

Retail Property
FOR SALE



932 WEST THARPE

Tallahassee , FL 32303

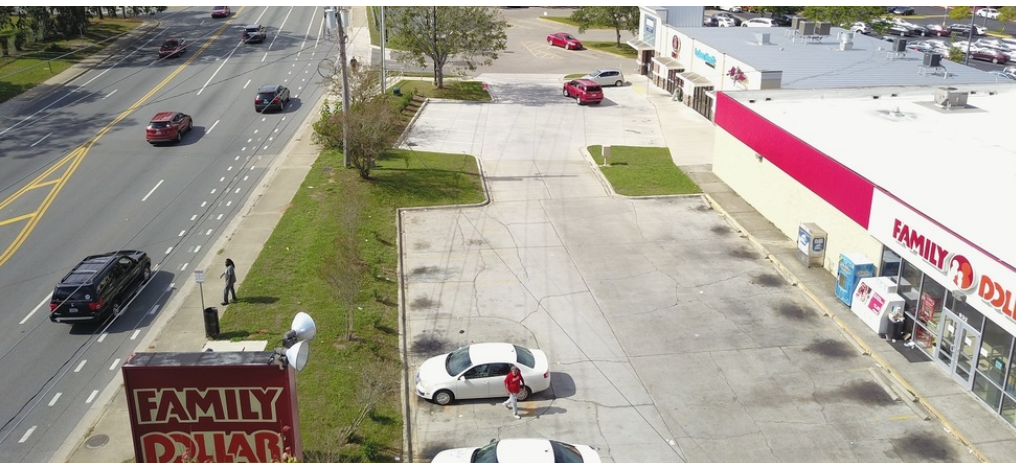
TRACY WATERS

850.545.2282

twaters@teampcg.com



932 WEST THARPE- \$1,250,000



OFFERING SUMMARY

Sale Price:	\$1,250,000
Building Size:	8,190 SF
Price / SF:	\$152.63
Year Built:	1996
Zoning:	Zoned for C-2 use

PROPERTY OVERVIEW

\$1,250,000 Purchase Price

PROPERTY HIGHLIGHTS

- FREE STANDING NATIONAL TENANT BUILDING (OUT PARCEL)
- NEAR 3 GRADE SCHOOLS, ONE UNIVERSITY AND ONE COLLEGE
- 30,000 AVERAGE DAILY TRAFFIC COUNT
- WEST THARPE AND OLD BAINBRIDGE ROAD INTERSECTION
- CORPORATE LEASE WITH 25 YEARS OF RENEWALS
- 7.32 CAP RATE @ RENEWAL
- PRIME TRIPLE NET INVESTMENT OPPORTUNITY- TENANT FAMILY DOLLAR
- BRAND NEW RETAIL BUILDING IMMEDIATELY NEXT TO PROPERTY (FULLY LEASED)
- NEW ROOF INSTALLED JULY 2017.
- IMMEDIATELY AROUND INTERSECTION, 40,000 SF OF PROPOSED DEVELOPMENT

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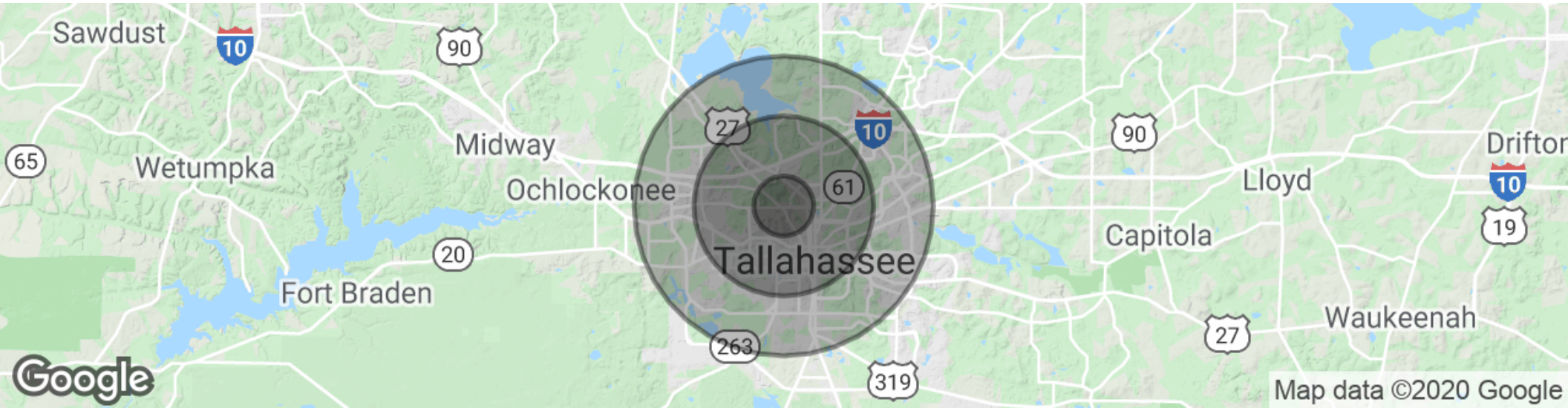
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	15,756	98,378	168,123
Median age	25.7	26.4	29.1
Median age (Male)	26.5	26.6	28.6
Median age (Female)	24.7	26.3	29.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,285	38,745	69,669
# of persons per HH	2.5	2.5	2.4
Average HH income	\$36,823	\$41,321	\$48,561
Average house value	\$183,616	\$218,559	\$217,658

* 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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