

FOR LEASE

1111 East Tennessee St. Tallahassee, FL 32308

NAI TALCOR

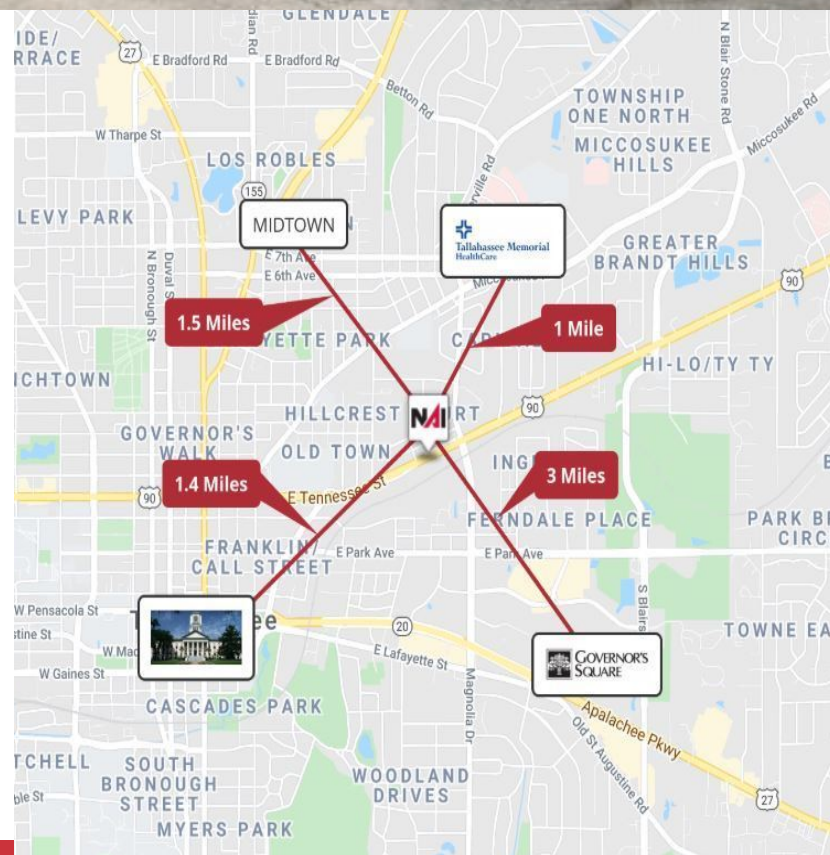


Office (2 Parcels) | 7,544 +/- SF

2-story office building sitting on 1.02 +/- acres. Buy with income from the first floor (new 5-year lease). The second floor is available for lease (3, 772 +/- SF).

- 2-Story Professional Office Building sitting on 1.02 +/- Acres.
- 7,544 +/- SF with Dry Storage Unit Behind Building
- Zoned OR-3
- Parking Spaces: 31
- Great location with frontage on Tennessee St (Hwy 90/Mahan Drive) near downtown, TMH & Retail
- Daily Traffic Count: 31,000
- Built in 1980, Renovated in 2019.

Lease: Second Floor (3,772 +/- SF)
For Lease: \$18 SF



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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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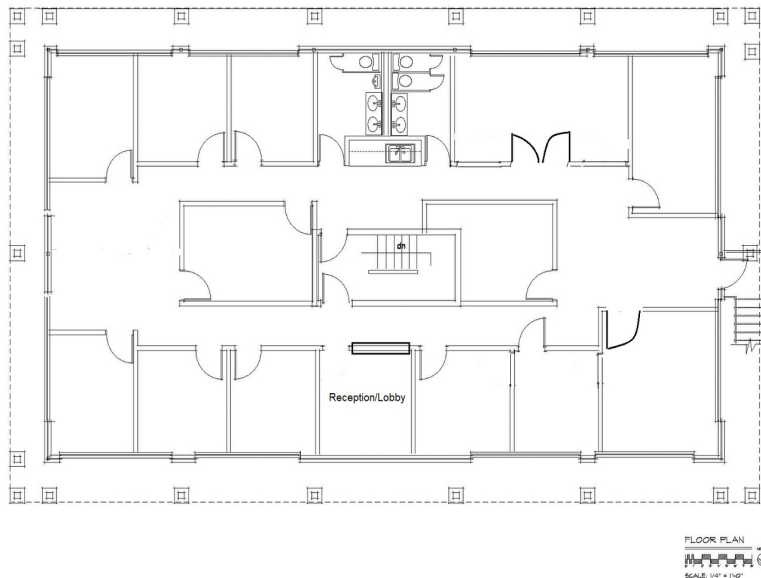
First Floor



All data is deemed reliable but is not guaranteed. All square footage and dimensions are approximate. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. No representation is made as to the accuracy thereof, and such information is subject to errors, omission, or withdrawal without notice.

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Second Floor



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,146	80,860	167,185
Median age	34.6	30.1	29.9
Median age (male)	33.7	29.5	29.1
Median age (Female)	36.6	30.7	30.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,478	34,389	70,780
# of persons per HH	1.8	2.4	2.4
Average HH income	\$52,670	\$50,287	\$48,754
Average house value	\$258,614	\$235,738	\$216,436

* Demographic data derived from 2020 ACS - US Census