

**LIFESTYLE**  
INTERNATIONAL REALTY

**1709 MAHAN DRIVE**  
TALLAHASSEE, FL

**COMMERCIAL LEASE**



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License #: BK3264781

## **EAST ORLANDO OFFICE**


7444 Narcoossee Rd, Suite 414  
Orlando, FL 32822


# 1709 MAHAN DR

 TALLAHASSEE, FL

**PRICE:**  
14/NNN  
**AVAILABLE FOR SALE**

**VEHICLES PER DAY**  
25,286 (2023)  
 

**ZONING**  
C-2 - OR-2  


**GOVERNED**  
City of Tallahassee  


## PROPERTY HIGHLIGHTS

- Former government building near Downtown Tallahassee.
- Zoned C-2 - OR-2, with a current Office, Non-profit, and Multi-purpose use which may allow additional business uses to occupy.
- Able to be leased out in smaller sections if desired.
- Private entry, individual kitchen and restrooms to each of the four sections of the building.
- About 80 offices and well-appointed open areas.
- Great location with near access to Governor’s Square, dining, national retailers, and close to Downtown Tallahassee as well as Florida State University and Florida A&M University.

## THE OFFERING

<b>PRICE</b>	\$14 per square foot
<b>LEASE TYPE</b>	NNN
<b>TOTAL LAND AREA</b>	2.05 ac
<b>CURRENT USE</b>	Office/Nonprofit/Multi
<b>FEATURES</b>	Central HVAC, Fully Developed
<b>NOTES</b>	Property is additionally available for purchase



**LOCATION**

1709 Mahan Drive  
Tallahassee, FL 32308



**SITE**

Professional Office Suites



**BUILDING AREA**

7,000 - 29,000 SF



**ZONING**

City of Tallahassee  
C-2 - OR-2



**5-MILE DEMOGRAPHICS**

Businesses: 12,950  
Daytime Employment: 156,939  
Population: 174,739  
Average Household Income: \$68,934



**ACCESS**

Ingress from Mahan Dr



**TRAFFIC COUNT**

25,286 (2023) daily Mahan Dr



**YEAR BUILT**

1986



**LAND AREA**

2.05 Acres

**GOVERNOR'S SQUARE**

Dillard's  
JCPenney  
H&M  
MEN'S WEARHOUSE  
KOHLS

**DOWNTOWN  
TALLAHASSEE**

**TLH  
AIRPORT**

**PROPERTY**

**26,000  
DAILY TRAFFIC**

Chick-fil-e  
BJ's RESTAURANT BREWHOUSE  
ALDI  
COSTCO WHOLESALE  
BEST BUY  
Walmart  
TARGET  
Publix  
WHOLE FOODS MARKET



MAHAN DR

**PROPERTY EXTERIOR**



# PROPERTY AERIAL



**PROPERTY INTERIORS**





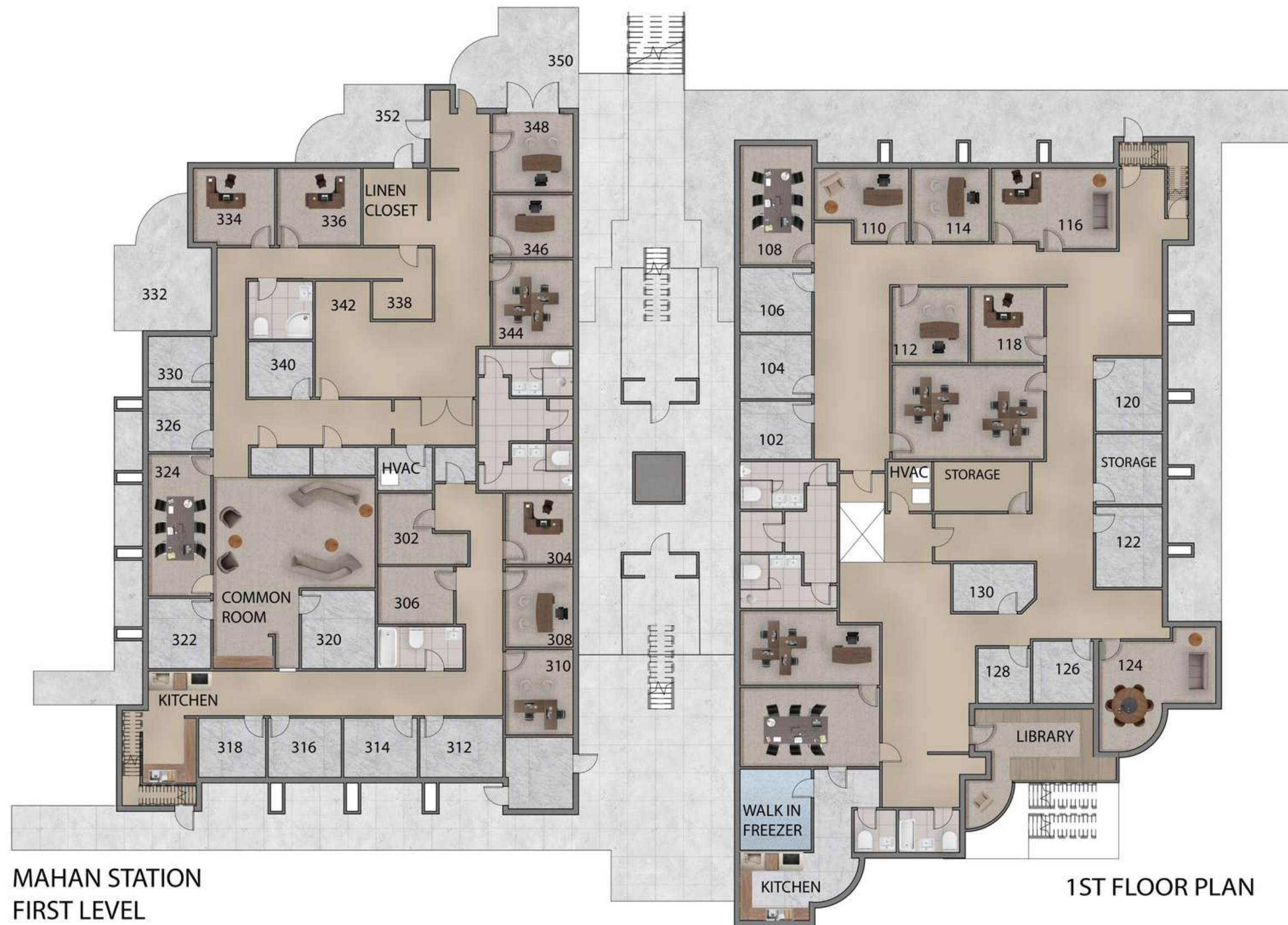
**PROPERTY INTERIORS**



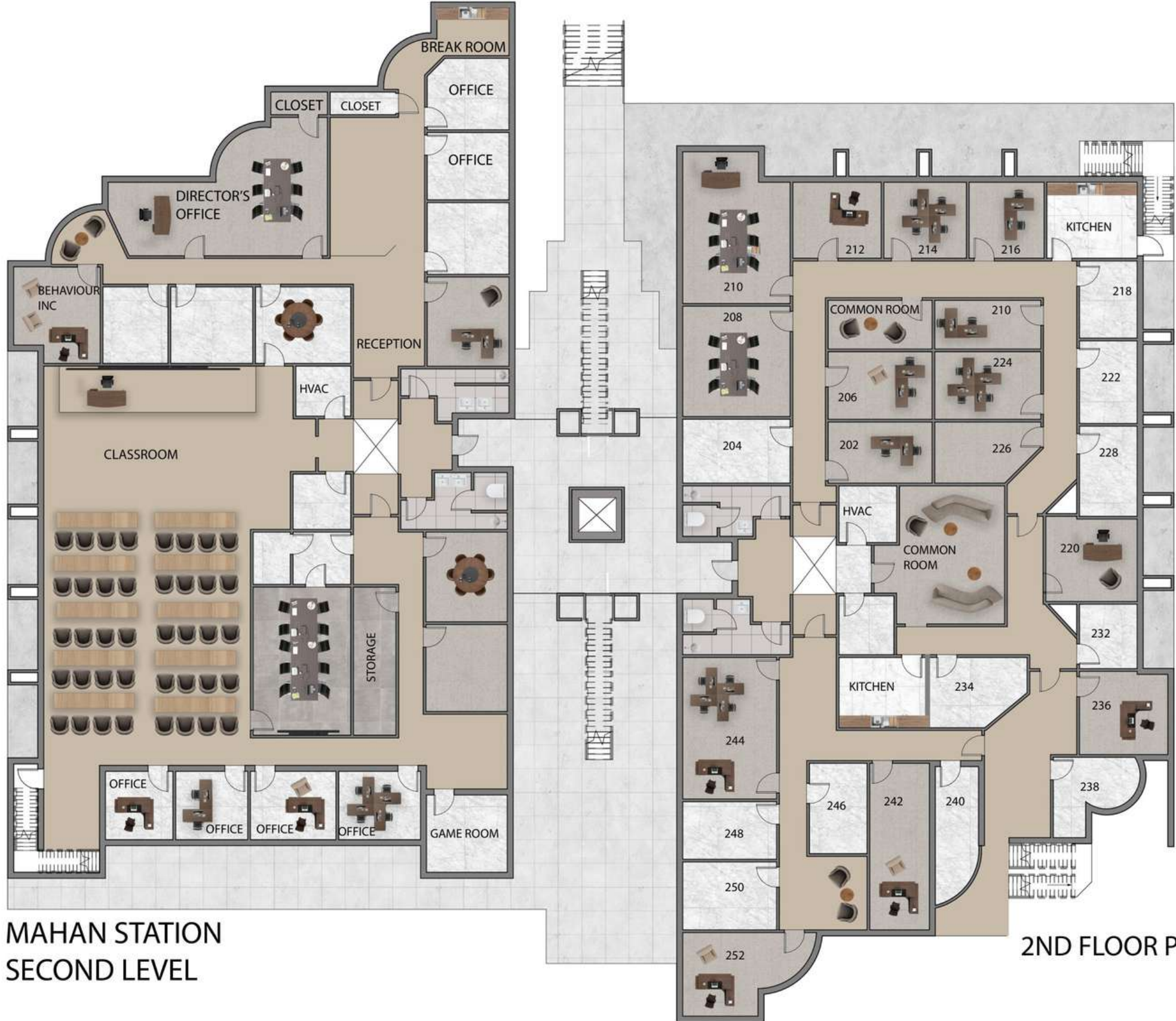
# SITE PLAN



# 1ST LEVEL FLOOR PLAN

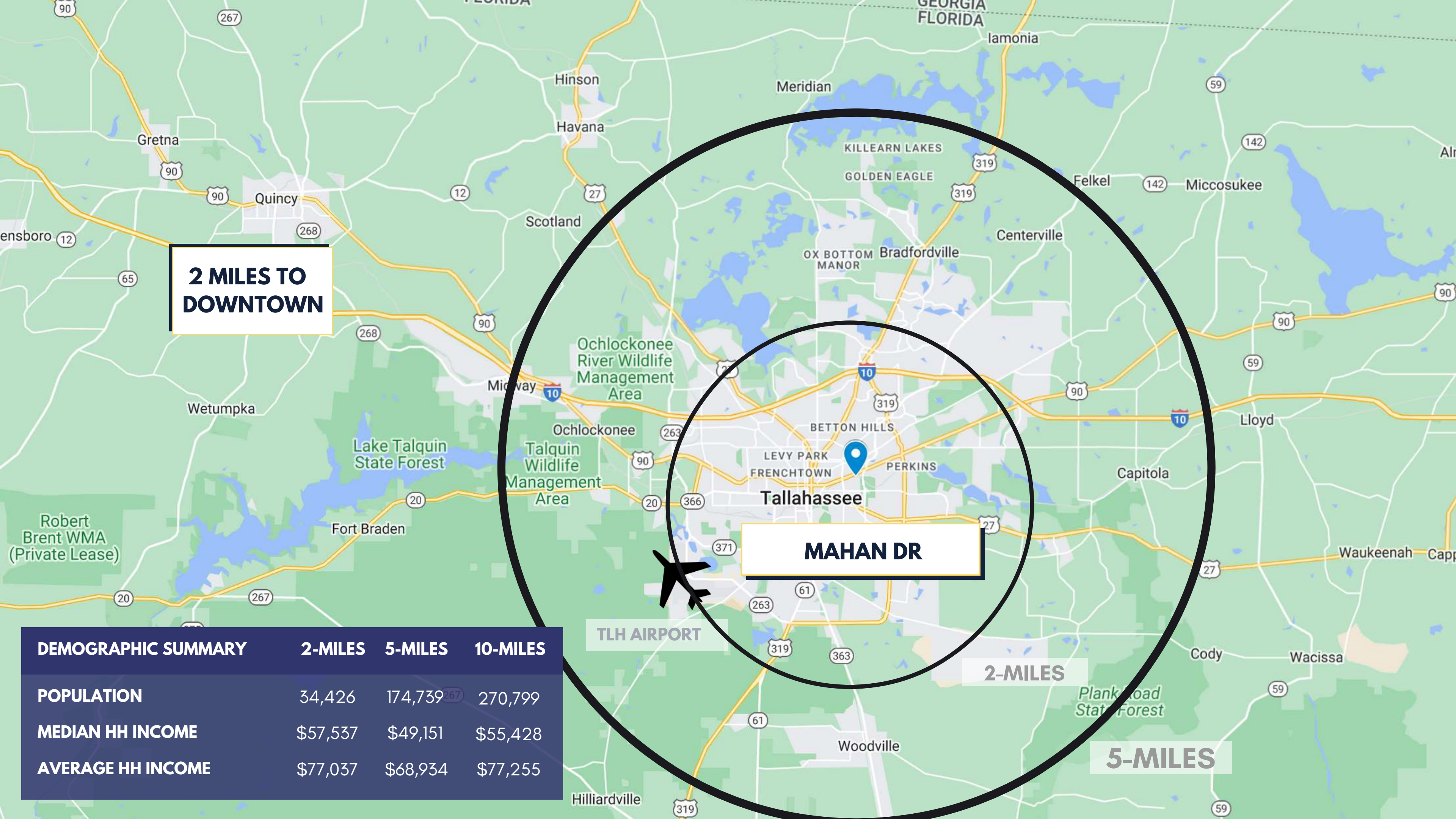


# 2ND LEVEL FLOOR PLAN



MAHAN STATION  
SECOND LEVEL

2ND FLOOR PLAN



**2 MILES TO DOWNTOWN**

**MAHAN DR**

**TLH AIRPORT**

**2-MILES**

**5-MILES**

DEMOGRAPHIC SUMMARY	2-MILES	5-MILES	10-MILES
POPULATION	34,426	174,739	270,799
MEDIAN HH INCOME	\$57,537	\$49,151	\$55,428
AVERAGE HH INCOME	\$77,037	\$68,934	\$77,255

## TOTAL POPULATION

MILES	2010	2023
2	31,112	34,426
5	161,831	174,739
10	252,451	270,799

## HOUSEHOLDS

MILES	2010	2023
2	15,162	17,024
5	68,862	74,832
10	103,559	111,584

## MEDIAN AGE

MILES	2021
2	36.3
5	31.6
10	32.7

## AVG. HOUSEHOLD INCOME

MILES	2021
2	\$77,037
5	\$68,934
10	\$77,255

## MEDIAN HOUSEHOLD INCOME

MILES	2021
2	\$57,537
5	\$49,151
10	\$55,428



## CONSUMER SPENDING (2 miles)



**HEALTH CARE**  
\$82,326,171



**HOUSEHOLD**  
\$297,246,819



**EDUCATION & DAYCARE**  
\$114,355,748



**FOOD & ALCOHOL**  
\$515,829,397



**ENTERTAINMENT & HOBBIES**  
\$291,315,063



**TRANSPORT & MAINTENANCE**  
\$493,323,693

# TALLAHASSEE OFFICE MARKET

The East Tallahassee Submarket is a regular target among market participants searching for office opportunities in Tallahassee. Historical investment activity trends have largely held true in the past 12 months.

The pace of annual rent growth remains healthy at 2.6%.

Vacancy has held relatively steady in Tallahassee for the past year, inching downward by 0.1% in the last 12 months to 5.7%. That decline was made possible by a rate of net absorption that was double the pace of new space added in the same period. While many office markets in Florida are struggling with leasing fundamentals that are moving in the wrong direction, Tallahassee is better insulated as it is the seat of state government. Many of the market's top transactions commonly involve agencies related to the State of Florida.



## TALLAHASSEE, FLORIDA

Tallahassee, the capital city of Florida, is a unique and vibrant destination in the southeastern United States. Nestled in the northwestern part of Florida, near the Florida-Georgia border, the city holds a distinctive position as the only state capital not located on a major body of water. Since its selection as Florida's capital in 1824, Tallahassee has remained the center of the state's government and politics.

With an estimated population of around 200,000 residents, Tallahassee enjoys a diverse and dynamic community. The city's status as a capital and its reputation as an educational hub attract people from various backgrounds and interests. Tallahassee houses major universities, such as Florida State University (FSU) and Florida A&M University (FAMU), both renowned institutions contributing to the city's academic and research achievements.

Tallahassee boasts a rich history, evident through its numerous historical landmarks, museums, and cultural sites that offer insights into Florida's past. The Florida State Capitol building, the Governor's Mansion, and various government offices and agencies stand as symbols of the city's political significance.

Beyond its political and academic prominence, Tallahassee's natural beauty is a prominent draw for residents and visitors alike. The area surrounding the city is adorned with the Apalachicola National Forest, Wakulla Springs, and various parks, providing abundant opportunities for outdoor activities such as hiking, boating, and wildlife observation.

Economically, Tallahassee enjoys a diverse economy with a mix of sectors. The presence of state government offices and the two major universities contribute significantly to the city's economic stability. Additionally, industries like healthcare, technology, and tourism play pivotal roles in shaping the city's economic landscape.

Tallahassee's climate is characterized by a humid subtropical climate, featuring hot summers and mild winters. Frequent thunderstorms during the summer months and occasional cold snaps in winter provide a balanced climate throughout the year.

As a center of arts and culture, Tallahassee embraces a vibrant artistic community, hosting numerous theaters, art galleries, and music venues. This cultural scene enriches the lives of both residents and visitors, providing an array of cultural events and performances.



Source: CoStar 2023



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