

Office Building

FOR SALE



# 2700 BLAIRSTONE RD

Tallahassee, FL 32301

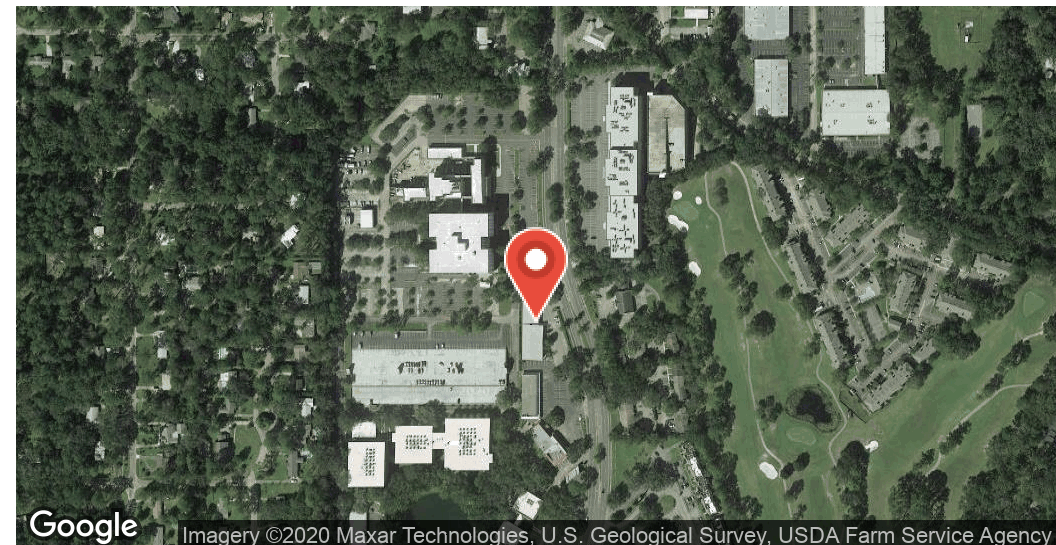
**Al Russell**

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## OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	21,624 SF
Available SF:	5,300+/- SF
Price / SF:	\$92.49

## PROPERTY OVERVIEW

Two story office building on Blairstone Rd in Tallahassee FL.

8.9% Cap Rate with ability to grow to 12% once vacant space is filled

Building is currently leased by 6 strong tenants (Coast Dental, Doyle Land Service, Quest Management, U.S. Marine Corp, STRAITA, and MetroNet) with only one space available for lease before it is 100% occupied

Surrounded by dozens of national food and retail tenants, just off Apalachee Pkwy - one of the heaviest traveled roads in Tallahassee

## PROPERTY HIGHLIGHTS

- Office building almost completely leased out
- Minutes from the Southwood Community with thousands of residential units and other businesses
- Office available for lease is currently undergoing renovation to be expanded

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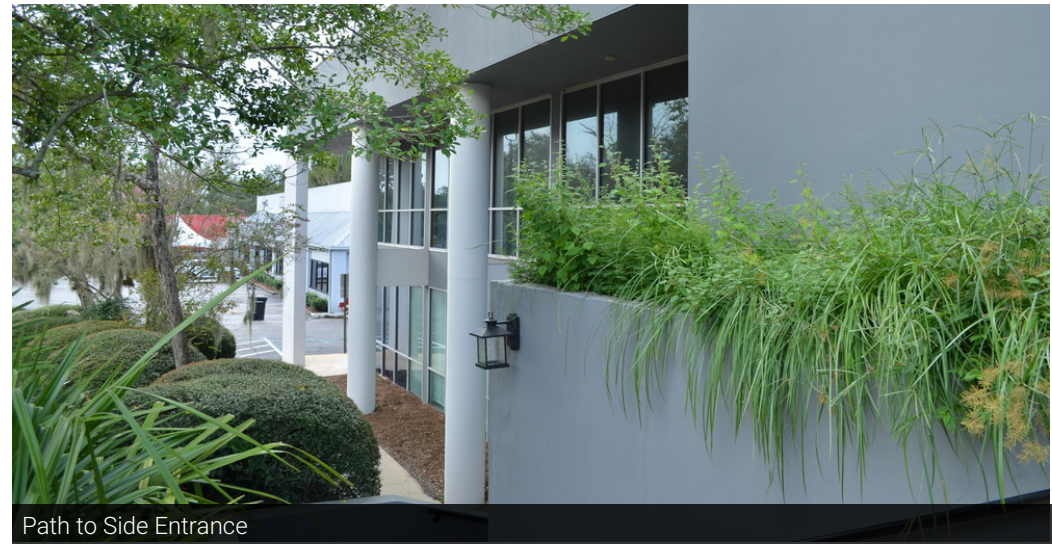
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Main Entrance Hallway



Main Entrance into Upper Floor



Path to Side Entrance

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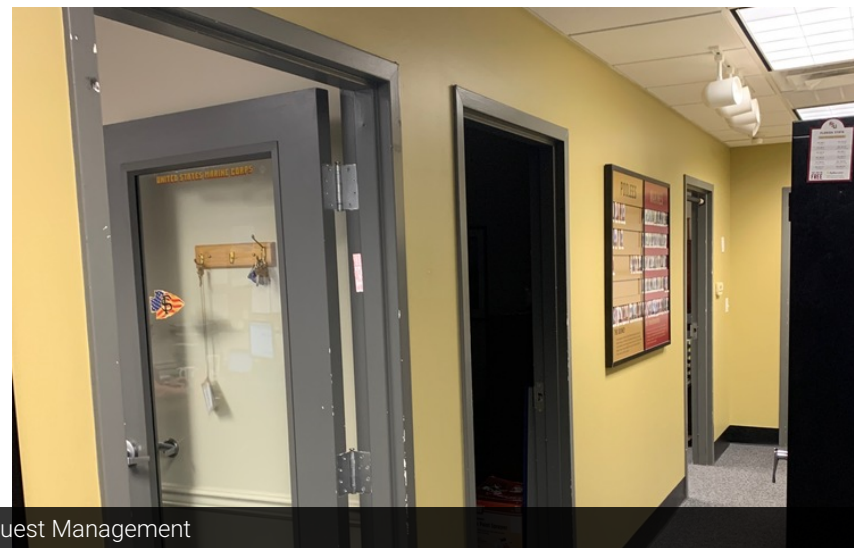
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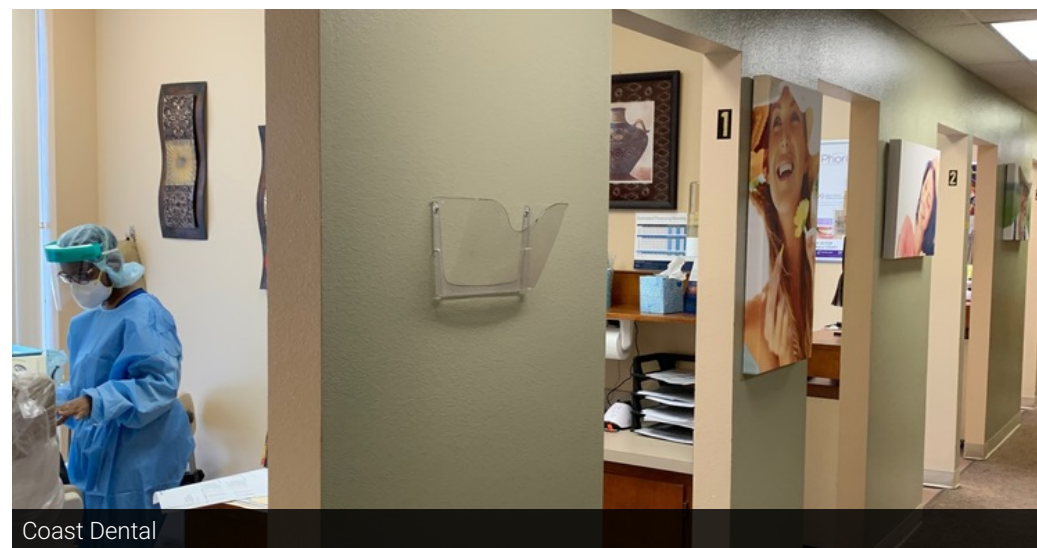
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U.S. Marine Office



Quest Management



Coast Dental

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Main Entrance to Office Available for Lease



Available for Lease



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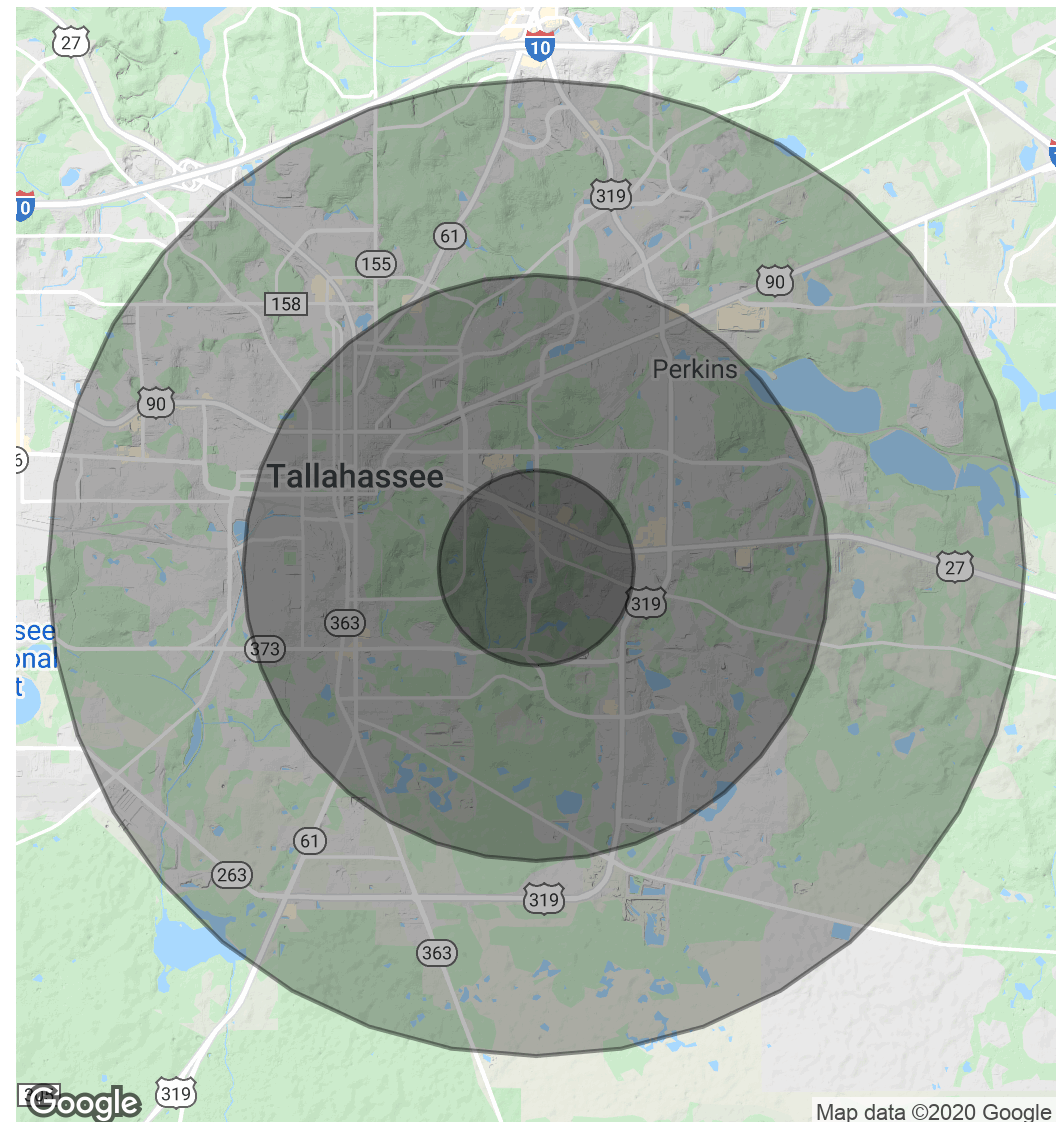
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,888	51,587	132,989
Average age	31.9	30.8	30.5
Average age (Male)	30.0	28.8	29.6
Average age (Female)	33.1	32.6	31.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,121	24,059	56,883
# of persons per HH	1.9	2.1	2.3
Average HH income	\$48,896	\$49,075	\$48,828
Average house value	\$154,514	\$191,188	\$214,034

\* Demographic data derived from 2010 US Census



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