

Tallahassee, FL 32301



Pad B - 5,200 sf retail drive thru for sale at \$1.8M, or for lease between \$32 - 45 NNN

PROPERTY HIGHLIGHTS

- Directly across from the Southwood community with thousands of new residential units
- Seconds from dozens of office spaces
- Minutes from Downtown Tallahassee and the Capitol

OFFERING SUMMARY

Sale Price:	\$1,000,000 - \$1,800,000
Lease Rate:	\$32.00 - 45.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1,800 - 5,200 SF
Lot Size:	1 Acres
Building Size:	1,800 - 5,200 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,826	8,544	17,624
Total Population	3,619	16,628	35,994
Average HH Income	\$69,654	\$58,823	\$56,691

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3649 S BLAIRSTONE RD

Tallahassee, FL 32301

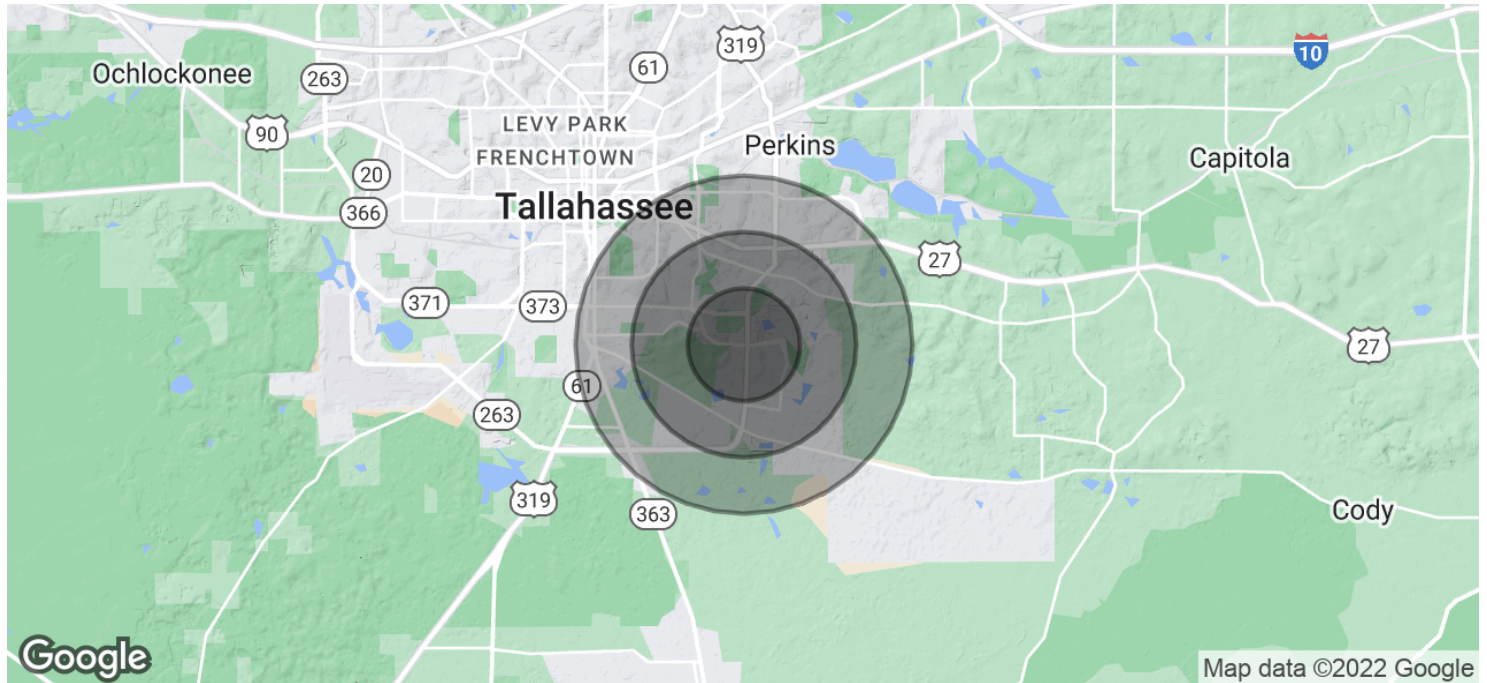


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,619	16,628	35,994
Average Age	32.5	32.1	31.6
Average Age (Male)	29.8	30.3	30.1
Average Age (Female)	32.5	32.7	32.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,826	8,544	17,624
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$69,654	\$58,823	\$56,691
Average House Value	\$198,226	\$169,358	\$152,491

* Demographic data derived from 2020 ACS - US Census

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