

3122 W TENNESSEE ST

Tallahassee, FL 32304



850.933.5899



PROPERTY DESCRIPTION

Premier Commercial Group is proud to present this local car dealership at 3122 W Tennessee St. in Tallahassee Florida. This space has over 4,500 SF of air conditioned office space and a full service mechanical shop in the back contrived for auto repair and customization.

Located in the heart of all the national car dealers in Tallahassee area, dealerships have thrived here for over a decade. And, within the last year the parking lot has been completely re-paved in addition to the roof being re-done

Sale does not include front lot - see site plan below

PROPERTY HIGHLIGHTS

- Large initial investment into tenant improvement
- Brand new roof - 2022
- Impeccable visibility frontage from Tennessee St. adjacent to the intersection of Capital City North West
- Office space in the front, showroom space in the middle and an auto repair shop in the back of the building

Dealerships have thrived renting here for over a decade

OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	1.22 Acres
Building Size:	9,750 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,452	28,662	54,220
Total Population	6,100	67,284	132,281
Average HH Income	\$49,932	\$55,860	\$64,191

TRACY WATERS

850.545.2282

twaters@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

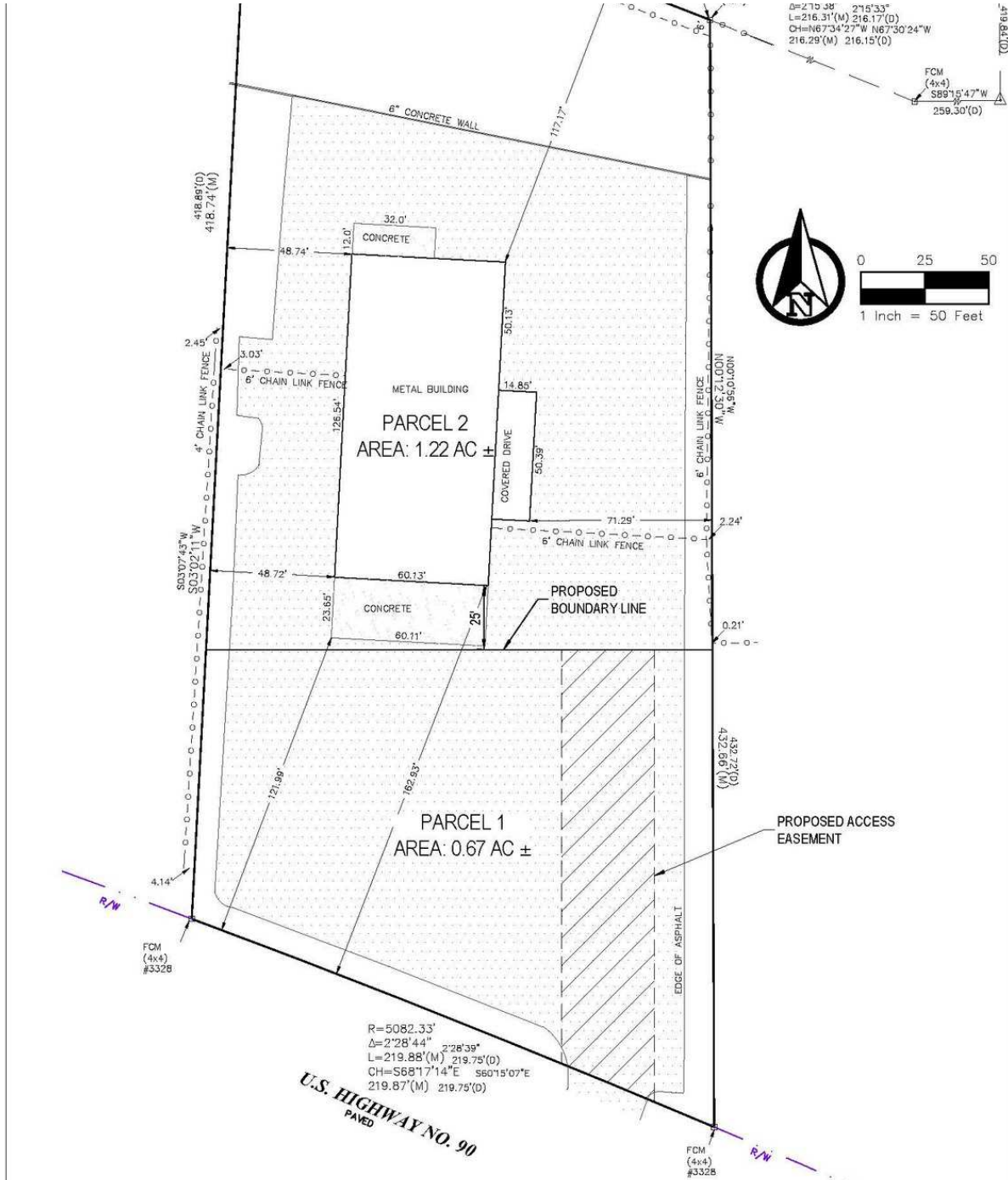
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Google

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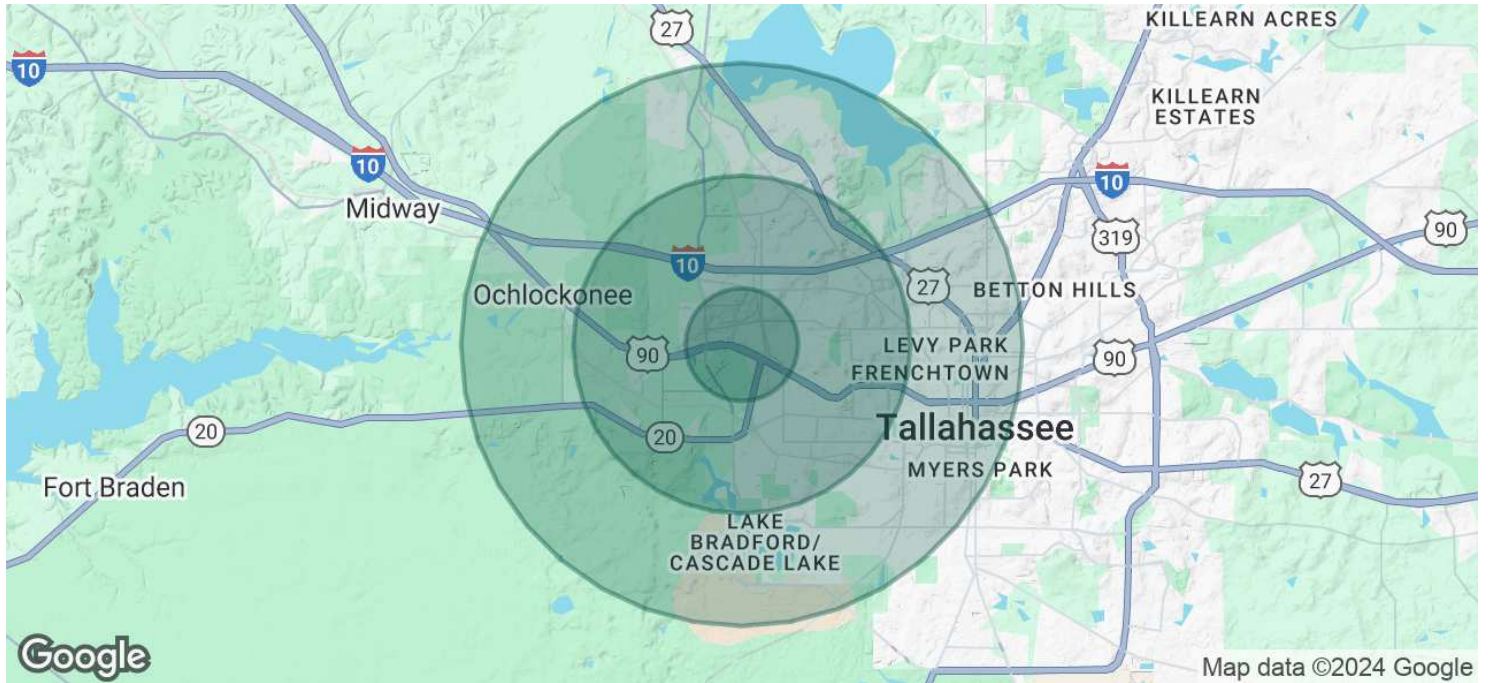
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,100	67,284	132,281
Average Age	30	31	33
Average Age (Male)	30	30	32
Average Age (Female)	31	31	33

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,452	28,662	54,220
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$49,932	\$55,860	\$64,191
Average House Value	\$222,325	\$178,633	\$232,712

Demographics data derived from AlphaMap

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