

# FOR SALE

2633 West Tennessee Street Tallahassee, FL 32304

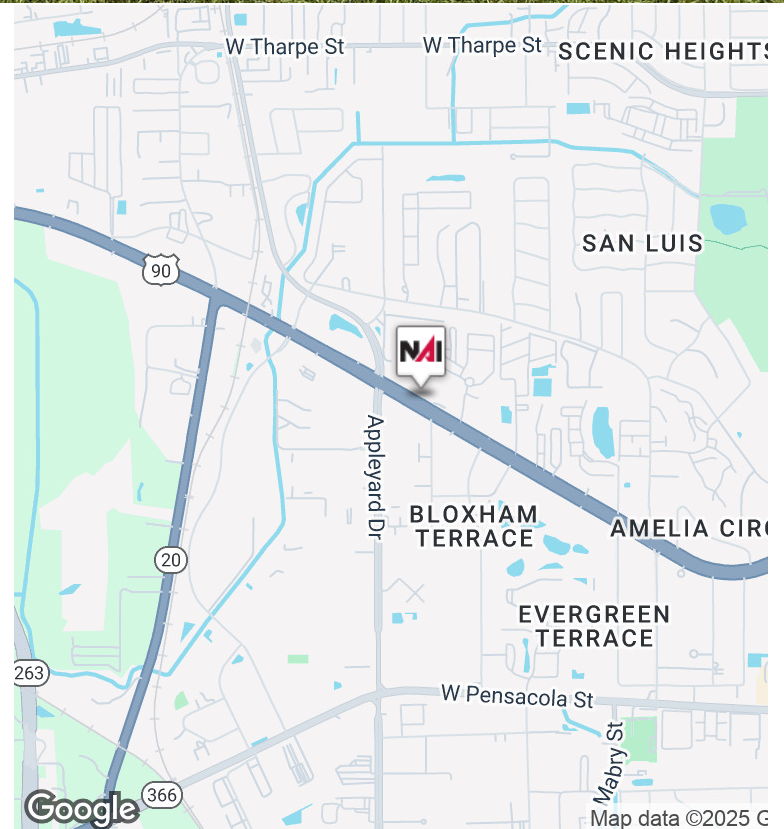
# NAI TALCOR



## VACANT LOT | 0.99 Acres

- Newly Vacant Acreage
- Fully permitted drive-thru & retail space
- Nearly an acre of land (.99 acres)
- Located in a vibrant college town with three large colleges
- 4000 Student Beds within a 1/4 Mile
- 300 ft frontage on US Highway 90/West Tennessee Street
- Two entries and exits
- Dedicated Turn Lane on a major highway
- Traffic Count 41,500 vehicles per day
- <https://www.youtube.com/watch?v=chKi54u-8BU>

**Sale Price: \$950,000**



✉ **Colleen Castille**  
+1 850 566 5791  
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✉ **John W. McNeill, SIOR**  
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[jmcneill@talcor.com](mailto:jmcneill@talcor.com)

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



**NAI TALCOR**  
1018 Thomasville Road, Suite 200A  
[talcor.com](http://talcor.com)

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## NEW SHELL BUILDING AT 2633 WEST TENNESSEE STREET

Tallahassee, Florida 05.27.22

**CONN +  
ARCHITECTS**



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**VACANT LOT FOR SALE  
0.99 ACRES**

**DUNKIN' DONUTS**  
**SUNOCO**

**FAMILY DOLLAR**

**SHELL**

**WELLS FARGO**

**MARATHON**

**Goodwill**

**SHELL**

**MAY COMPANIES**

**Ocala Corners**

- Tropical Cafe
- Publix
- Walgreens
- SURCHEROS
- Panera Bread
- Nail Art

**Westend Square**

- Starbucks Coffee
- McDonald's
- Charley's
- Hobbit American Grill
- Aldi
- T-Nails

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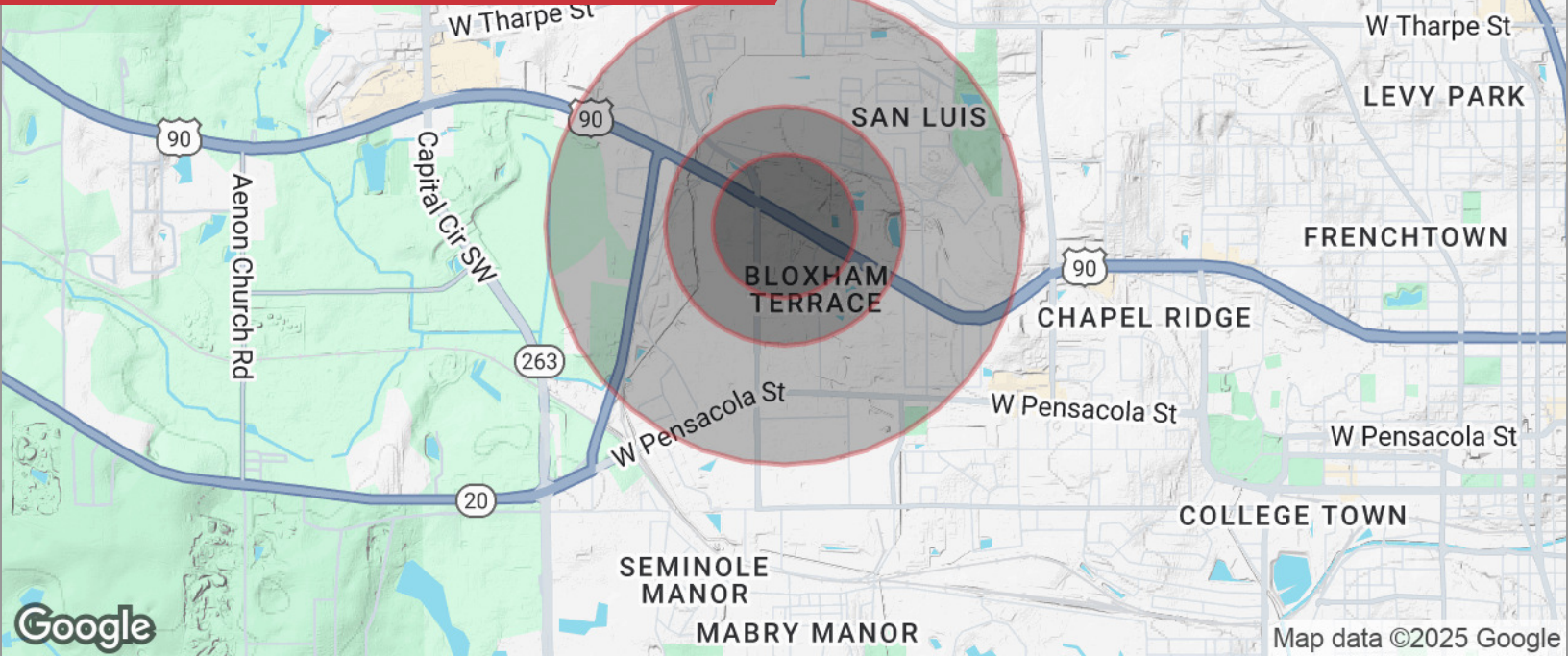
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Map data ©2025 Google

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## DEMOGRAPHICS

| POPULATION          | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total population    | 1,095     | 3,948     | 12,548    |
| Median age          | 26        | 28        | 29        |
| Median age (male)   | 26        | 28        | 29        |
| Median age (Female) | 26        | 28        | 29        |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
| Total households    | 388       | 1,512     | 5,105     |
| # of persons per HH | 2.8       | 2.6       | 2.5       |
| Average HH income   | \$32,733  | \$39,277  | \$43,052  |
| Average house value | \$244,041 | \$213,699 | \$190,972 |

\* Demographic data derived from 2020 ACS - US Census

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