



EXECUTIVE SUMMARY

0.34 AC VACANT LAND IN MIDTOWN

604 EAST PARK AVENUE, TALLAHASSEE, FL 32301

**OFFERING SUMMARY**

Sale Price:	\$349,900
Lot Size:	0.34 Acres
Zoning:	CU-45
APN:	113130 D0060

PROPERTY OVERVIEW

This recently cleared lot presents an ideal opportunity for an investor or owner-user seeking a build-to-suit site. Zoned CU-45, the property allows for a wide range of uses, including retail, daycare, office, and more. Excellent lot for a multi-family redevelopment. Contact Bryan Cureton for additional information.

LOCATION OVERVIEW

Located at the corner of Park Avenue and Franklin Blvd, this property sits in a highly desirable corridor positioned between Midtown and Downtown Tallahassee. The site offers excellent accessibility and visibility in one of the city's most active urban submarkets. It is within close proximity to key area destinations including Florida State University, Cascades Park, Leon High School, and the Florida State Capitol, all of which drive consistent daytime and residential activity in the surrounding area. The immediate vicinity is characterized primarily by office and residential uses, making the property well-suited for a range of urban infill opportunities.

[Click Here for Zoning Information](#)

Bryan Cureton
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





RETAILER MAP

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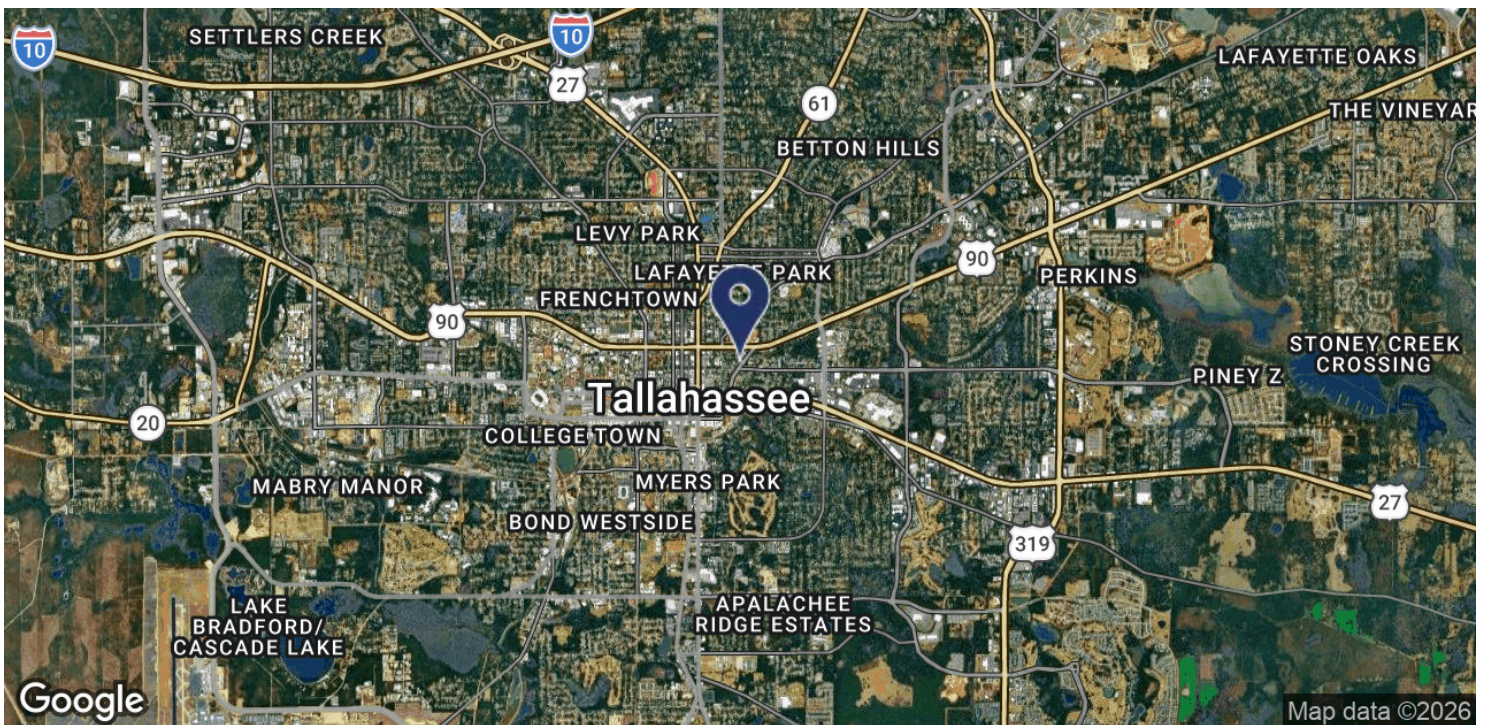
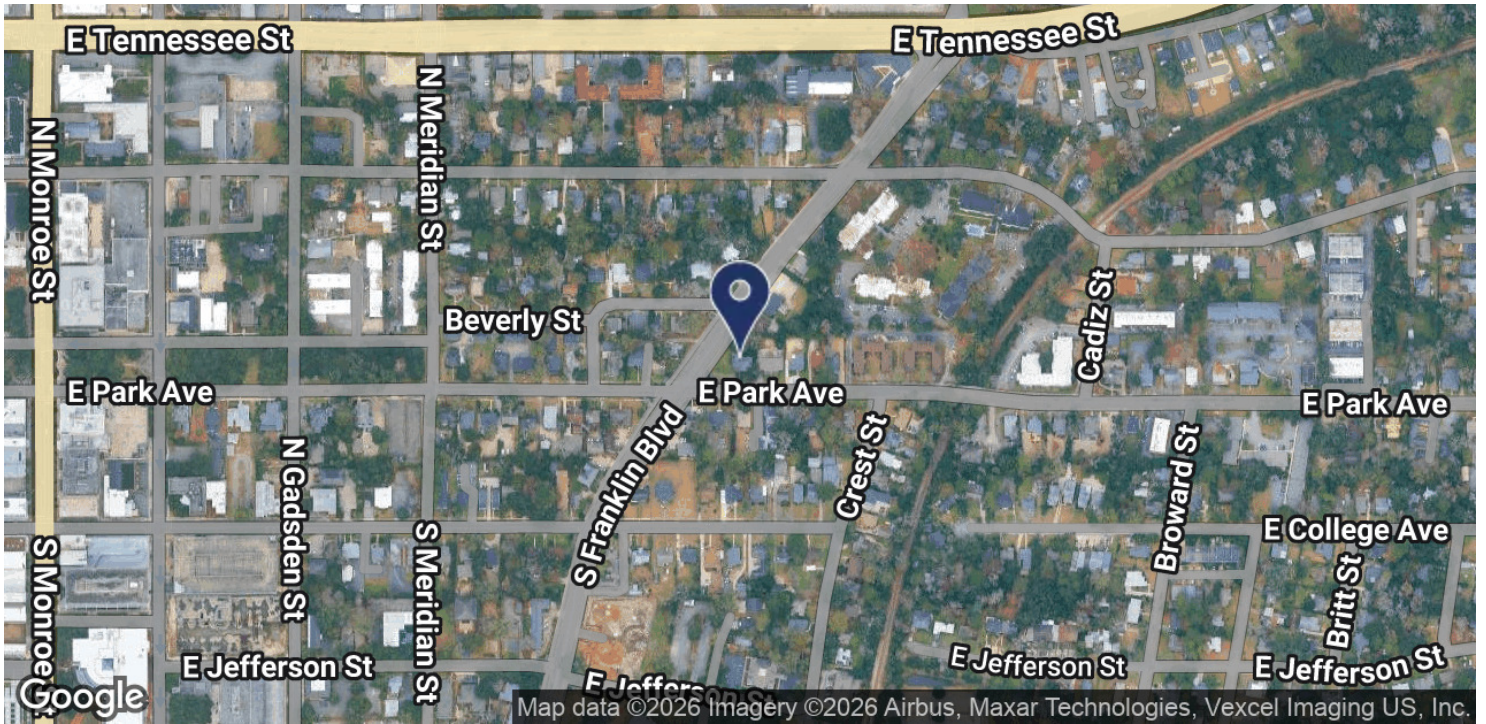
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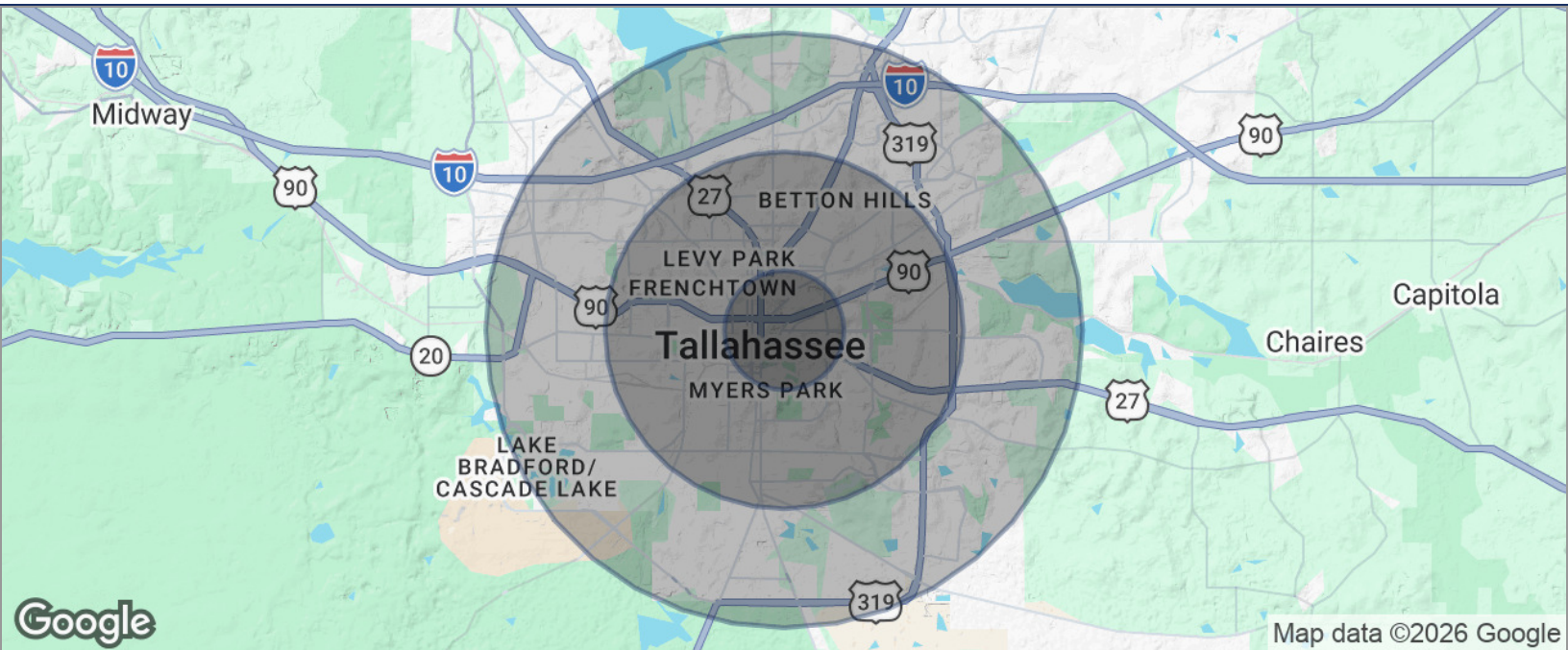




DEMOGRAPHICS MAP

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,760	101,344	174,779
MEDIAN AGE	33.8	29.4	31.6
MEDIAN AGE (MALE)	39.3	29.3	30.9
MEDIAN AGE (FEMALE)	31.7	30.6	32.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,948	41,891	73,746
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$106,485	\$71,101	\$75,545
AVERAGE HOUSE VALUE	\$377,558	\$254,604	\$256,863

* Demographic data derived from 2020 ACS - US Census

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