

5.73 COMMERCIAL ACRES, 432' ROAD FRONTAGE | COMMERCIAL HIGHWAY PROPERTY FOR SALE

000 GILMER AVENUE TALLASSEE, AL EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	1,320 SF
Lot Size:	5.73 Acres
Price / SF:	\$454.55
Year Built:	1901
Zoning:	Commercial Highway

PROPERTY OVERVIEW

5.73 +/- acres with 432' of road frontage on Gilmer Avenue where traffic counts exceed 13,709 daily. Zoned Commercial Highway this is an excellent location for a retail outlet, franchise, or food service development. Located in the City of Tallahassee situated in Elmore County, near Lake Martin. One structure on site, no value in the structure. Property sold as is where is. For more information contact Kimberly Johnson at 334-439-8564.

PROPERTY HIGHLIGHTS

- 5.73 Commercial Acres with High Visibility
- 432' Road Frontage on Gilmer Ave. - ALDOT 2021 Traffic Data 13,709
- Nearby Hillcrest Apartments, Walmart, & Tallahassee Schools
- Nearby Verizon, Dollar Tree, Tractor Supply Co, AutoZone & Dollar General

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	3,795	9,012	55,592
Total Population	8,644	18,702	114,921
Average HH Income	\$63,213	\$59,539	\$67,581

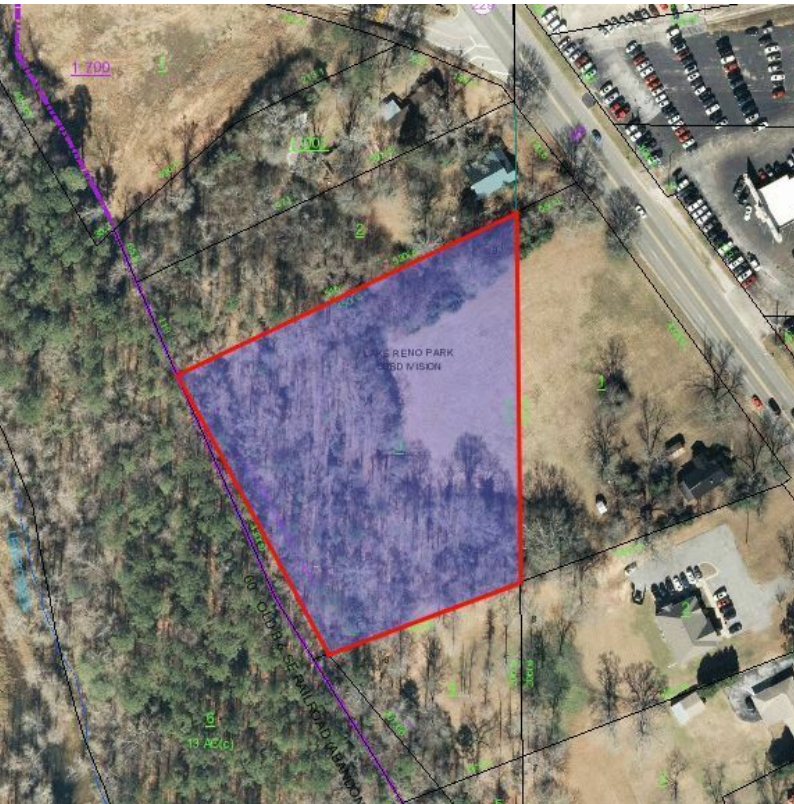
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**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

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PARCEL PHOTOS



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ADDITIONAL PHOTOS



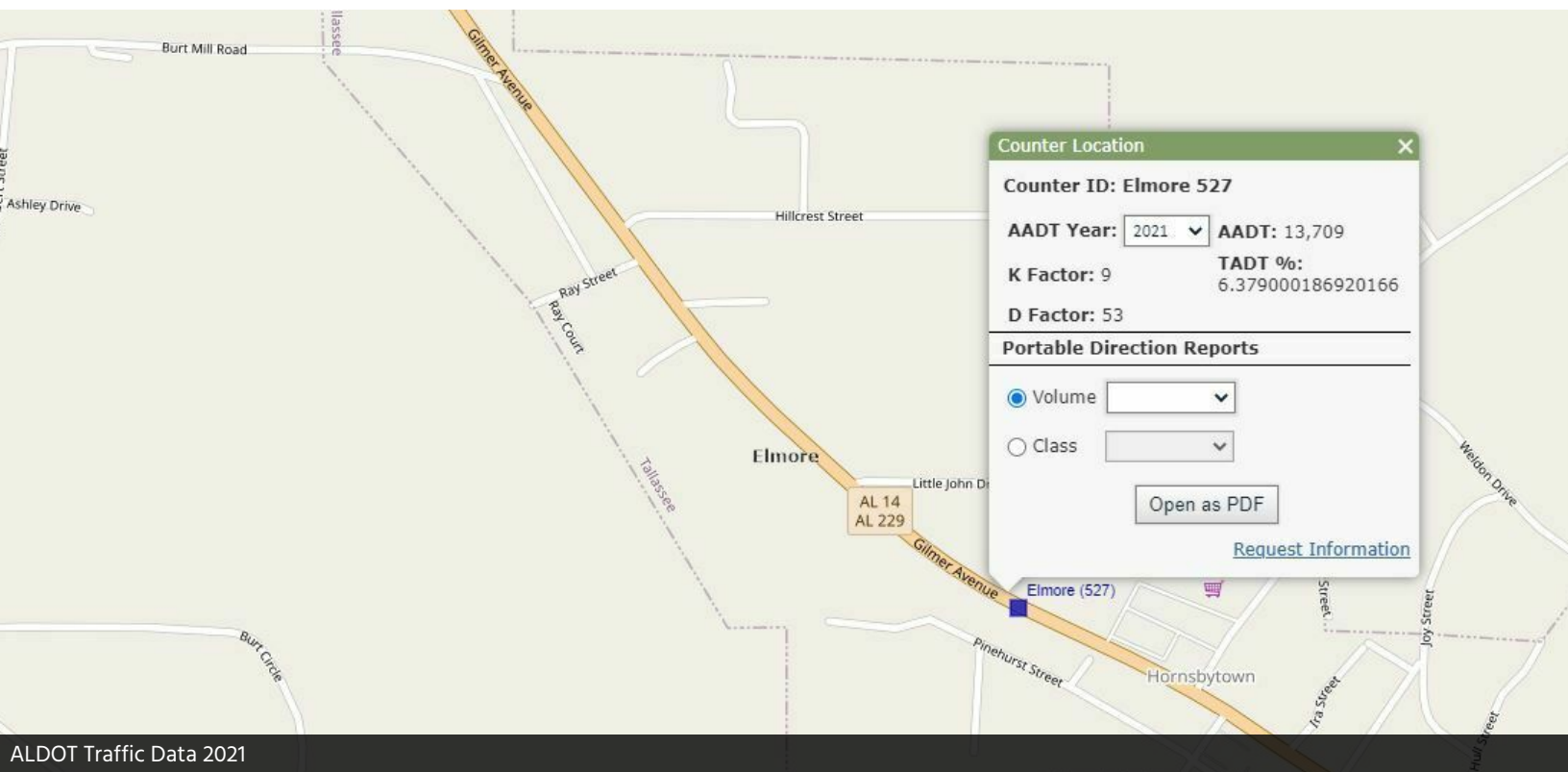
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Topographic Map



Flood Map



ALDOT Traffic Data 2021

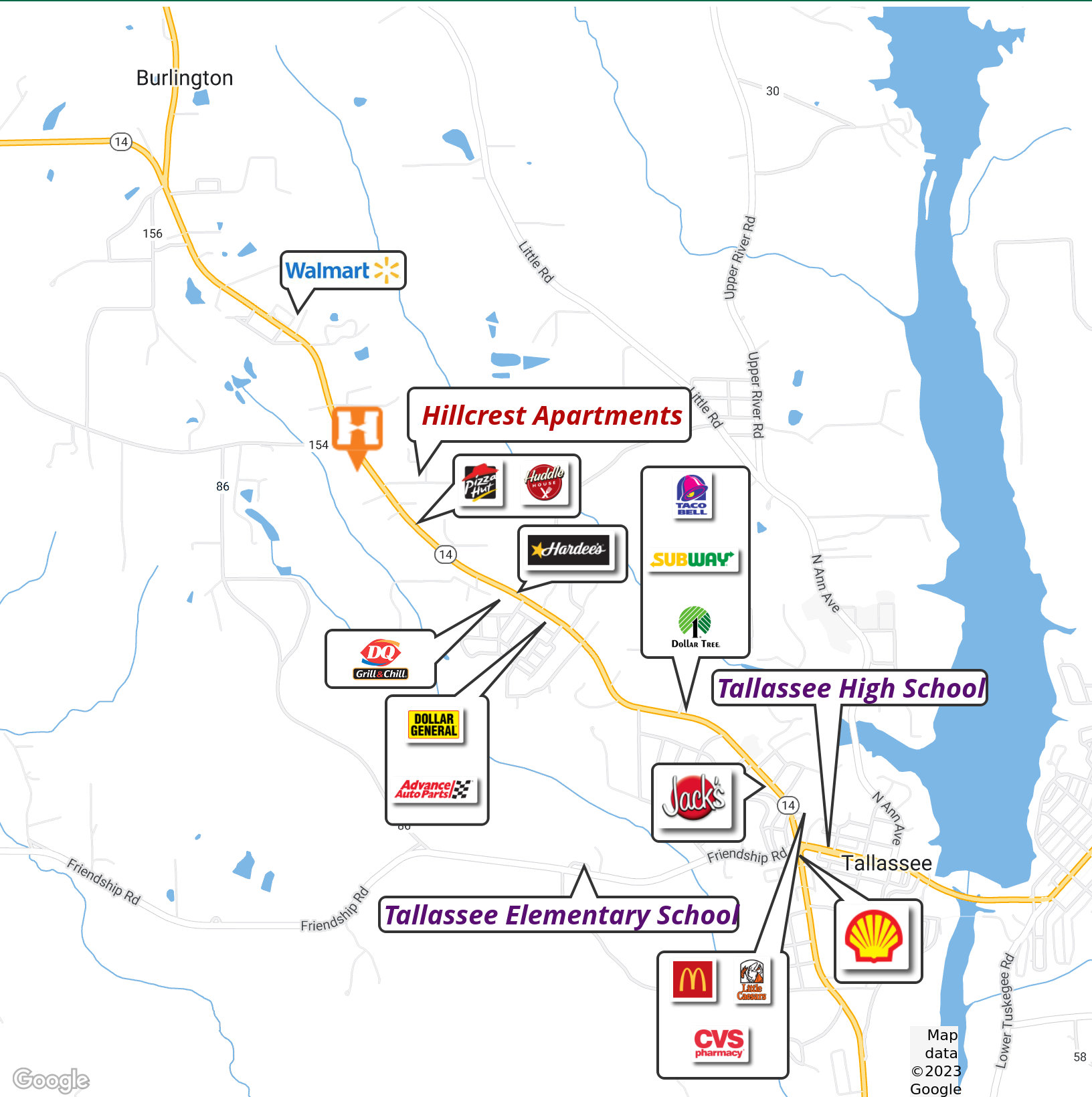
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RETAILER MAP



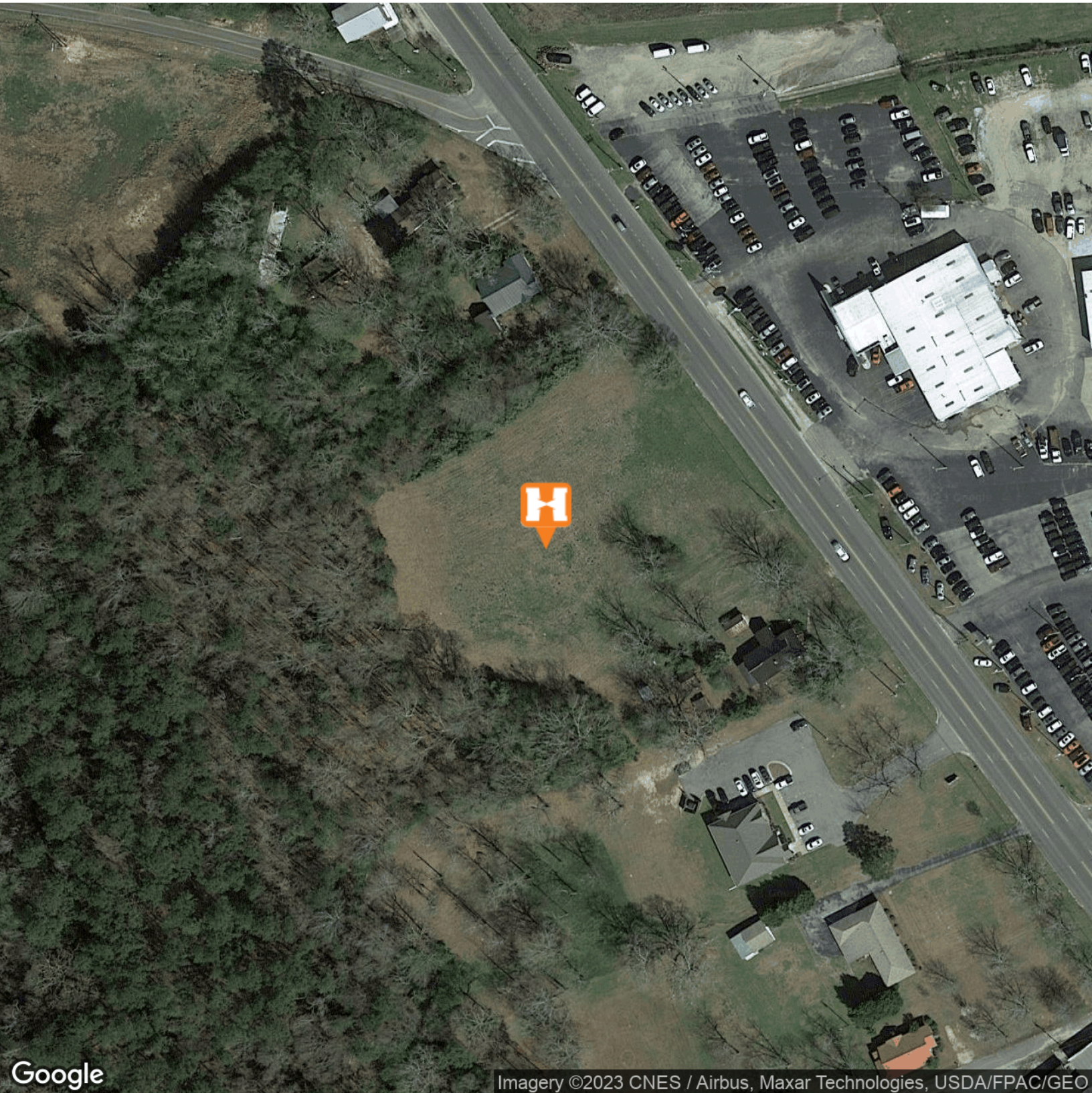
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AERIAL MAP



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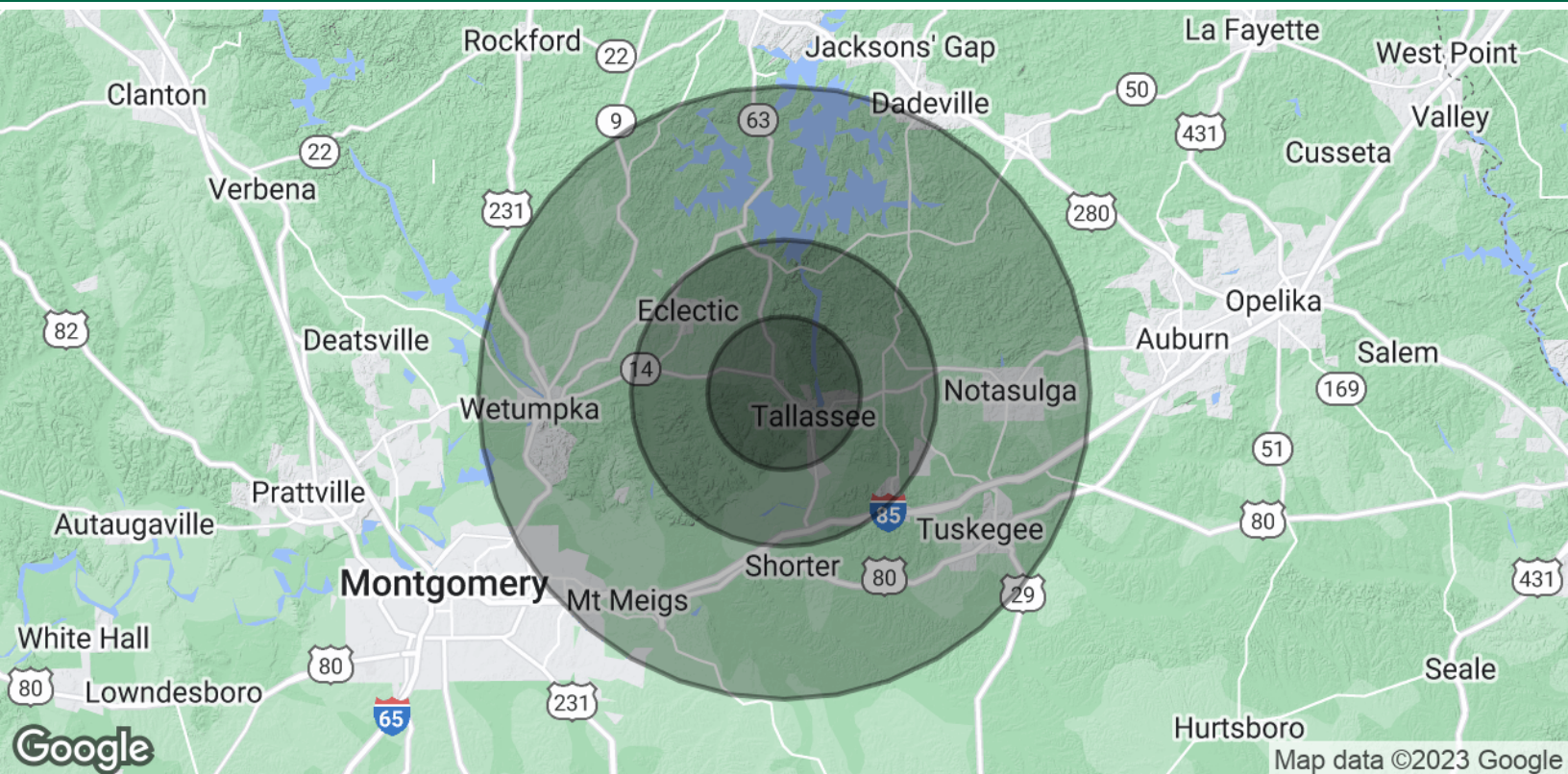
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DEMOGRAPHICS MAP & REPORT



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Commercial Real Estate



POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	8,644	18,702	114,921
Average Age	38.4	42.2	40.2
Average Age (Male)	37.2	41.3	39.1
Average Age (Female)	42.2	44.5	41.3

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total Households	3,795	9,012	55,592
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$63,213	\$59,539	\$67,581
Average House Value	\$139,607	\$154,743	\$192,847

* Demographic data derived from 2020 ACS - US Census

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