



RETAIL BUILDING ON APALACHEE PARKWAY

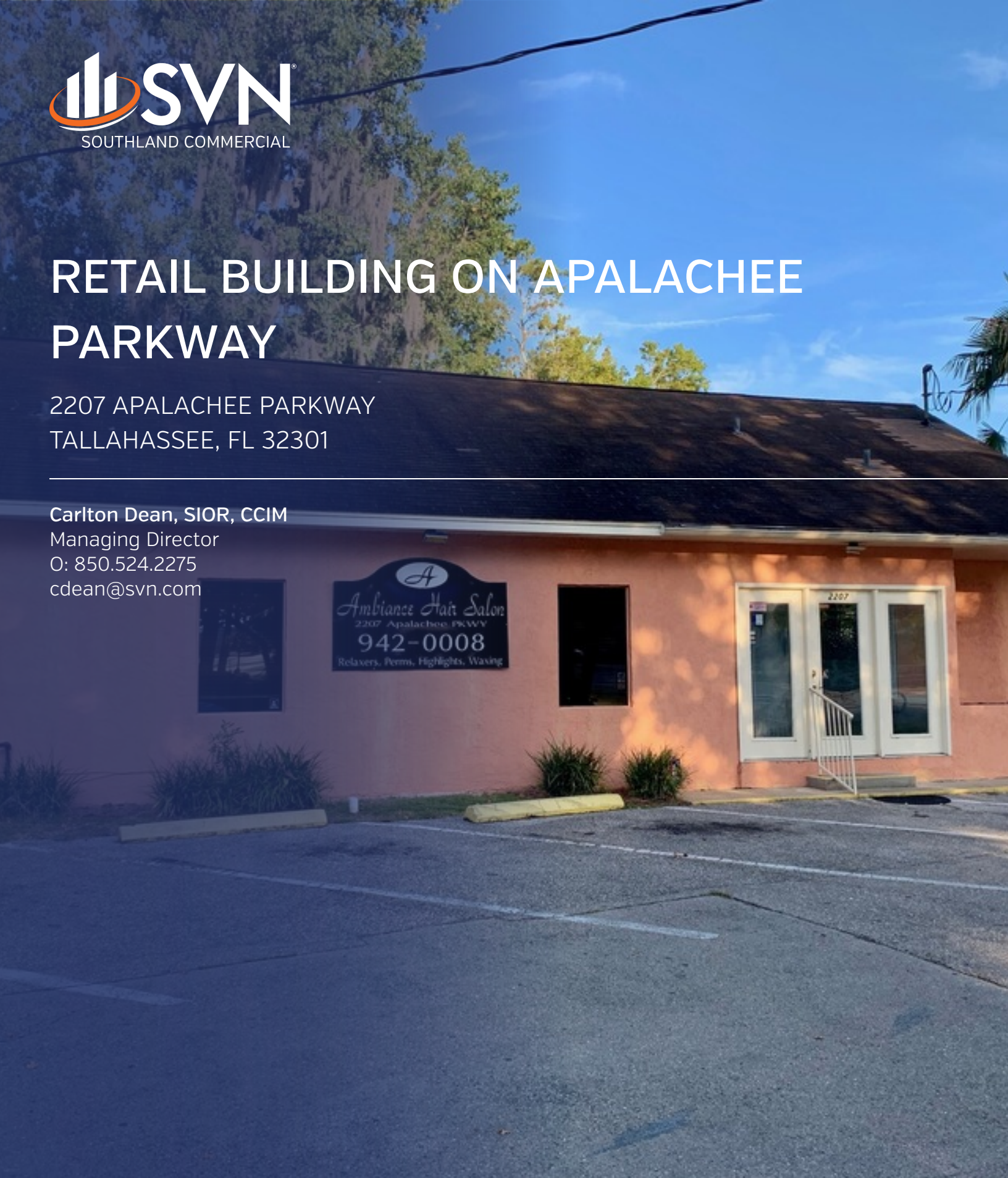
2207 APALACHEE PARKWAY
TALLAHASSEE, FL 32301

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Property Summary



SALE PRICE **\$399,900**

OFFERING SUMMARY

Lot Size:	0.35 Acres
Year Built:	1947
Building Size:	1,675 SF
Zoning:	CP-Commercial Parkway
Market:	Southeast
Submarket:	Apalachee Parkway

PROPERTY OVERVIEW

This 1,675 +/- sq. ft. retail/office building is available for sale. Currently occupied with a long term hair salon tenant, this property is producing nearly \$26,000 gross annually. Great location, and a low price point to get into commercial real estate investing. The building had a new HVAC in 2015. The Commercial Parkway zoning is the most intensive commercial zoning available in Leon County, and allows for many permitted uses.

LOCATION OVERVIEW

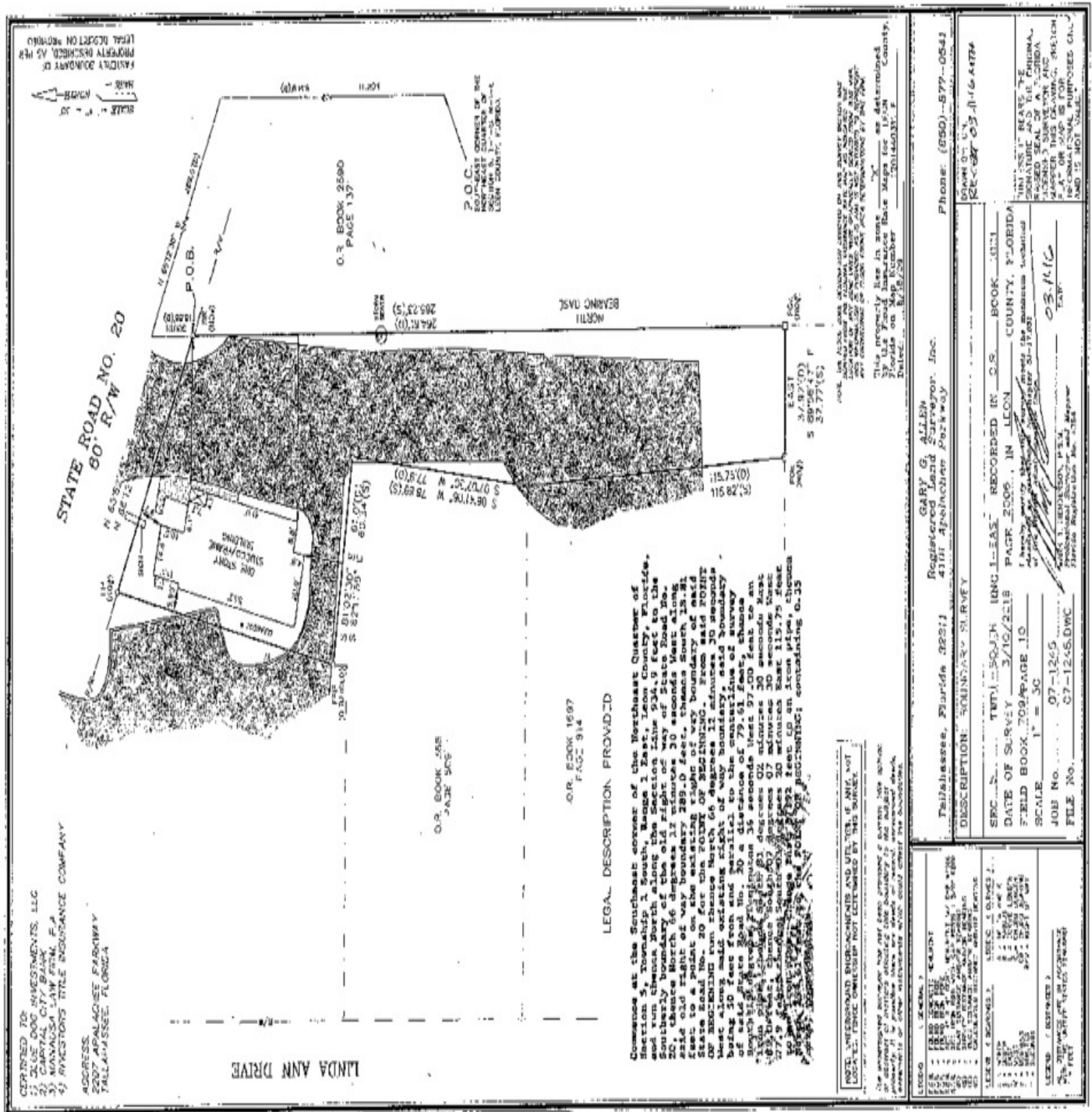
This property is located on the Apalachee Parkway in Tallahassee, FL. With frontage along one of the busiest and most established retail corridor's in the Capital City, this property has great visibility and is across the street from Target, and 0.2miles to the Governor's Mall. Surrounded by all major retail and a very high daytime population from the State of Florida government offices in the immediate area make this a viable location for many uses.

PROPERTY HIGHLIGHTS

- 1675 sq. ft. retail building
- .35 acres
- Commercial Parkway Zoning

Additional Photos

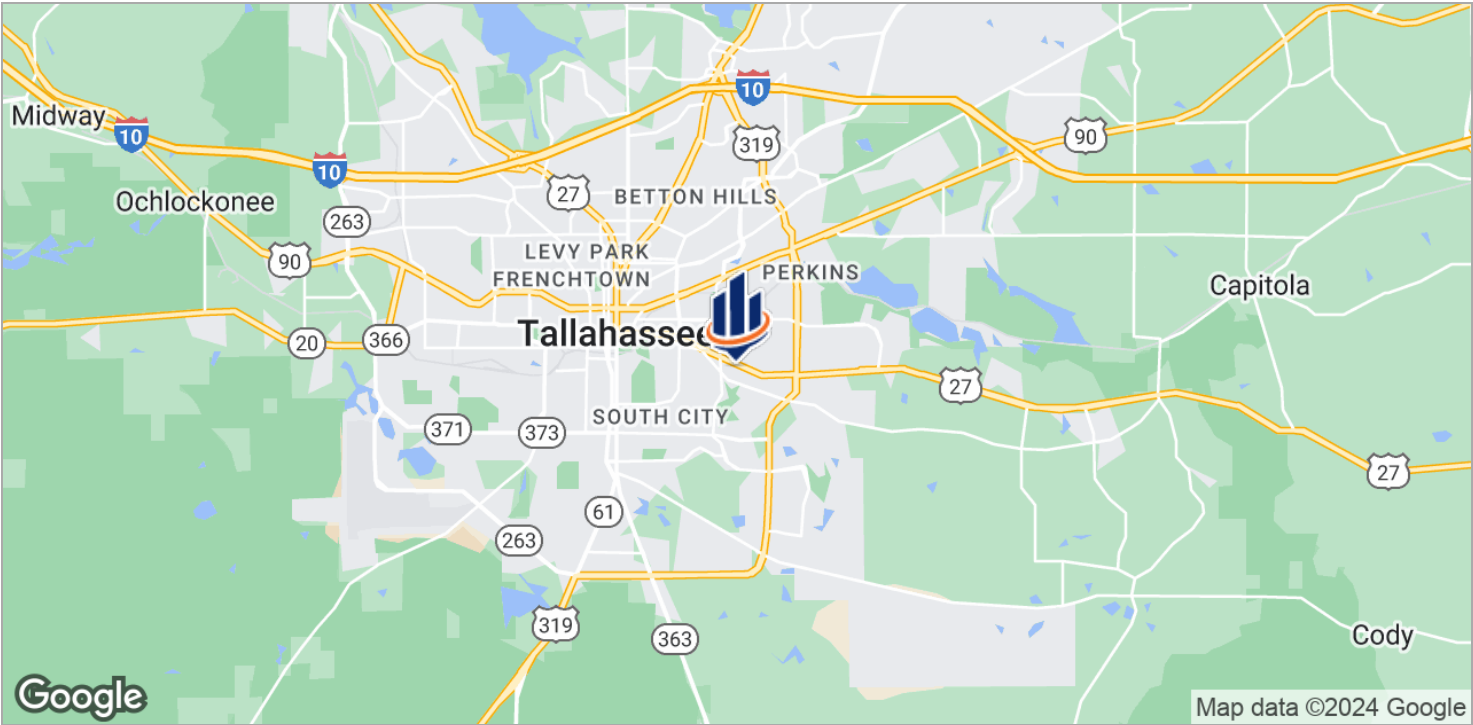
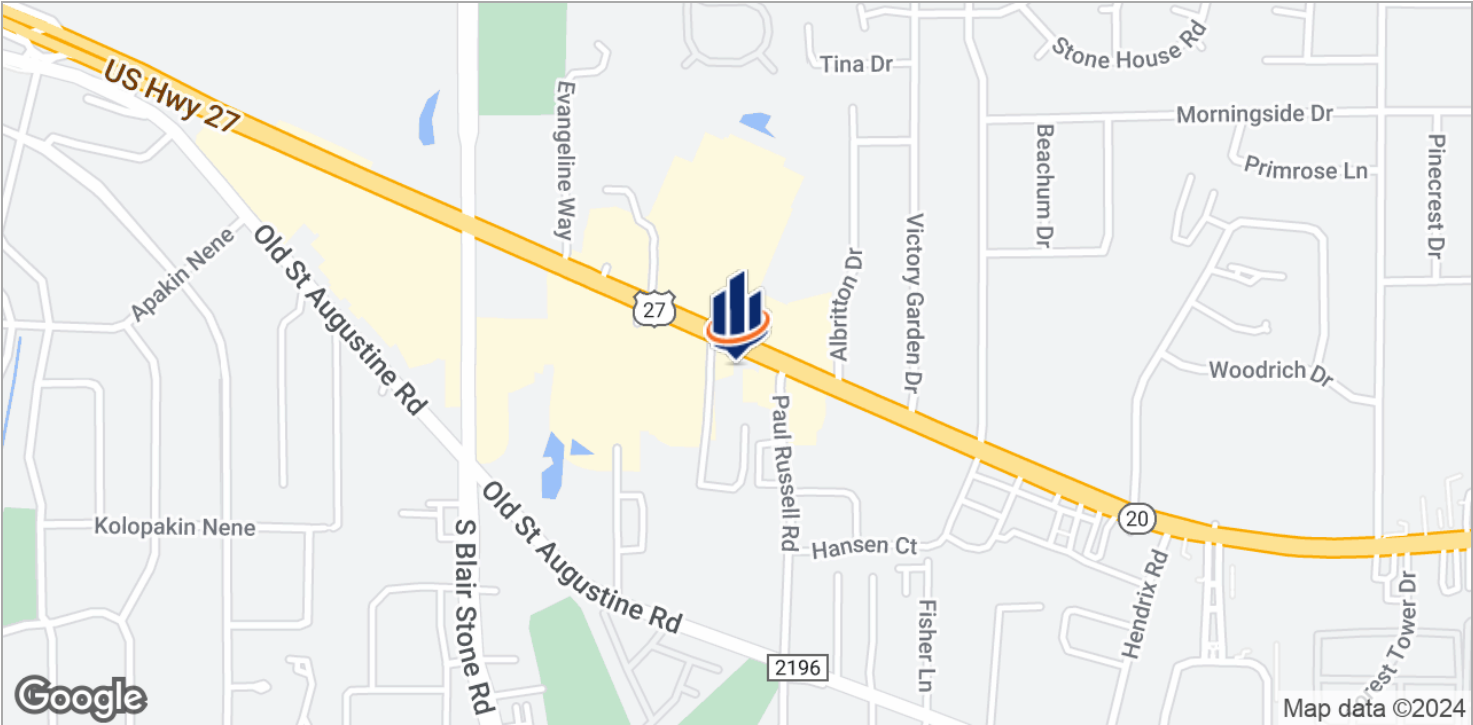




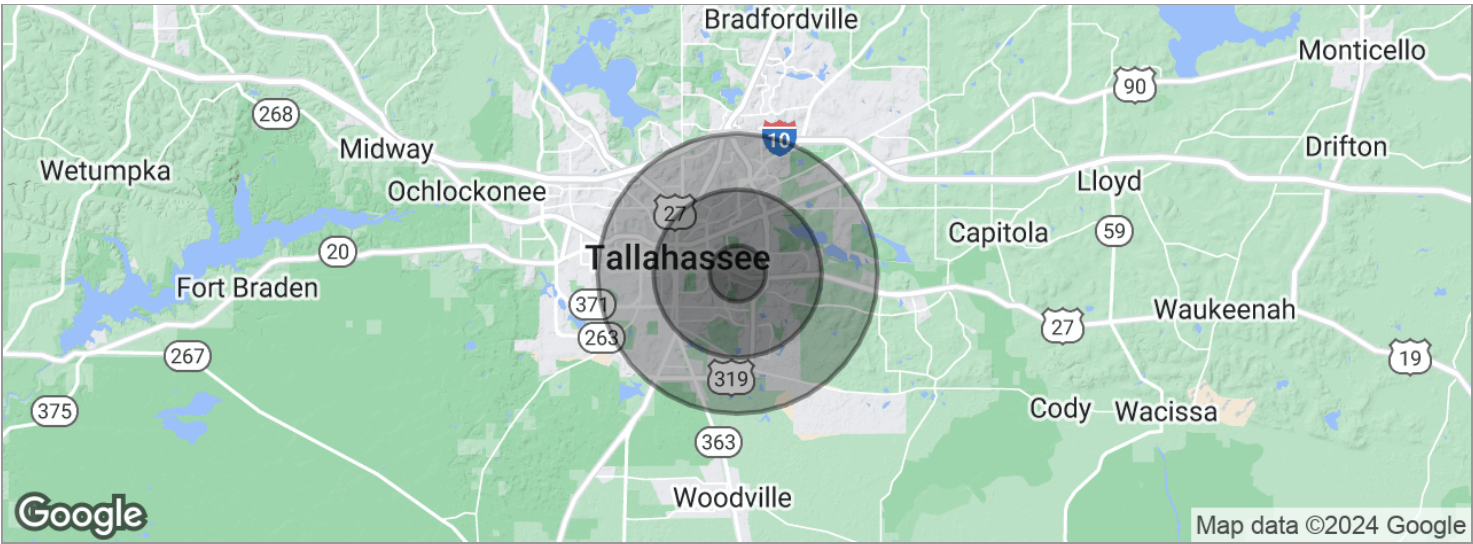
Rent Roll

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Ambiance Salon	1,675	4/1/16	3/31/2021	\$25,795	100.0	\$15.40
Totals/Averages	1,675			\$25,795		\$15.40

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,755	50,521	130,931
Median age	29.6	31.6	31.1
Median age [Male]	28.3	29.7	30.2
Median age [Female]	30.4	33.3	31.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,639	23,979	55,671
# of persons per HH	1.9	2.1	2.4
Average HH income	\$48,342	\$51,792	\$51,086
Average house value	\$155,906	\$203,656	\$217,532

* Demographic data derived from 2020 ACS - US Census