

Retail Property

FOR LEASE

324
NORTH
MONROE
STREET

Tallahassee, FL 32304

AL RUSSELL

850.508.4242

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FOR LEASE // Retail Property

324 NORTH MONROE STREET



850.933.5899



PROPERTY DESCRIPTION

Located in the heart of downtown Tallahassee across the signature Hotel Duval and seconds from the Capital, Midtown, and Florida State University.

For lease at \$1,800 month plus applicable sales tax. Tenant pays tax on top of rent for a total of \$1929.60.... Tenant is responsible for its own lawn care, maintenance and upkeep, utilities and janitorial.

OFFERING SUMMARY

Lease Rate:	\$1,800 SF/month)
Available SF:	2,694 SF
Building Size:	2,694 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,611	39,449	72,366
Total Population	10,616	96,239	174,023
Average HH Income	\$34,939	\$41,899	\$47,013

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AVAILABLE FOR SALE

Sale Price:	\$475,000
Property Type:	Retail/Land play
Sale Type:	Investment
Size:	2,694 SF

PROPERTY HIGHLIGHTS

- Inside incentive area for Community Redevelopment (CRA)
- Directly across from Hotel Duval & other National tenants in immediate surrounding area
- Signalized intersection
- Drive thru

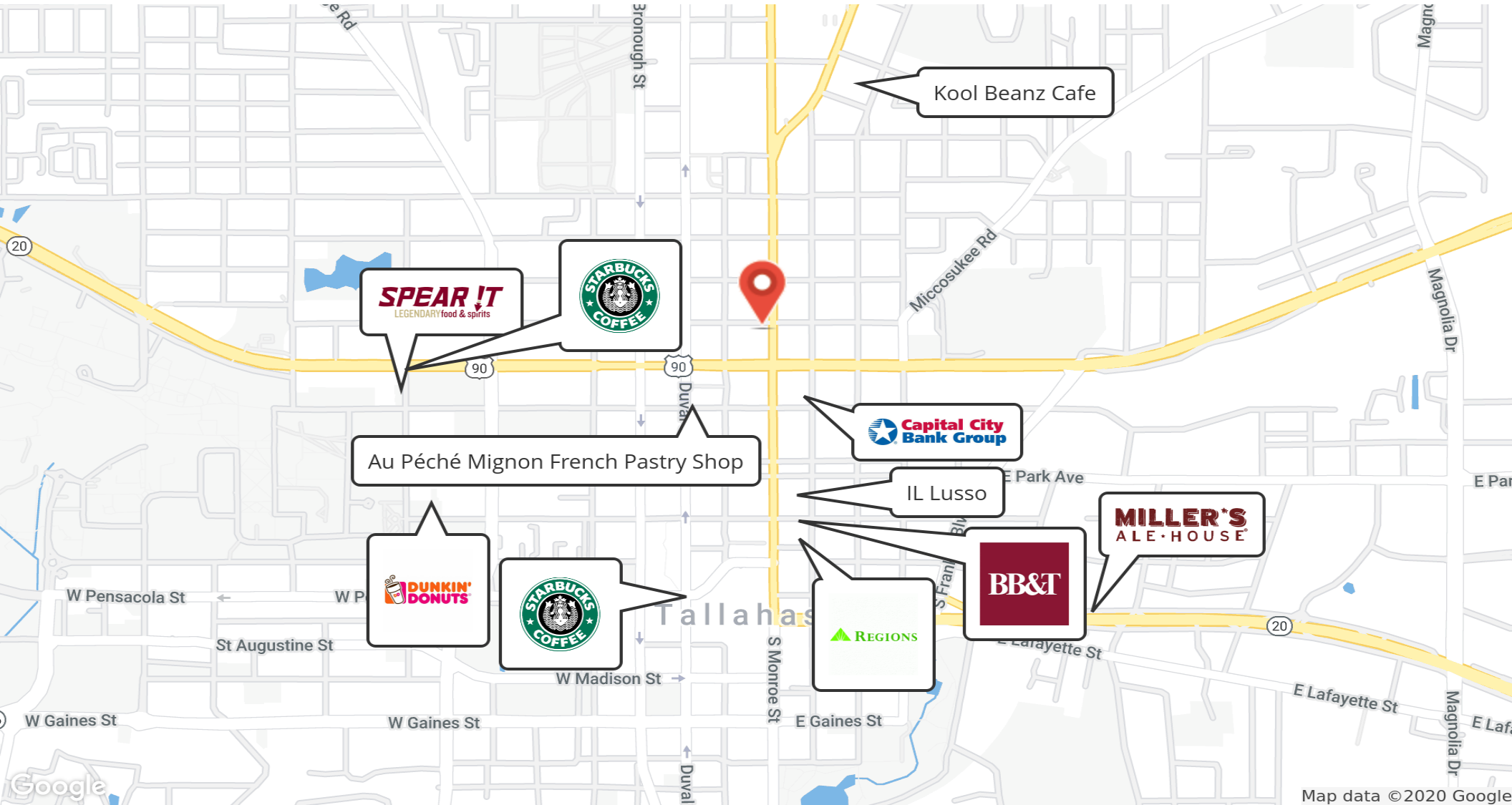
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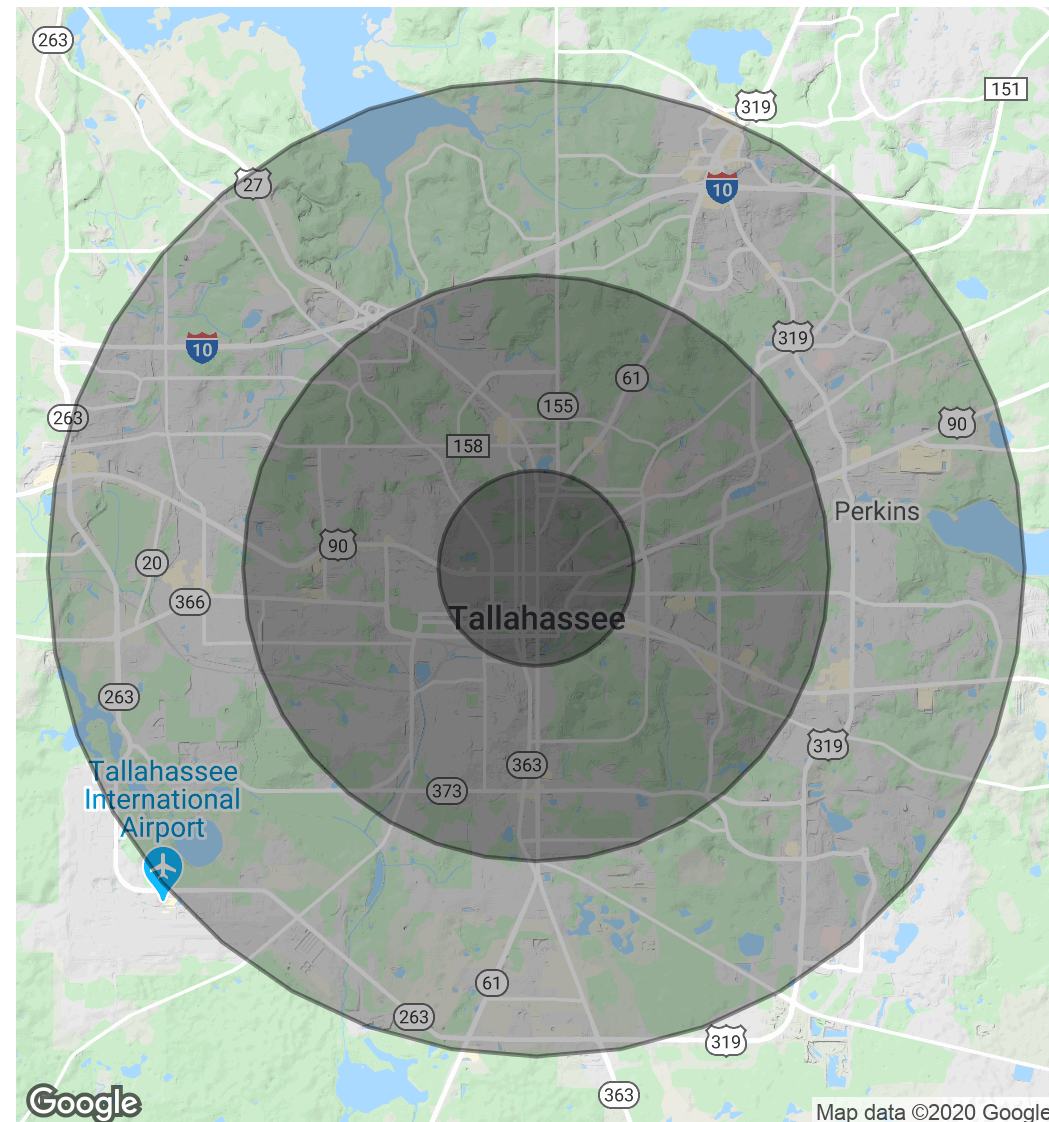
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,616	96,239	174,023
Average age	31.5	27.9	29.0
Average age (Male)	32.6	27.4	28.4
Average age (Female)	30.4	28.3	29.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,611	39,449	72,366
# of persons per HH	2.3	2.4	2.4
Average HH income	\$34,939	\$41,899	\$47,013
Average house value	\$266,258	\$216,900	\$208,459

* Demographic data derived from 2010 US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Premier Commercial Group in compliance with all applicable fair housing and equal opportunity laws.

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