

Retail Property
FOR SALE



3808 N MONROE ST STE 1

Tallahassee, FL 32303

AL RUSSELL
850.508.4242
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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 proudly presents a prime investment opportunity in a high-traffic strip plaza located on 3808 N Monroe St. in Tallahassee, FL. This offering includes two fully leased units, currently occupied by well-established tenants: Papa John's and Just One More.

Papa John's has 2 years remaining on a NNN lease, providing stable income with minimal landlord responsibilities.

Just One More has 4 years left on its NNN lease, offering additional long-term security.

Both tenants are locked in at below-market rents, creating a significant opportunity for future rent growth. With no renewal options in place, investors have the potential to adjust leases to reflect current market conditions upon expiration. This is a fantastic opportunity for savvy investors seeking a steady return with upside potential in one of Tallahassee's most active commercial areas. Don't miss out on this chance to add a high-performing asset to your portfolio!

PROPERTY HIGHLIGHTS

- Minutes from I-10 interchange
- 100% occupancy with NNN leases way below market rent
- Strong rental income potential
- Well-maintained property with high visibility and foot traffic

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OFFERING SUMMARY

Sale Price:	\$1,000,000
Number of Units:	2
Building Size:	3,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,160	19,014	51,315
Total Population	5,147	43,803	122,947
Average HH Income	\$87,060	\$79,684	\$74,001

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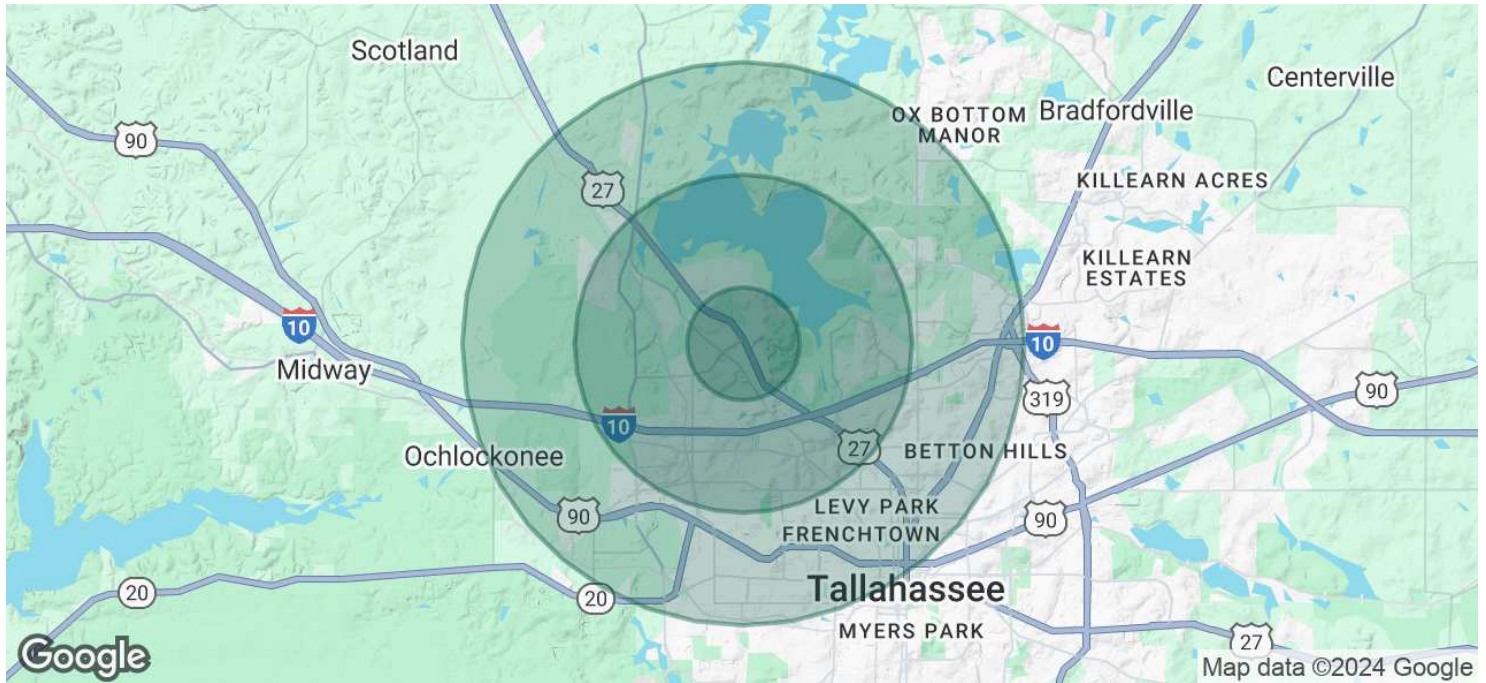


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,147	43,803	122,947
Average Age	40	37	34
Average Age (Male)	39	36	33
Average Age (Female)	41	38	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,160	19,014	51,315
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$87,060	\$79,684	\$74,001
Average House Value	\$259,616	\$239,960	\$258,865

Demographics data derived from AlphaMap

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