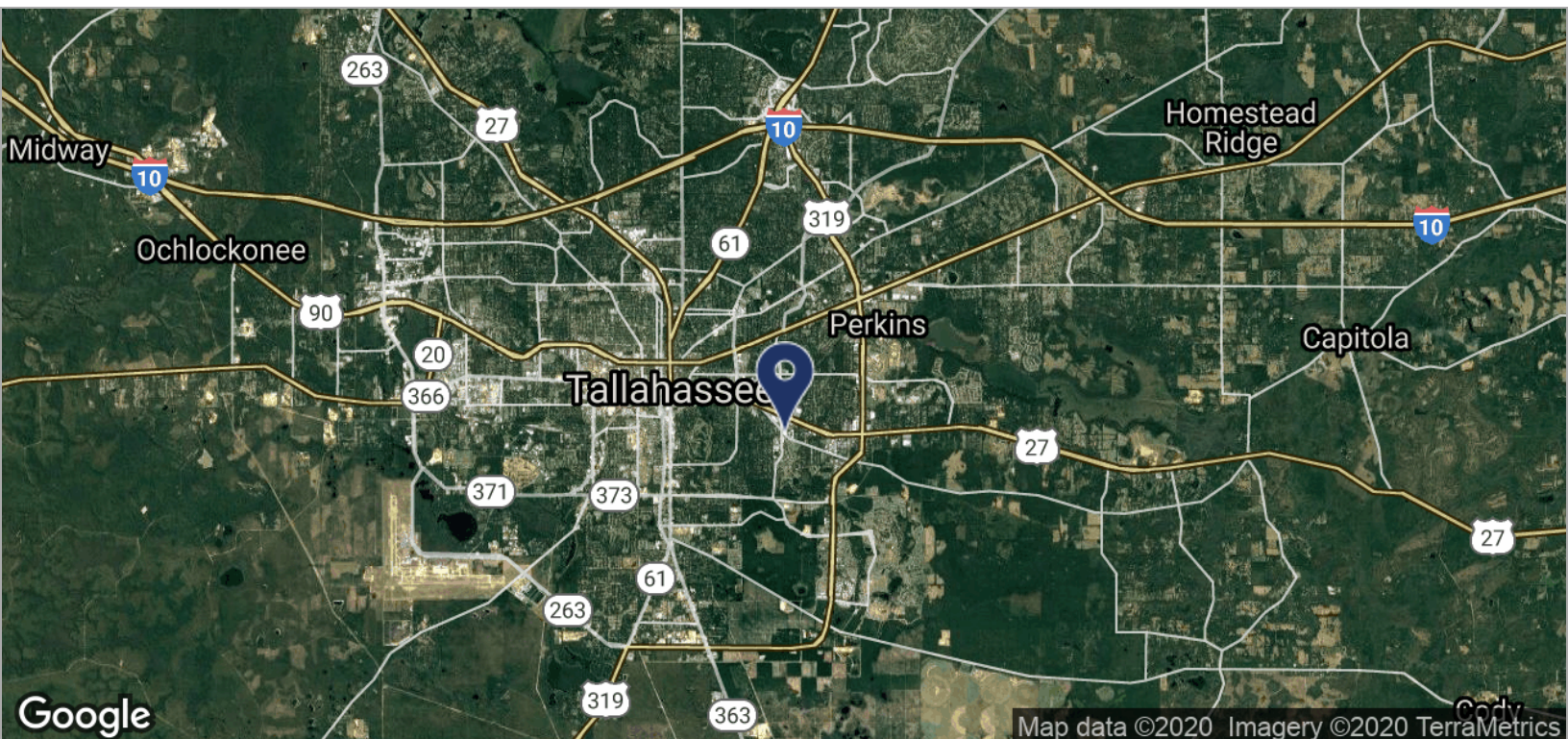
LOCATION MAPS

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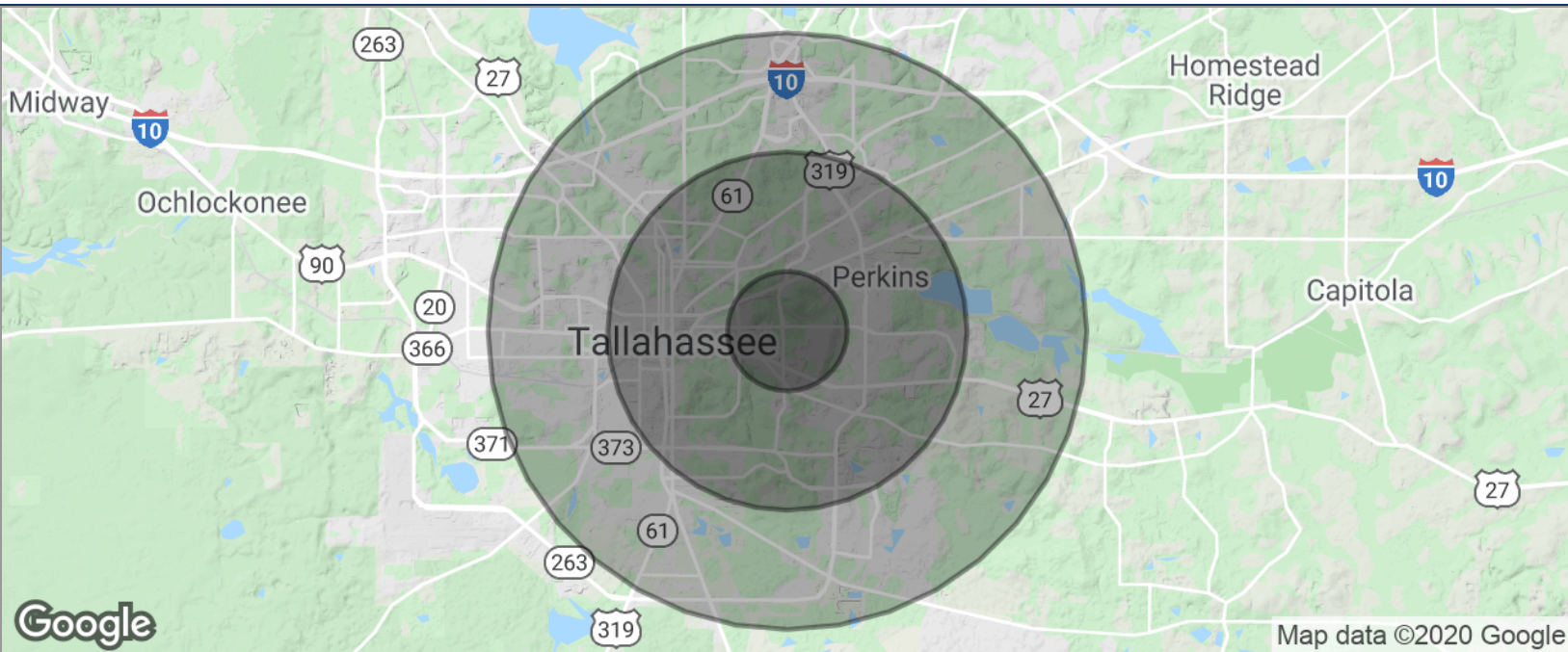




## DEMOGRAPHICS MAP

## 7.86 AC - SE CORNER BLAIRSTONE RD. &amp; PARK AVE.

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	7,377	56,431	141,743
MEDIAN AGE	31.0	32.5	31.1
MEDIAN AGE (MALE)	30.2	30.9	30.2
MEDIAN AGE (FEMALE)	31.5	33.8	31.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	3,892	26,941	60,715
# OF PERSONS PER HH	1.9	2.1	2.3
AVERAGE HH INCOME	\$52,294	\$53,953	\$51,851
AVERAGE HOUSE VALUE	\$215,962	\$227,733	\$222,348

\* Demographic data derived from 2010 US Census

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