

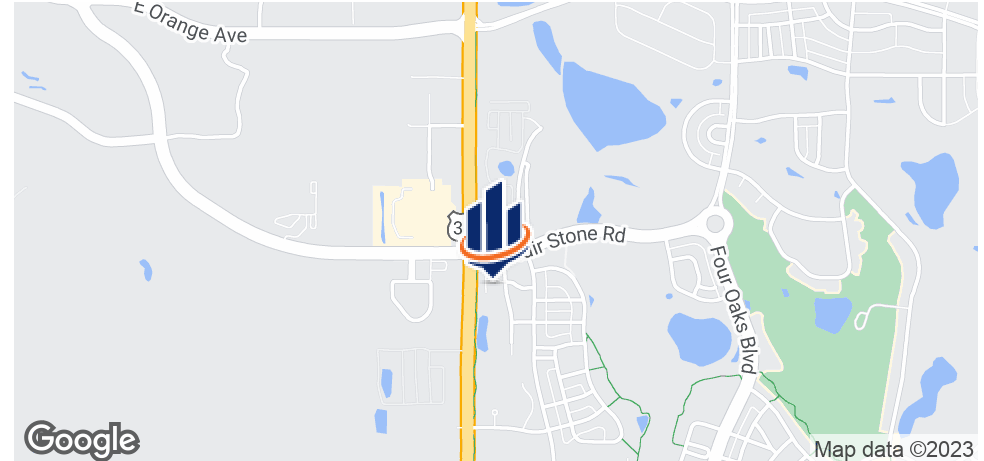


RETAIL/OFFICE/BANKING SPACE IN SOUTHWOOD

3652 COOLIDGE CT.
TALLAHASSEE, FL 32311

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PROPERTY SUMMARY



OFFERING SUMMARY

Available SF:	
Lease Rate:	\$18.00 psf/yr (NNN)
Lot Size:	1.194 Acres
Year Built:	2004
Building Size:	4,023 SF
Zoning:	Southwood PUD
Market:	Tallahassee
Submarket:	South East/Southwood
Traffic Count:	32,000

PROPERTY OVERVIEW

This 4,023+- sq. ft. former retail bank branch facility with 4 drive thru lanes is available for lease or for sale in one of Tallahassee's premier residential communities, SouthWood, a 3,300 acre master-planned community that includes single-family homes, apartment complexes as well as commercial and 1.8 million sf +/- of State of Florida office space is located within one mile.

This 4,023 sq. ft. freestanding facility has excellent frontage on Capital Circle SE and is next door to CVS. This building is perfect for use as a professional office space, or conversion to retail. The Drive-thru lanes could be converted to a glass conference room, or additional office space, or leave for covered parking.

SouthWood has been ranked as the No. 1 community among Florida's Five New Urban Communities to Watch by the Florida Travel & Life Magazine and is home to 1 public Elementary and 2 private High Schools. " The community is served by a Publix supermarket that anchors a plaza less across the street from the subject site.

PROPERTY HIGHLIGHTS

- Professional Office/Retail Available for Lease
- Excellent Location at Southwood
- Next to the CVS at Lighted Intersection of Blairstone and CCSE

EXTERIOR PHOTOS



RETAIL/ OFFICE/ BANKING BUILDING AT SOUTHWOOD | 3652 COOLIDGE CT. TALLAHASSEE, FL 32311

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

INTERIOR PHOTOS

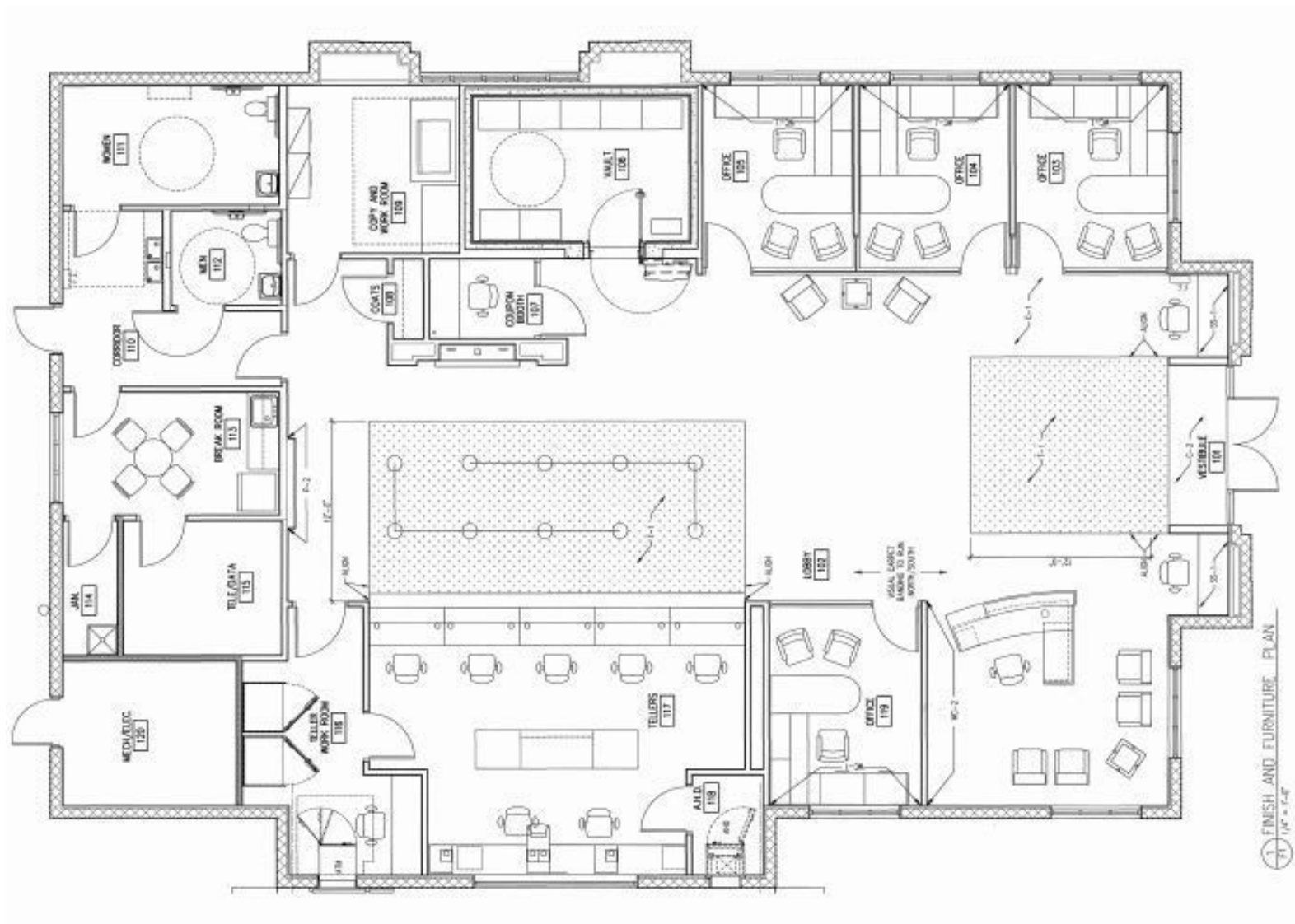


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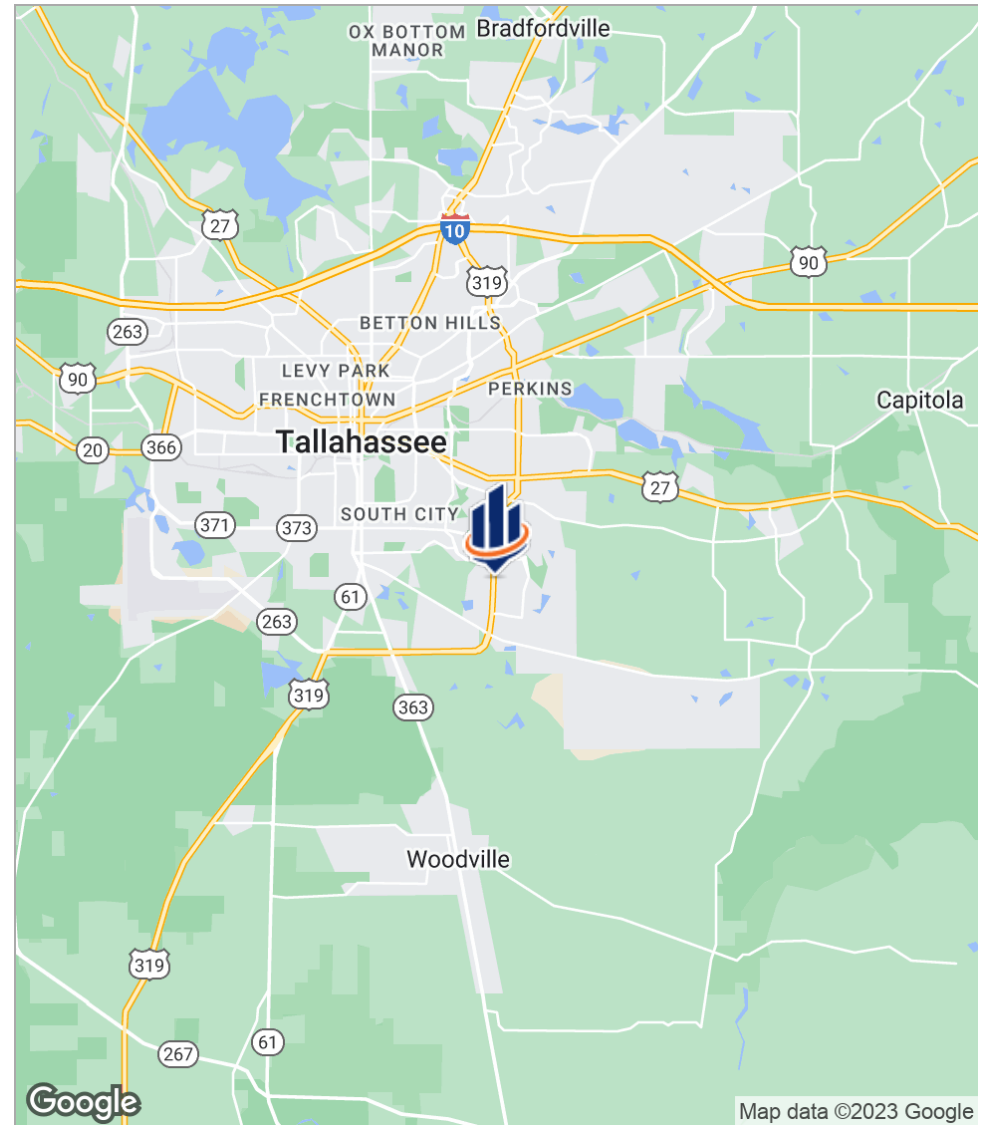
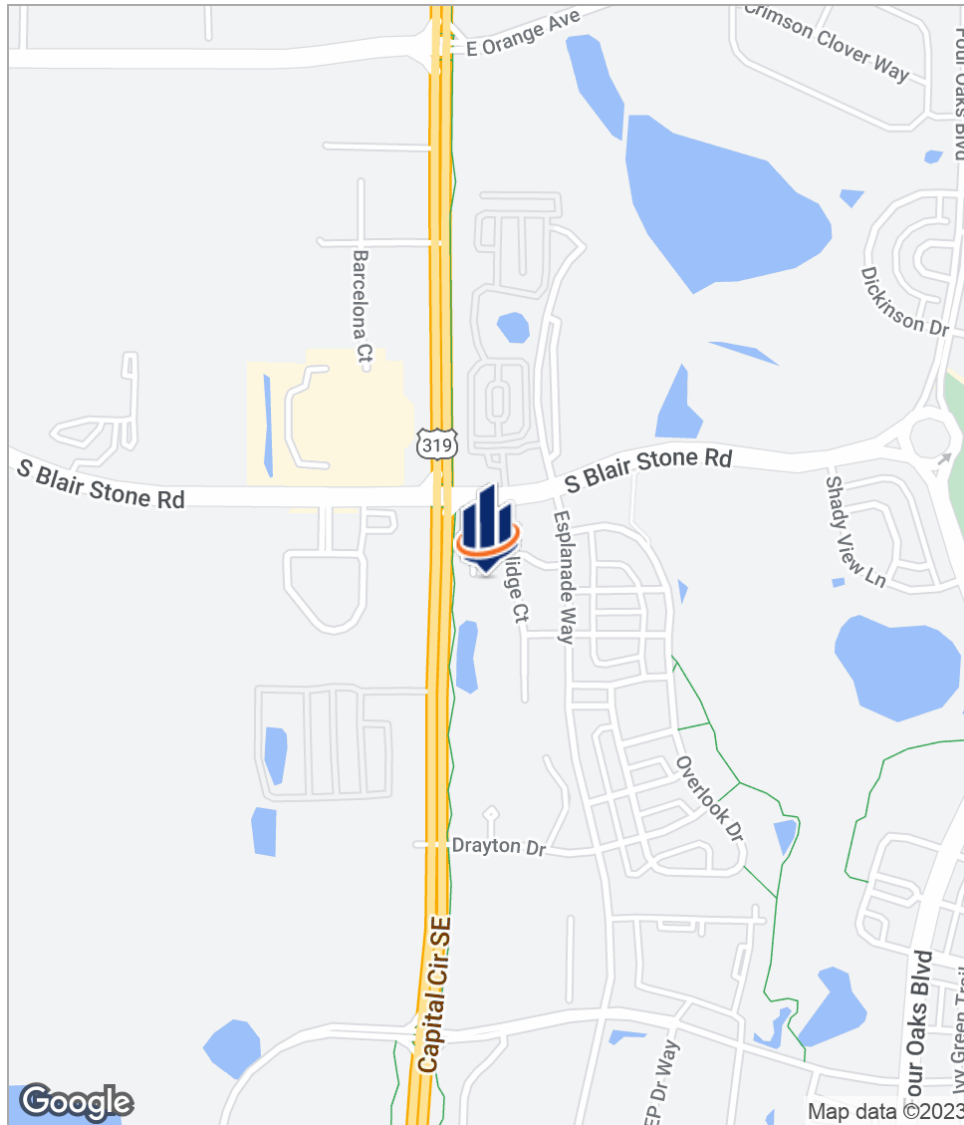
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Floor Plans



LOCATION MAPS

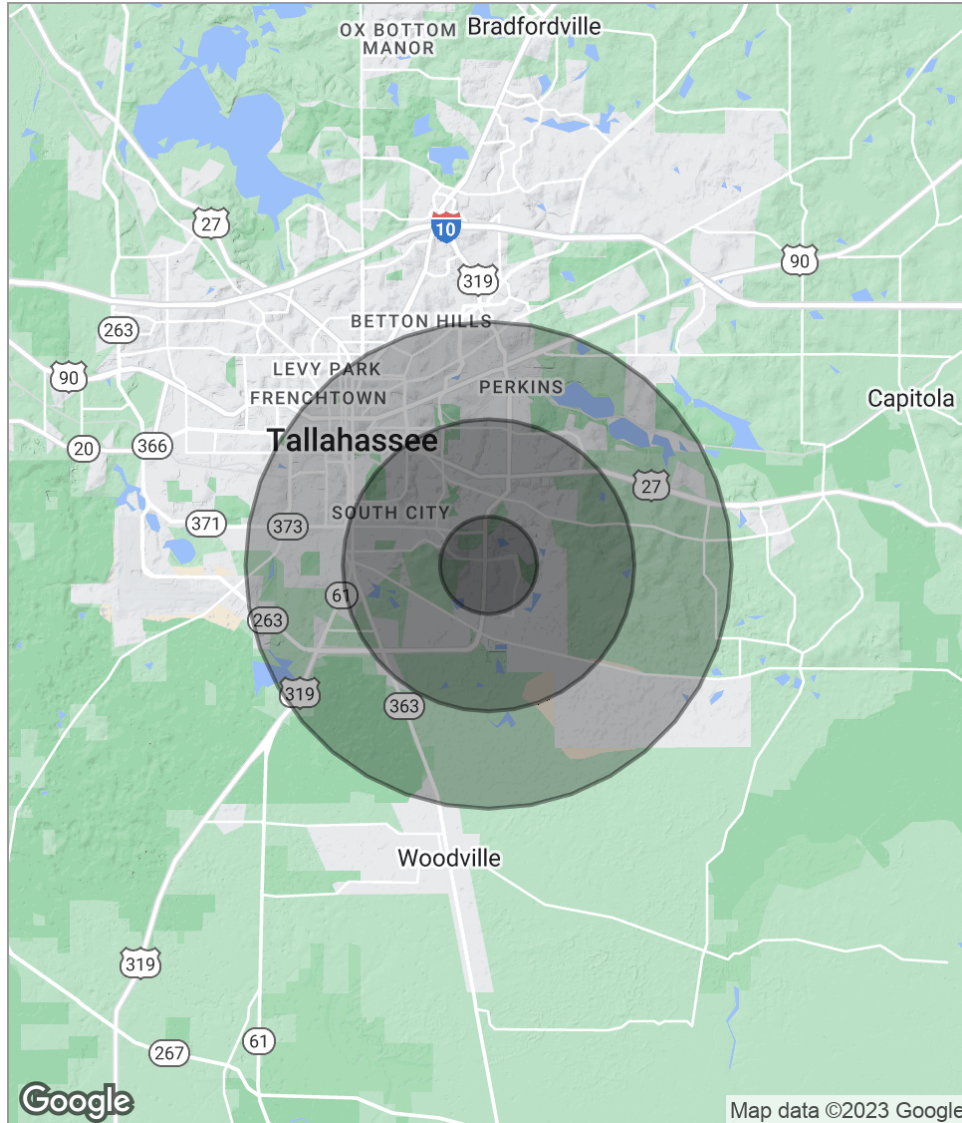


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DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,639	27,888	79,748
Median age	29.8	30.7	31.6
Median age [Male]	29.3	28.8	29.8
Median age [Female]	30.4	32.3	33.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	749	13,253	35,705
# of persons per HH	2.2	2.1	2.2
Average HH income	\$58,922	\$50,986	\$50,760
Average house value	\$136,699	\$144,181	\$189,288

** Demographic data derived from 2020 ACS - US Census*

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