

Retail Property

# FOR SALE / LEASE



## 950 W THARPE ST

950 W Tharpe St , Tallahassee, FL 32303

### TRACY WATERS

Vice President

850.545.2282

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### PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303

4708 Capital Circle NW

850.205.2150 | teampcg.com



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## PROPERTY DESCRIPTION

Introducing an exceptional opportunity in Tallahassee, FL: 950 W Tharpe St. This remarkable property features a 5,010 SF building with 4 units, offering a prime investment potential. Built in 2018, the building boasts modern construction and design, appealing to savvy retail/street retail investors. Suite 101 is temporarily vacant, a 2nd Generation restaurant space, while negotiations continue with prospective tenants. Don't miss out on the chance to acquire this attractive property in a thriving location, poised for success.

## PROPERTY HIGHLIGHTS

- 280 ft Frontage on W Tharpe St
- Signage
- Near lighted intersection
- NOI based on 100% Occupancy

## OFFERING SUMMARY

Sale Price:	\$1,470,000
Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	4
Available SF:	1,218 SF
Building Size:	5,010 SF
NOI:	\$102,898.00
Cap Rate:	7.0%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,230	80,181	119,115
Total Population	14,474	169,166	262,453
Average HH Income	\$43,389	\$52,931	\$65,798

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# TRAFFIC COUNTS

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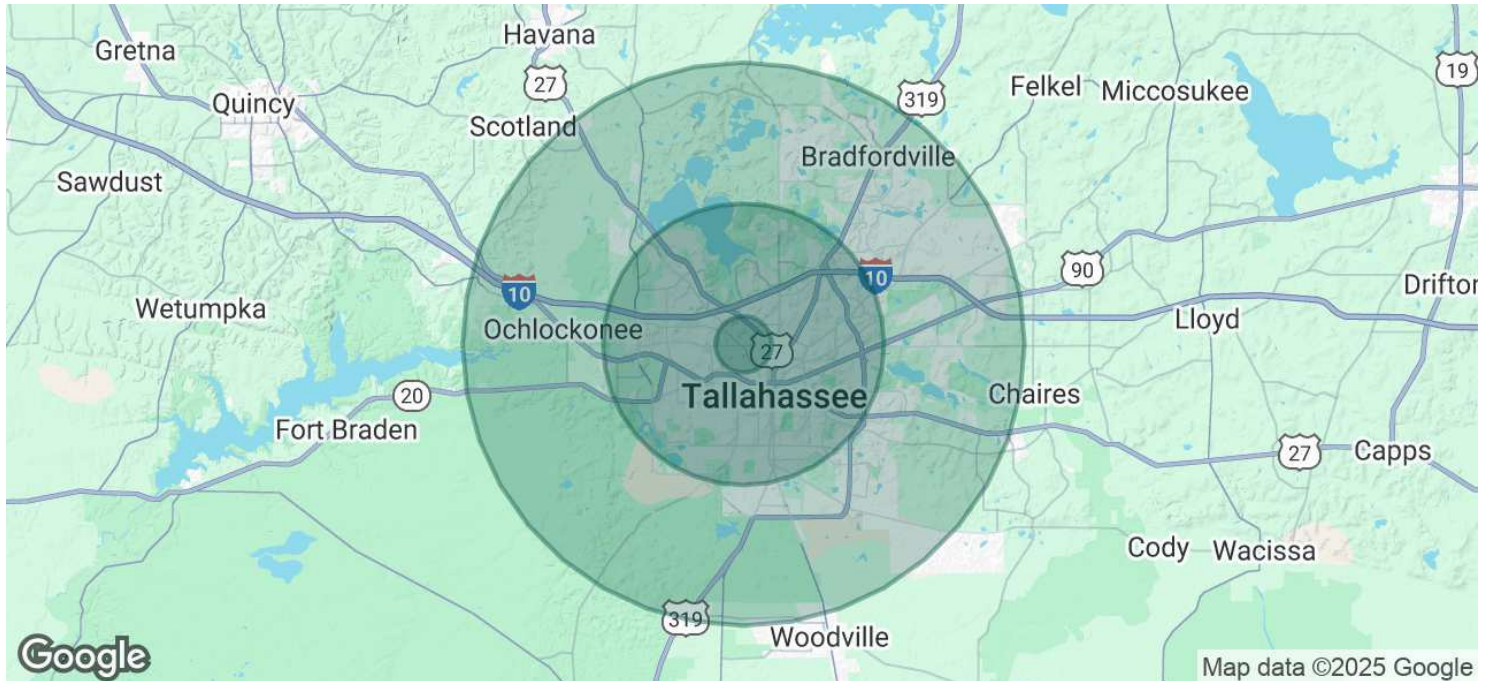


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,474	169,166	262,453
Average Age	28.9	31.5	34.7
Average Age (Male)	27.8	30.4	33.5
Average Age (Female)	30.9	32.6	35.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,230	80,181	119,115
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$43,389	\$52,931	\$65,798
Average House Value	\$199,789	\$151,218	\$179,283

2020 American Community Survey (ACS)

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