

For Lease

Office Building

| Negotiable



3534-A Thomasville Road

3534-A Thomasville Road
Tallahassee, Florida 32309

Property Highlights

- Situated in a Growing Trade Area
- Phenomenal Demographics
- 4 Private Offices
- 3 Drive Thru Lanes
- 1 ATM Lane
- Ample On-Site Parking

Property Description

This 4,948 SF ground floor former bank branch is strategically located at the Interstate 10 x Thomasville Road exit; a trade area that has been and will continue to experience tremendous commercial and residential growth. The space contains 4 private offices, a teller stand, a vaulted safe, 3 drive thru lanes, 1 ATM lane, and ample on-site parking. With the subject's favorable location and surrounding demographics, as well as it's in place infrastructure, the property is primed to house a growing financial institution looking to open a flagship location in Tallahassee.

OFFERING SUMMARY

Available SF	
Lease Rate	Negotiable
Building Size	11,366 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,955	\$94,756
3 Miles	33,700	\$100,524
5 Miles	89,128	\$84,333

For more information

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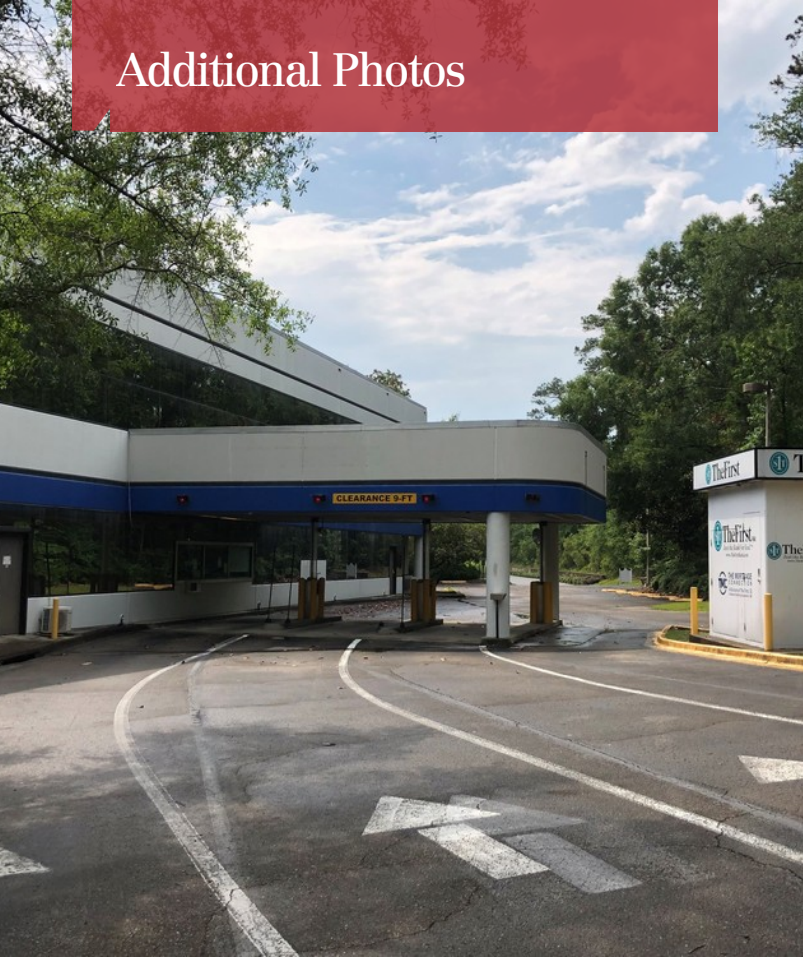


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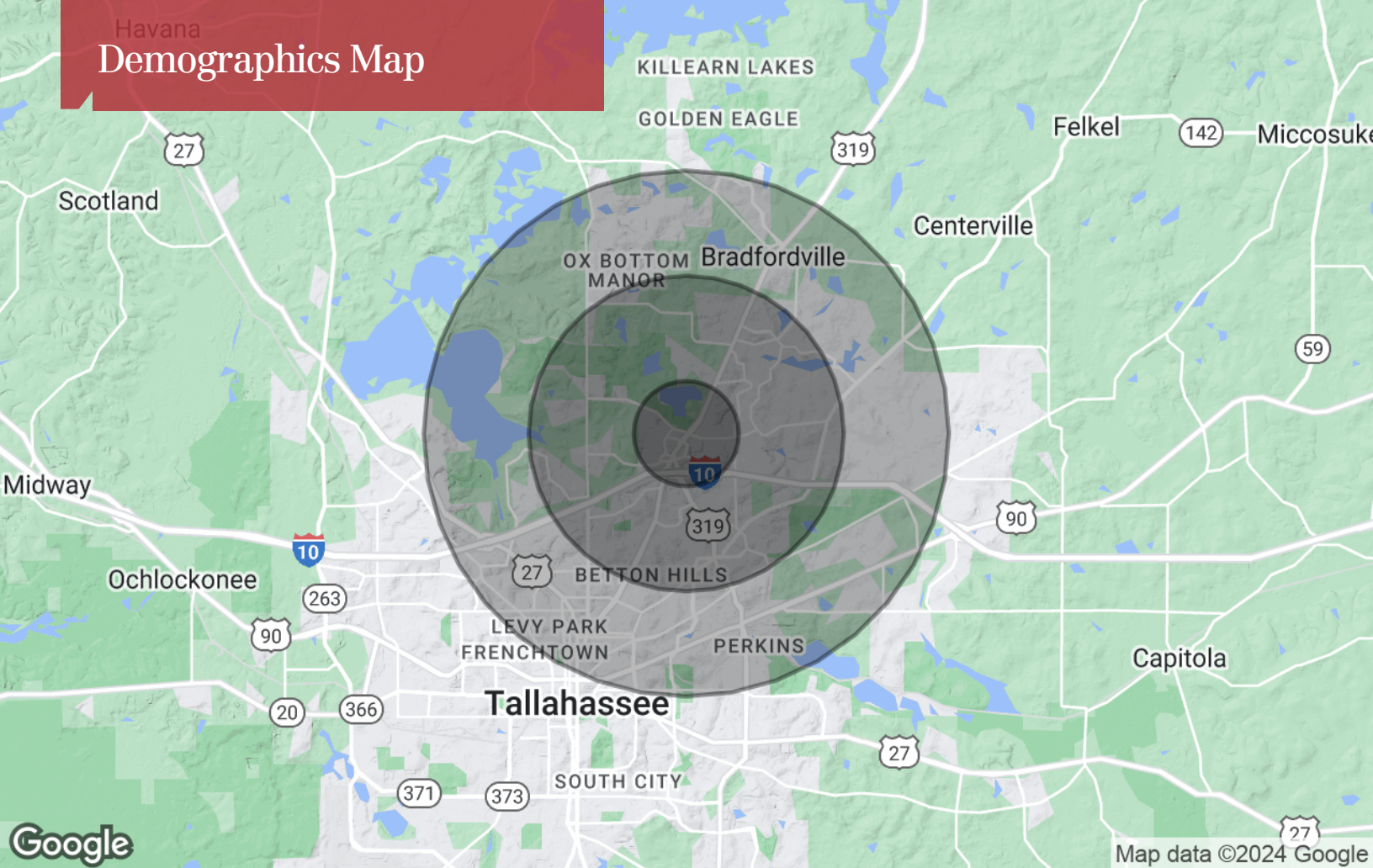
Additional Photos



Retailer Map



Havana Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,955	33,700	89,128
MEDIAN AGE	41.2	43.0	38.5
MEDIAN AGE (MALE)	40.7	43.1	38.0
MEDIAN AGE (FEMALE)	42.7	43.6	39.3

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,729	14,736	39,097
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$94,756	\$100,524	\$84,333
AVERAGE HOUSE VALUE	\$300,730	\$319,037	\$302,141

* Demographic data derived from 2020 ACS - US Census