

Office Property
FOR LEASE



2820 REMINGTON GREEN

Tallahassee, FL 32308

TRACY WATERS

850.545.2282

twaters@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

The first floor of this two story office building is available for lease at \$3,900 rent + \$1,100 CAM and extra fees - totaling \$5,000 total a month + Tax

Landlord pays all utilities and property insurance, tenant handles repairs and janitorial

Space is fully turn-key and leased as is

Sufficient parking on site

PROPERTY HIGHLIGHTS

- Minutes from an I10 interchange with strong growth in surrounding area
- Surrounded by dozens of national restaurant and retail tenants
- Highly visible on major fair with a traffic count of up to 60,000 cars per day
- In professional office park with Professional Association/ACC

OFFERING SUMMARY

Lease Rate:	\$5,000.00 per month (Gross)
Available SF:	2,500 SF
Lot Size:	0.69 Acres
Building Size:	6,466 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	849	1,660	5,061
Total Population	1,462	3,197	10,529
Average HH Income	\$79,481	\$65,139	\$100,328

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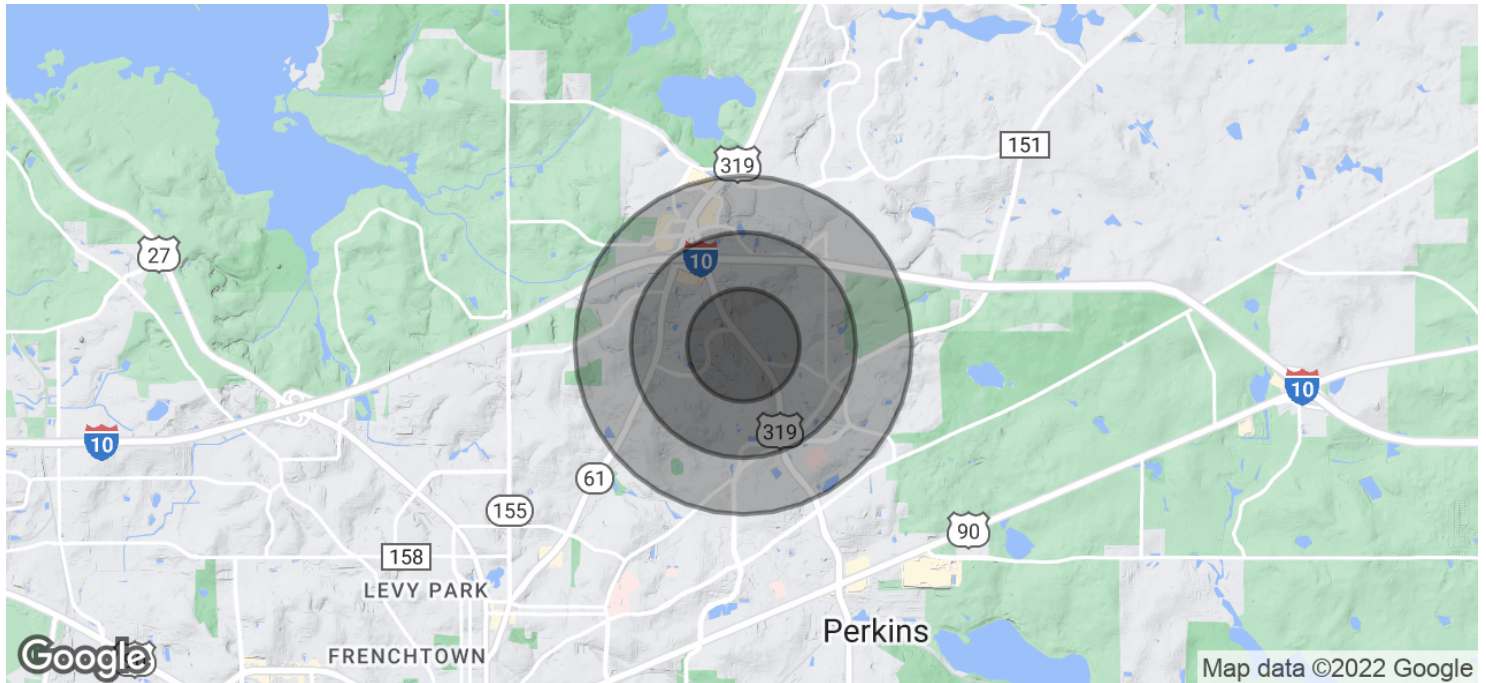


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,462	3,197	10,529
Average Age	42.5	40.1	45.6
Average Age (Male)	38.4	36.9	40.6
Average Age (Female)	46.2	43.5	47.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	849	1,660	5,061
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$79,481	\$65,139	\$100,328
Average House Value	\$538,827	\$534,201	\$443,554

* Demographic data derived from 2020 ACS - US Census

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