

BUILDING FOR SALE OR REDEVELOPMENT OPPORTUNITY



COLDWELL BANKER
COMMERCIAL
HARTUNG

REDUCED PRICE!



SALE PRICE: \$680,000

BUILDING: 4,720 SF

LOT SIZE: 0.93 Ac +/-

PROPERTY DETAILS:

Building Name: Former Rowland Publishing location
Building SF: 4,720 SF
Built/Remodeled 1952/2005
Zoning: OR-2
Parcel ID: #1120500000250 (LOTS 16, 25 & 26)
Parking Access: Miccosukee Rd & Kuhlacres Dr
COT Utilities: Electric, water, sewer & natural gas
Traffic Count: 21,500 (FDOT)
Property Taxes: \$10,179.79 (TRIM 2025)

CHIP HARTUNG

President, CCIM, SIOR

850-386-6160 o

850-980-4007 m

chip@cbhartung.com email

cbhartung.com website

STEVE ALLEN

Broker Associate

850-386-6160 o

850-566-5757 m

allengroup14@gmail.com email

cbhartung.com website

**1932 MICCOSUKEE ROAD
TALLAHASSEE, FL 32308**

HIGHLIGHTS

- Current use is a 2-story freestanding professional office building
- 1st floor consists of reception area, conference rooms, several private offices, storage, 2 bathrooms and full kitchen
- 2nd floor consists of several private offices and bathroom
- Corner lot with frontage on three roads
- Miccosukee Rd frontage 276' +/-
- Great visibility & Abundant parking
- Surrounding uses include professional & medical

LOCATION:

- **PREMIER LOCATION-NEAR 2 MAJOR HOSPITALS**
- NE Tallahassee, inside Capital Circle NE
- Less than 1 mile to Tallahassee Memorial Hospital
- Frontage on Miccosukee Rd, Kuhlacres Dr & Coombs Dr

SHOWING INSTRUCTIONS

VACANT W/ ALARM - SHOW BY APPOINTMENT ONLY

Coldwell Banker Commercial Hartung

3303 Thomasville Rd.

Tallahassee, FL 32308

850.386.6160 Office

850.386.1797 Fax

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FIRST FLOOR



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MAIN ENTRANCE

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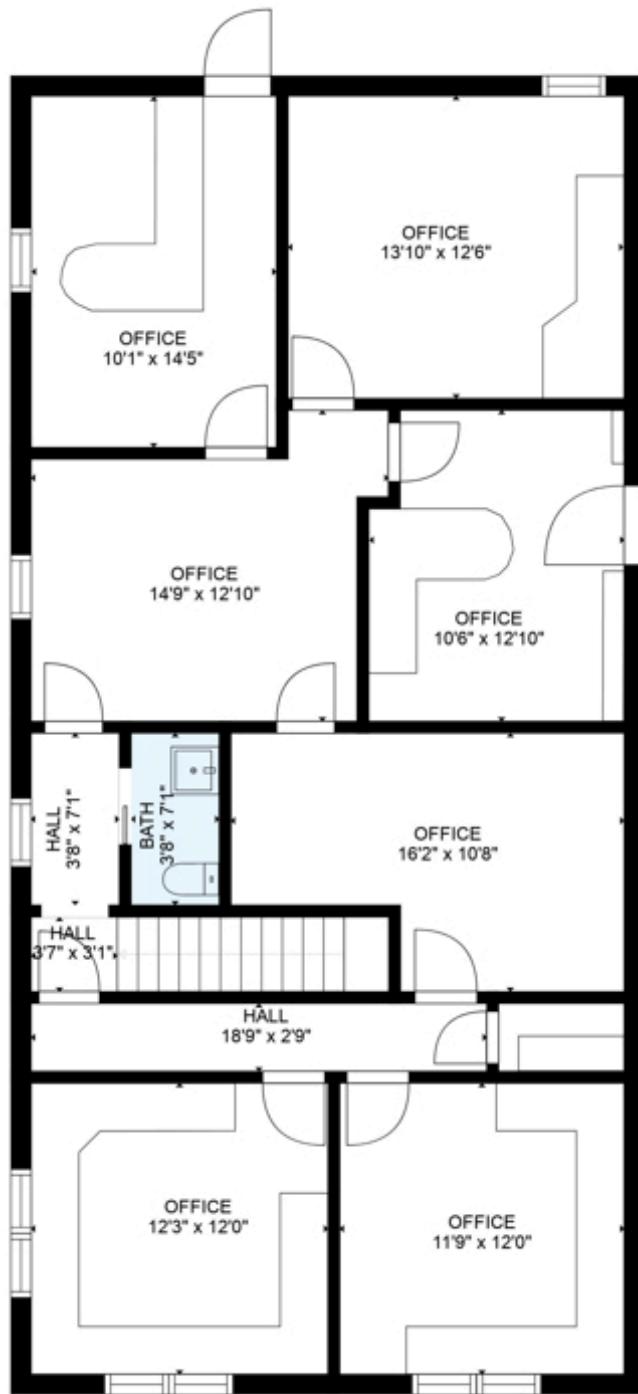
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M-I-C-C-O-S-U-K-E-E-R-O-A-D

SECOND FLOOR



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M I C C O S U K E E R O A D

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IMAGES OF BUILDING



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GIS MAPS + AERIAL IMAGE



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ZONING OR-2



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Section 10-6.643. OR-2 Office Residential district.

1. District Intent	PERMITTED USES														
	2. Principal Uses					3. Accessory Uses									
<p>The OR-2 district is intended to be located within areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. Off-street parking facilities in the OR-2 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. A variety of housing types, compatible non-retail activities of moderate intensity, retail commercial activities (limited to the ground floor), and certain community and recreational facilities related to office or residential uses are permitted in the OR-2 district. The maximum gross density allowed for new residential development in the OR-2 district is 16 dwelling units per acre, while the minimum gross density allowed is 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.</p> <p>In order to implement the business park development pattern, a minimum of 10 acres is required with at least 3 types of uses which shall include office and commercial.</p>															
DEVELOPMENT STANDARDS															
4. Minimum Lot or Site Size		5. Minimum Building Setbacks													
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)						
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable		3 stories					
Two-Family Dwellings	8,500 square feet	70 feet	100 feet	15 feet	same as single-family above	15 feet	25 feet	not applicable		3 stories					
Single-Family Attached Dwellings	1,600 s.f. min.; avg. of 2,000 square feet	16 feet	none	15 feet	none	15 feet	25 feet	not applicable		3 stories					
Development Standards Continued on Page 2 of 2															

DEVELOPMENT STANDARDS									
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	not applicable	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	20,000 square feet of gross building floor area per acre	3 stories
Commercial Uses (Only Allowed in Business Park Development)	12,000 square feet	60 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	20,000 square feet of gross building floor area per acre; Individual buildings may not exceed 15,000 gross square feet	3 stories

7. Additional Criteria and Restrictions for Business Park Development: Commercial uses shall not exceed 25% of the total square feet of the development.

GENERAL NOTES:

- If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
- Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.

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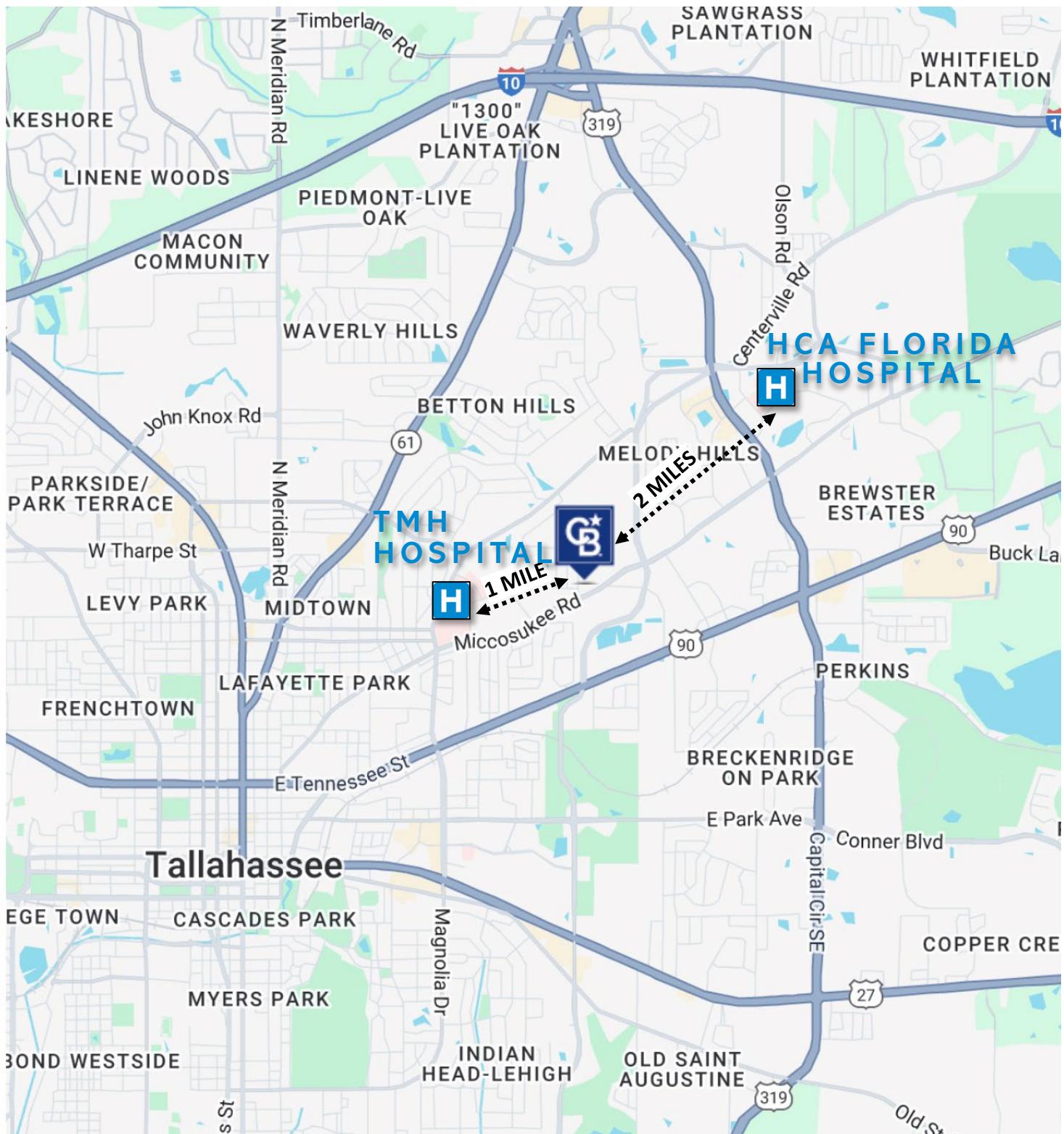
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LOCATION MAP

HOSPITAL LOCATIONS



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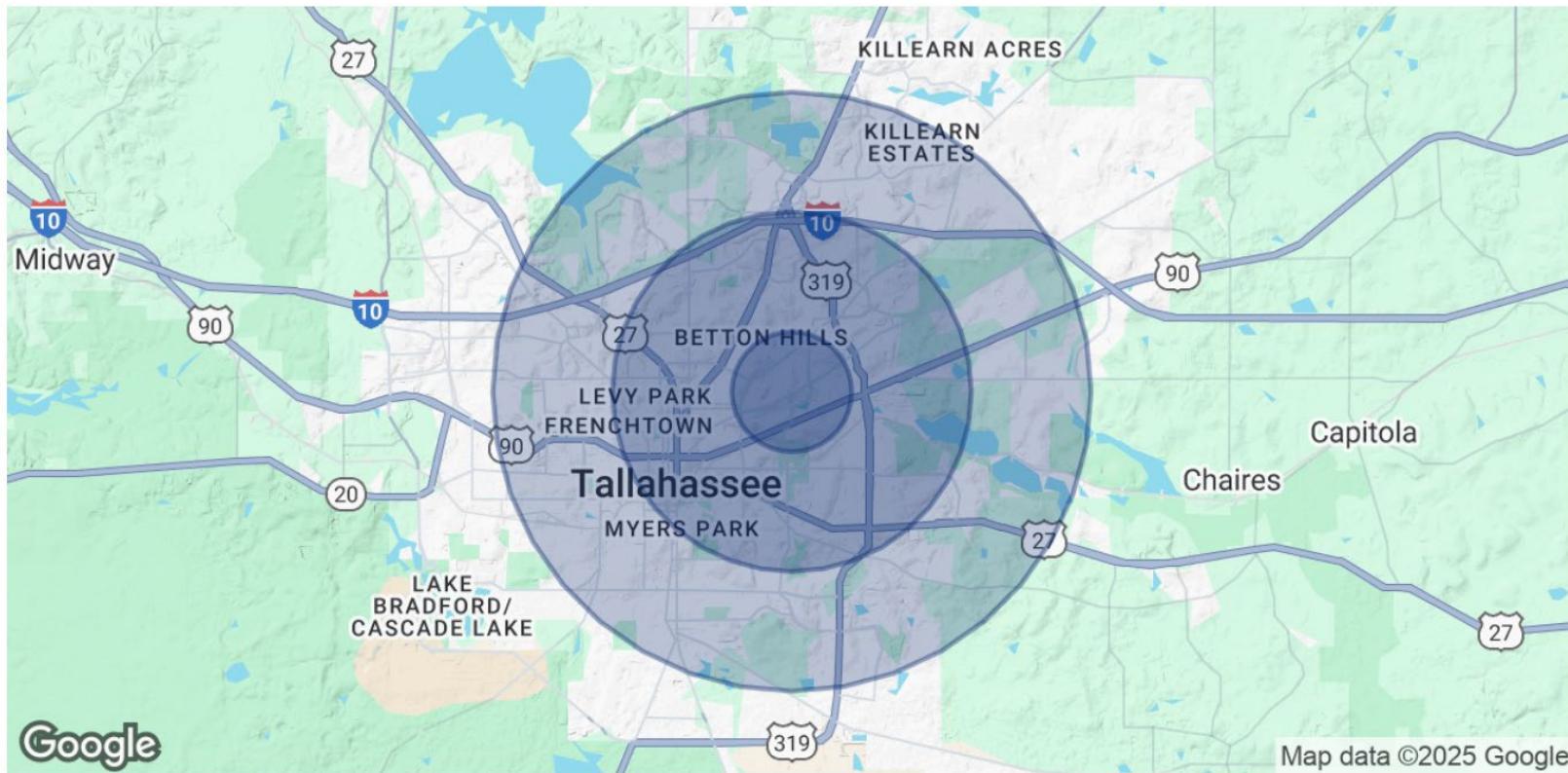
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DEMOGRAPHICS



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Map data ©2025 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,127	69,314	172,776
Average Age	43	39	36
Average Age (Male)	41	38	35
Average Age (Female)	44	40	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,421	32,356	74,165
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$101,812	\$86,799	\$83,077
Average House Value	\$339,106	\$338,994	\$287,640

* Demographic data derived from 2020 ACS - US Census

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