

TLG

COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR LEASE



Remington Green Office Park

2878 Remington Green Circle
Tallahassee, FL 32308

BRYAN CURETON

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

REMINGTON GREEN

2878 REMINGTON GREEN CIRCLE, TALLAHASSEE, FL 32308



OFFERING SUMMARY

Available SF:	4,380 SF
Lease Rate:	\$18.00 SF/yr
Lot Size:	0.41 Acres
Year Built:	1986
Building Size:	4,380 SF
APN:	11-16-18-000-0171
Zoning:	OR-3 Office Residential

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

This office building is a must see. It is move-in-ready and recently remodeled. Located in the Remington Green Office Park, just off of Capital Circle NE and Hermitage Blvd.

Property is in close proximity to many restaurants, shops, hotels, and professional services. Building can be purchased for \$750,000.00.

PROPERTY HIGHLIGHTS

- 10 offices
- Conference room
- 3 restrooms
- Build in reception area
- Guest seating area

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ADDITIONAL PHOTOS

REMINGTON GREEN

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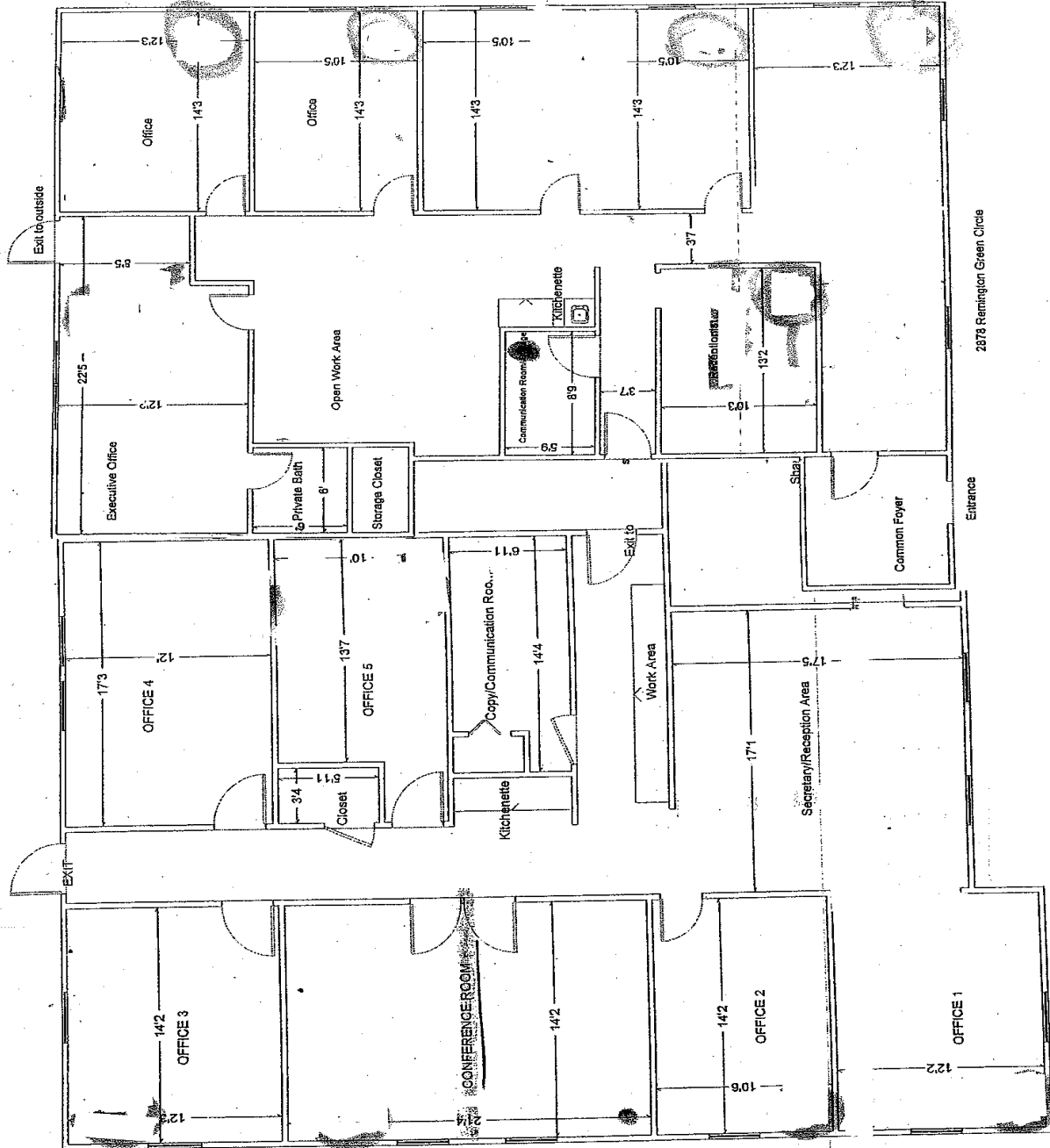


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FLOOR PLAN





RETAILER MAP

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Google

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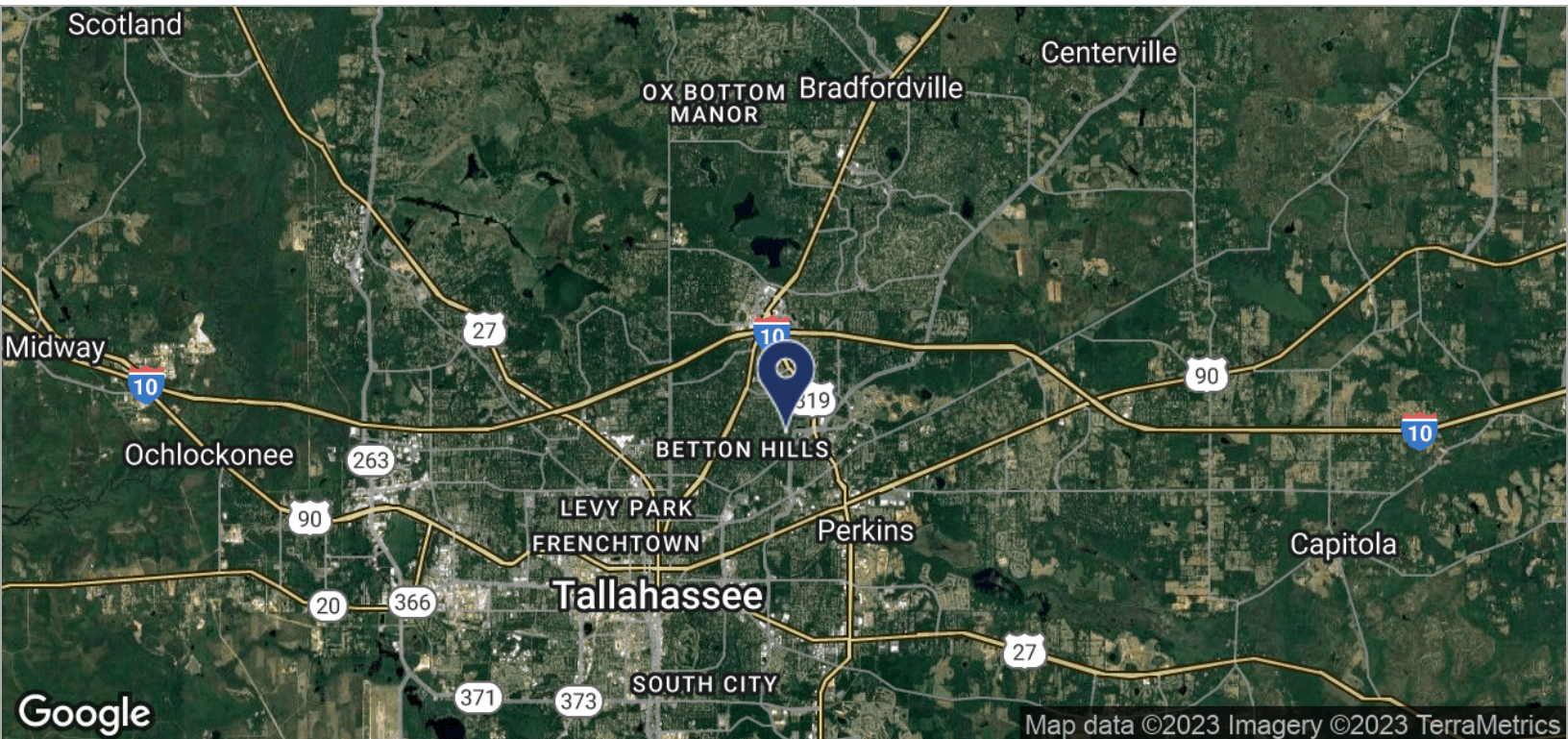
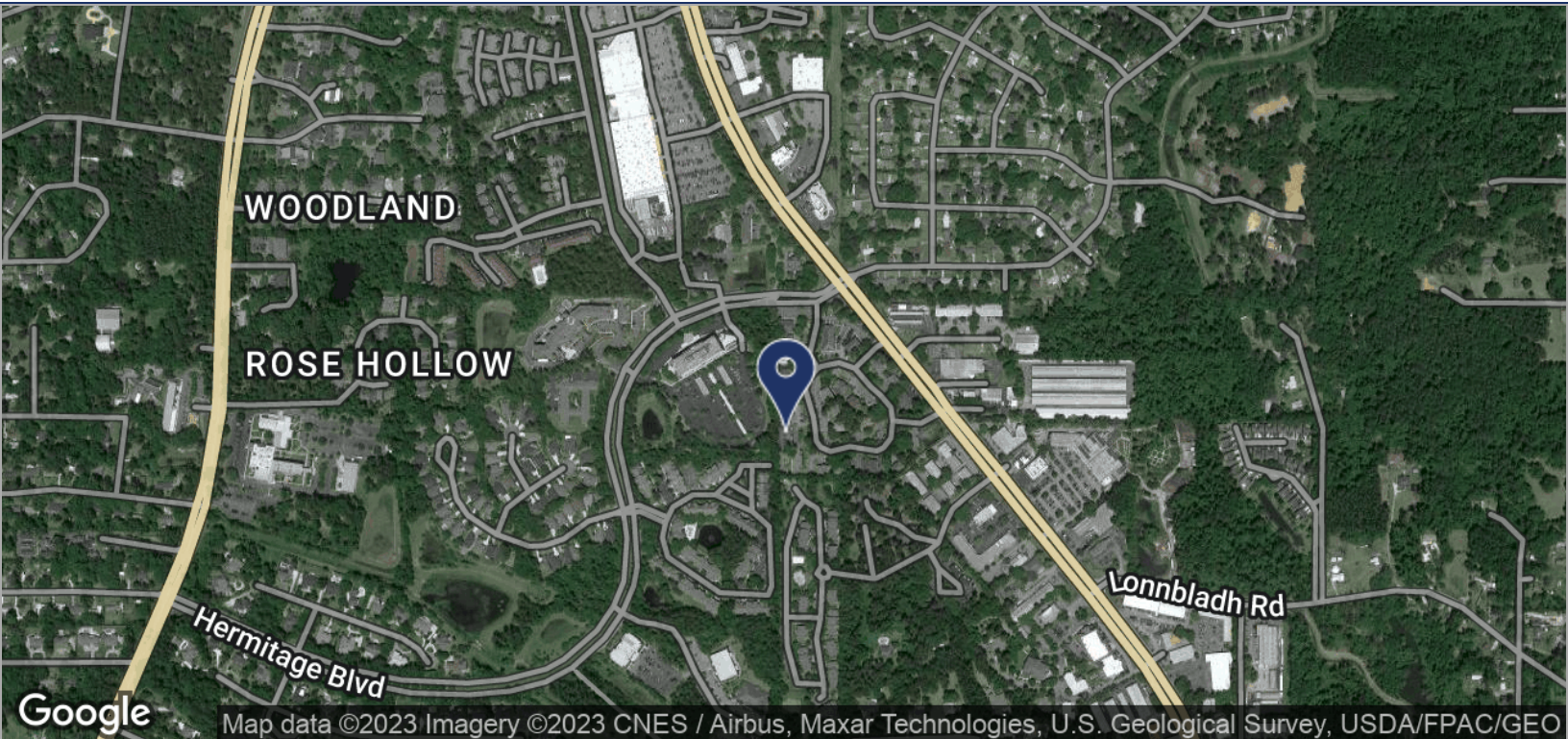




LOCATION MAPS

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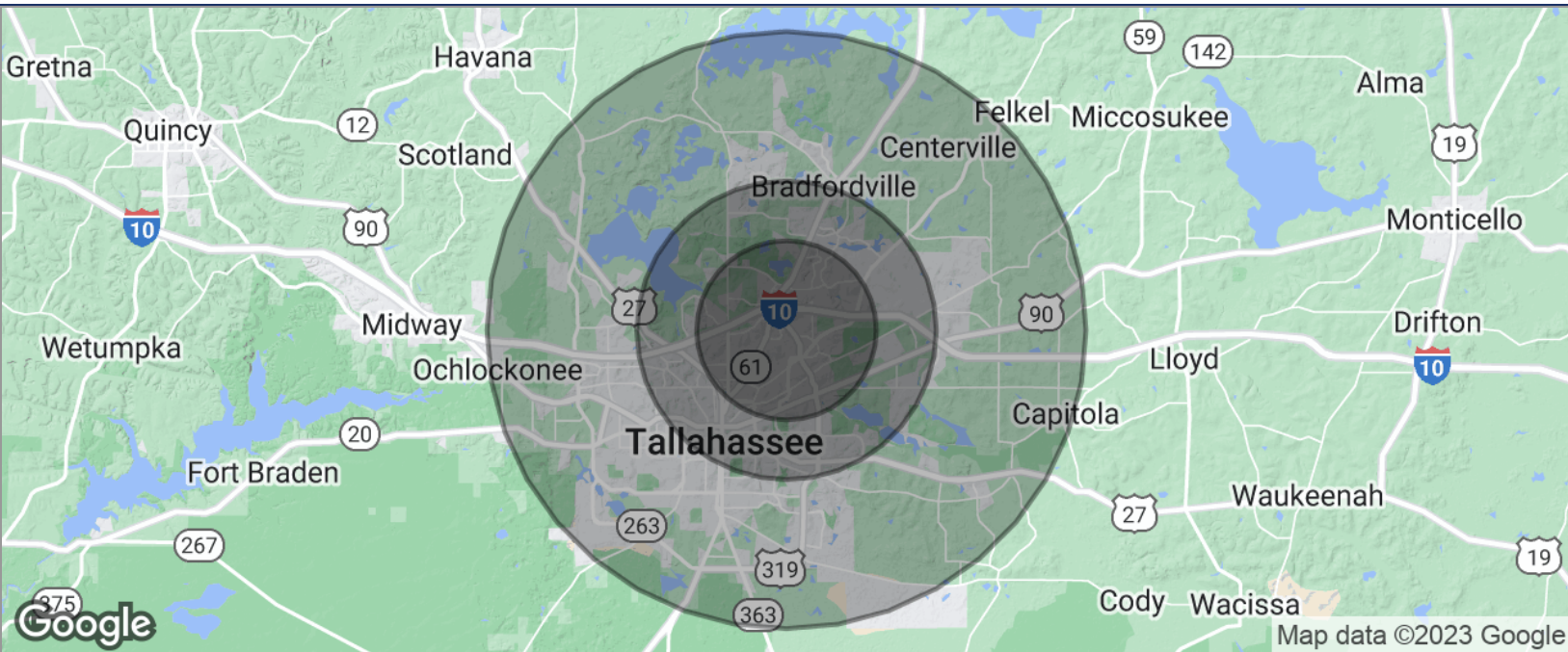




DEMOGRAPHICS MAP

REMINGTON GREEN

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	46,053	130,046	268,850
MEDIAN AGE	41.8	37.0	35.0
MEDIAN AGE (MALE)	38.2	35.3	33.8
MEDIAN AGE (FEMALE)	44.3	38.6	36.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	22,656	59,903	121,256
# OF PERSONS PER HH	2.0	2.2	2.2
AVERAGE HH INCOME	\$90,128	\$75,377	\$68,171
AVERAGE HOUSE VALUE	\$254,436	\$219,602	\$186,655

* Demographic data derived from 2020 ACS - US Census

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