

Retail Property  
**FOR SALE**



# 1322 MAHAN DR

Tallahassee, FL 32308

**TRACY WATERS**

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**PREMIER COMMERCIAL GROUP**

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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## PROPERTY DESCRIPTION

Premier Commercial Group is proud to present this construction deal in Mahan Plaza in Tallahassee, Florida. This 705 sf single tenant building includes a drive thru and is currently being built out as Red Owl Coffee - a credit franchisee of a national franchise with a newly signed 10 year NNN lease. This property sits inside of our newly renovated Mahan Plaza in addition to many other local and regional tenants. It fronts E Tennessee - one of the busiest roads in Tallahassee, and is minutes away from an I-10 interchange

## PROPERTY HIGHLIGHTS

- Being sold at C.O.
- credit franchisee of a national franchise
- Property sits on an outparcel with shared access and parking with neighboring shopping plaza Mahan Square and is situated on a lot off of the hard corner at one of Tallahassee's biggest intersections

## OFFERING SUMMARY

Sale Price:	\$1,648,000
Building Size:	705 SF
Cap Rate:	5.0%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,367	80,623	120,611
Total Population	7,791	170,407	266,340
Average HH Income	\$73,308	\$56,220	\$66,302

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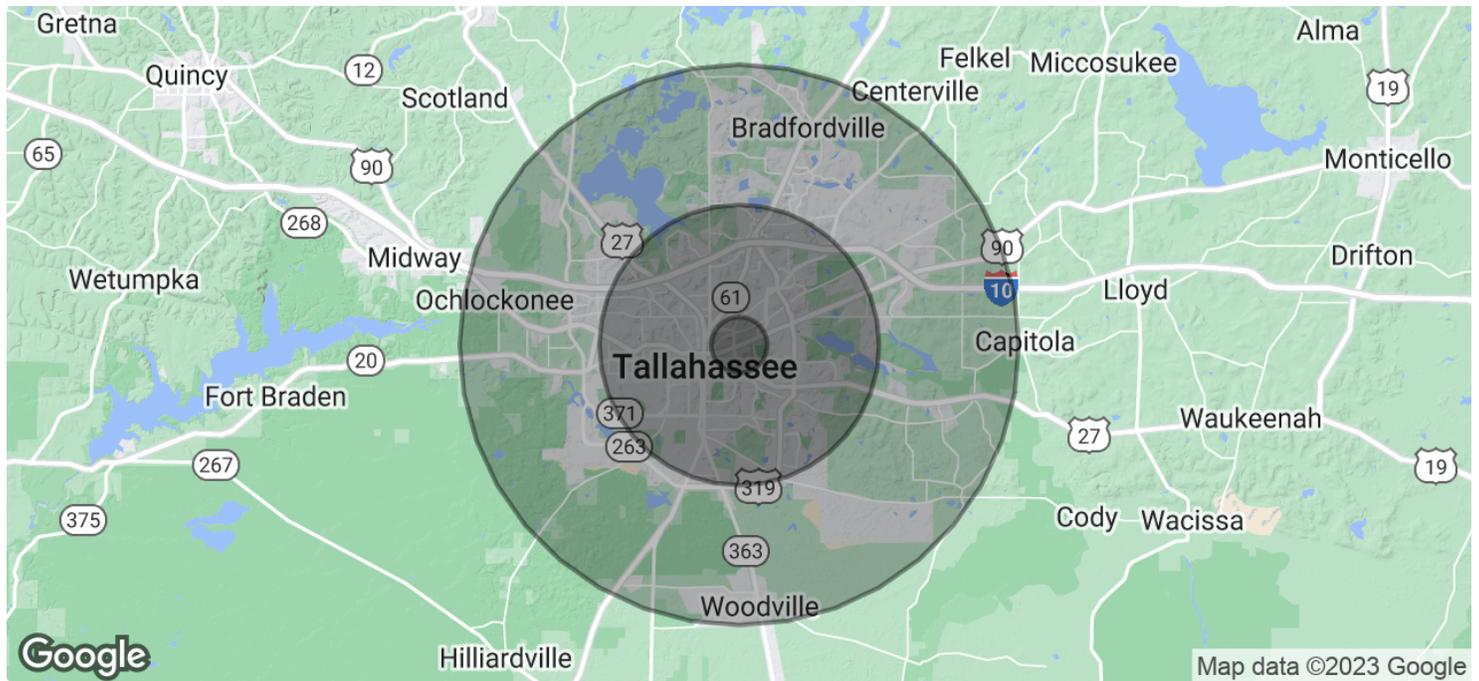
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	7,791	170,407	266,340
Average Age	33.2	32.3	34.9
Average Age (Male)	31.3	30.8	33.7
Average Age (Female)	36.3	33.6	36.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	4,367	80,623	120,611
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$73,308	\$56,220	\$66,302
Average House Value	\$210,424	\$164,697	\$180,450

\* Demographic data derived from 2020 ACS - US Census

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