



FOR SALE & LEASE

3025 NATHAN LANE
TALLAHASSEE, FL 32308

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FOR SALE & LEASE | 3025 NATHAN LANE



OFFERING SUMMARY

Purchase Price: \$450,000

Lease Rate: \$8.00 SF/yr [Gross]

Building Size: 4,400 SF

Year Built: 1984

Renovated: 2000

Zoning: M-1

PROPERTY OVERVIEW

Offered for Sale and Lease this 4,400 SF office/warehouse space located on Nathan Ln. in Tallahassee, FL. The office space consist of 1,200 SF freestanding, accompanied by a 3,200 SF Warehouse Space.

LOCATION OVERVIEW

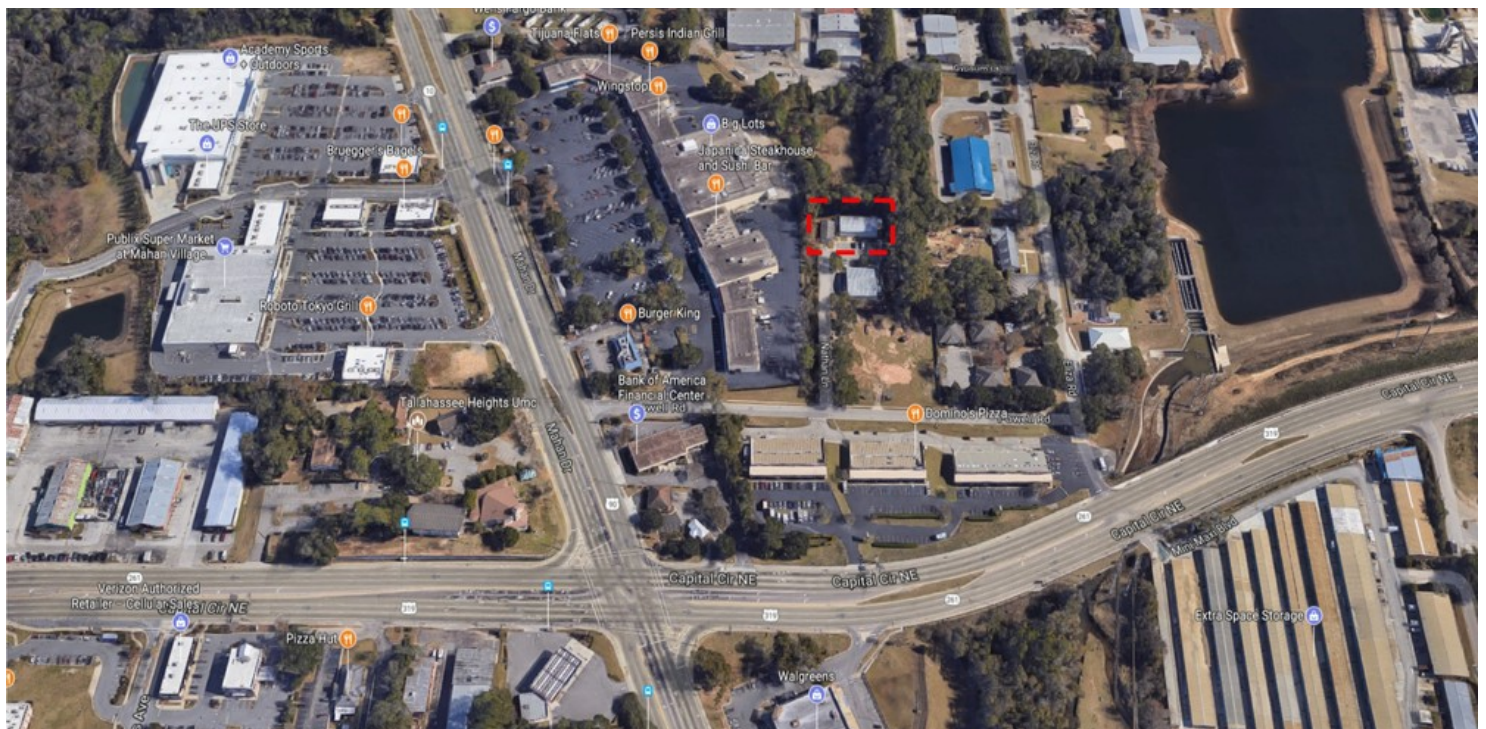
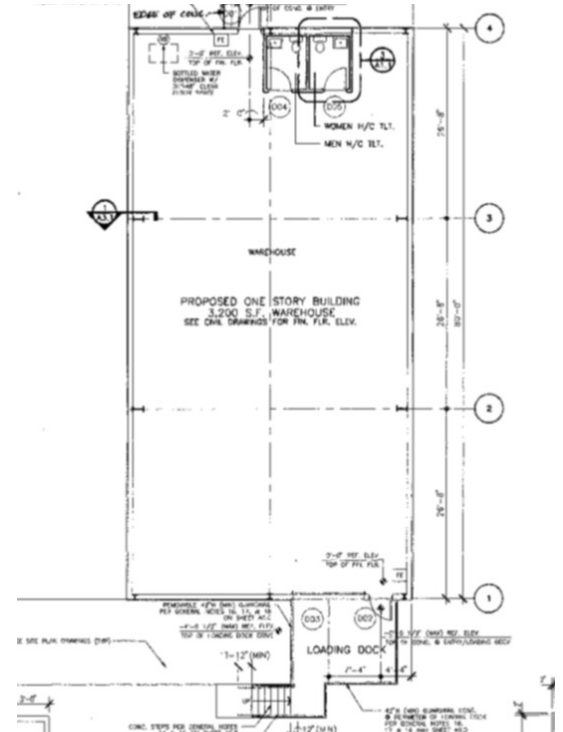
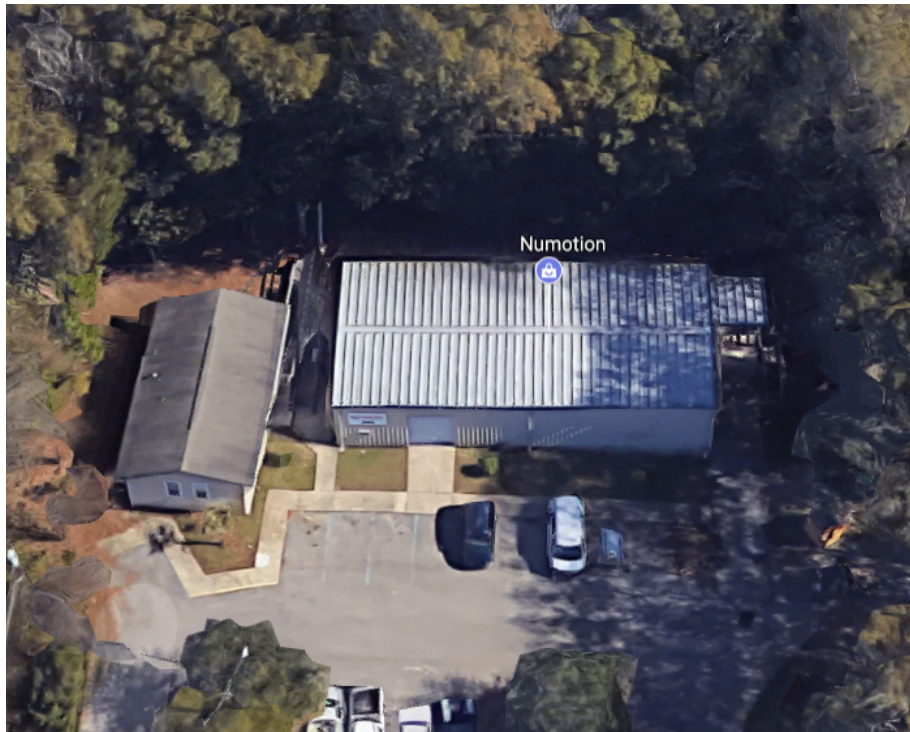
Located on the Northeast side of Tallahassee in a limited space warehouse district. This property is near a desirable residential side of town, with access to lots of food and other amenities.

This property has quick access to Mahan drive and Capital Circle, which both serve as major arterial roads which passes directly through [Mahan/HWY 90] and around [Capital Circle] the city. Just 3.5 Miles from I-10.

PROPERTY HIGHLIGHTS

- 1,200 SF Freestanding Office Space
- 3,200 SF Warehouse
- Loading Dock
- 2 Large Roll-up Doors
- Central Location

PROPERTY IMAGES

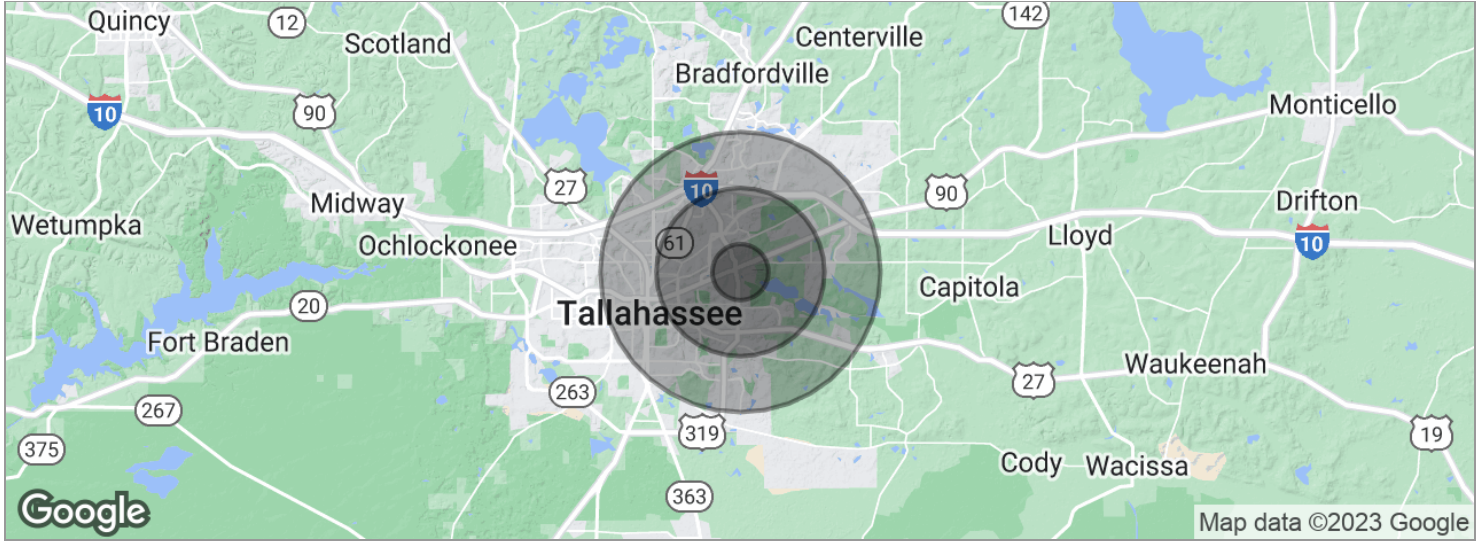


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SVN | SouthLand Commercial

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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,019	42,624	111,231
Median age	35.5	35.7	35.0
Median age [Male]	33.6	34.5	34.2
Median age [Female]	36.7	36.6	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,455	20,574	49,324
# of persons per HH	2.0	2.1	2.3
Average HH income	\$57,973	\$62,694	\$64,888
Average house value	\$205,175	\$233,924	\$247,053

* Demographic data derived from 2020 ACS - US Census