



EXECUTIVE SUMMARY  
**234 OFFICE PLAZA DR**  
 TALLAHASSEE, FL 32301



### OFFERING SUMMARY

<b>Available SF:</b>	2,326 SF
<b>Lease Rate:</b>	\$16.50/SF/YR \$3,200 per month (MG)
<b>Lot Size:</b>	0.17 Acres
<b>Year Built:</b>	1967
<b>Building Size:</b>	2,346 SF
<b>Zoning:</b>	OR-2
<b>APN:</b>	113168 A0050

### LOCATION OVERVIEW

Located on Office Plaza Dr, just east of Magnolia Dr, this office building is positioned in an established commercial area. Nearby users consists of private office space and retail.

### PROPERTY HIGHLIGHTS

- 7 Offices
- Conference Room
- 2 Bathrooms
- Break Room
- Reception Area
- Tenant responsible for Utilities, Janitorial, & Landscaping

[Click Here for Zoning Information](#)

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 brad@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
 850.385.6363





ADDITIONAL PHOTOS  
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RETAILER MAP  
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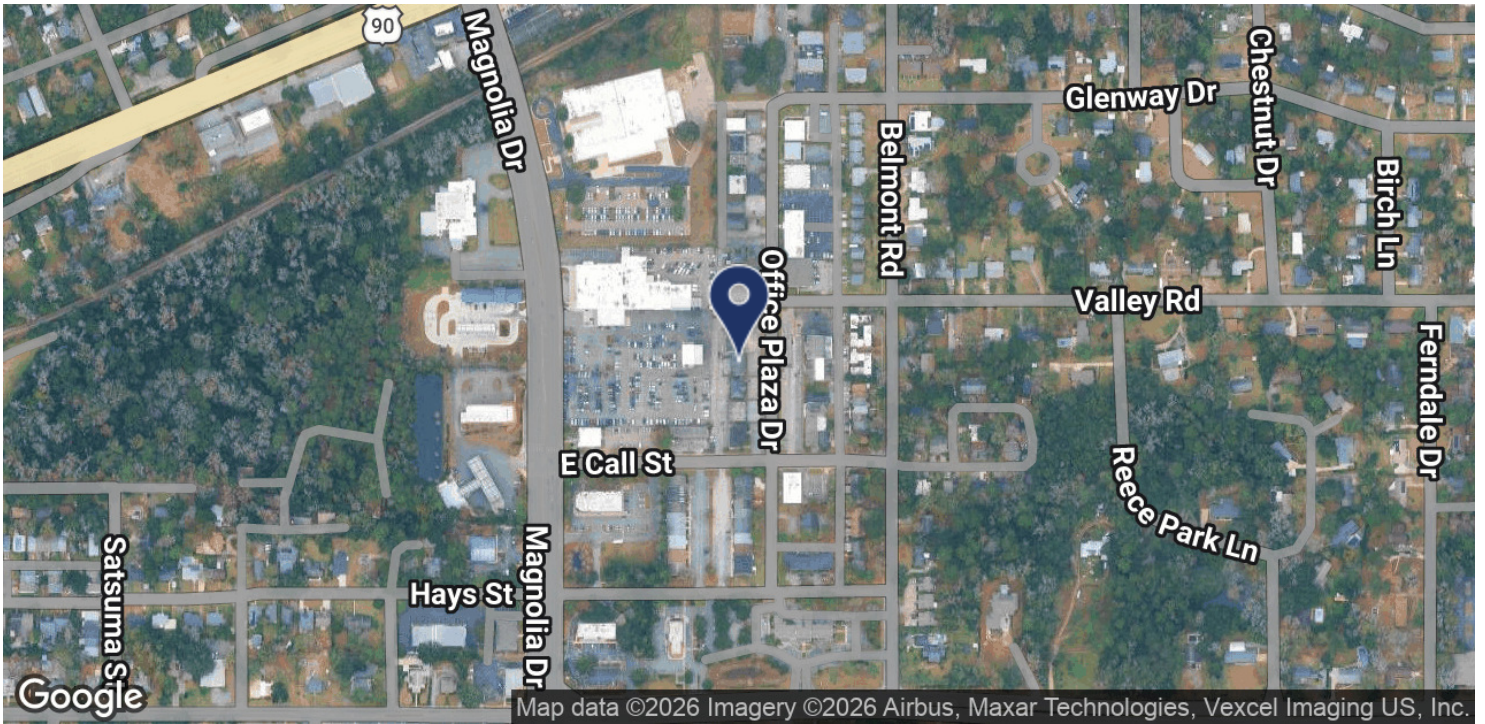




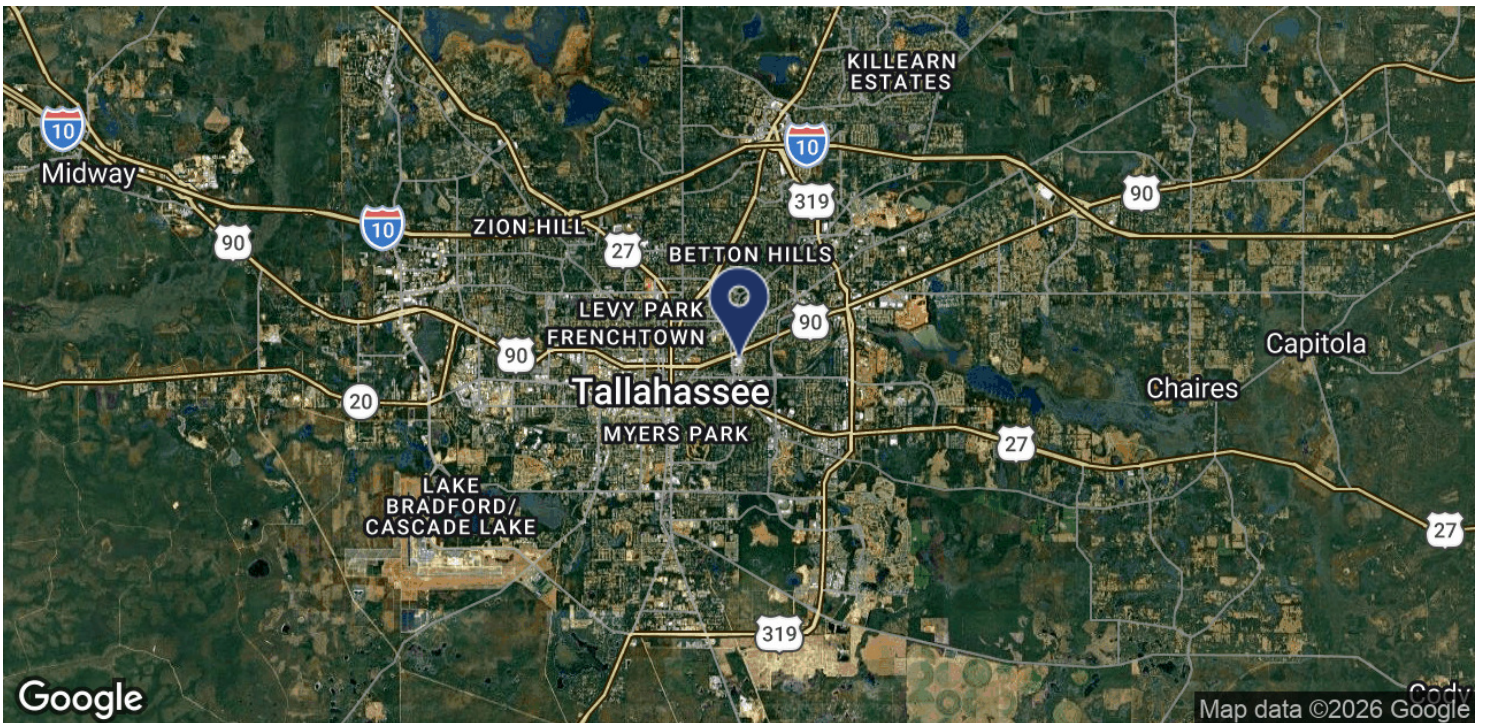
LOCATION MAP

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Map data ©2026 Google

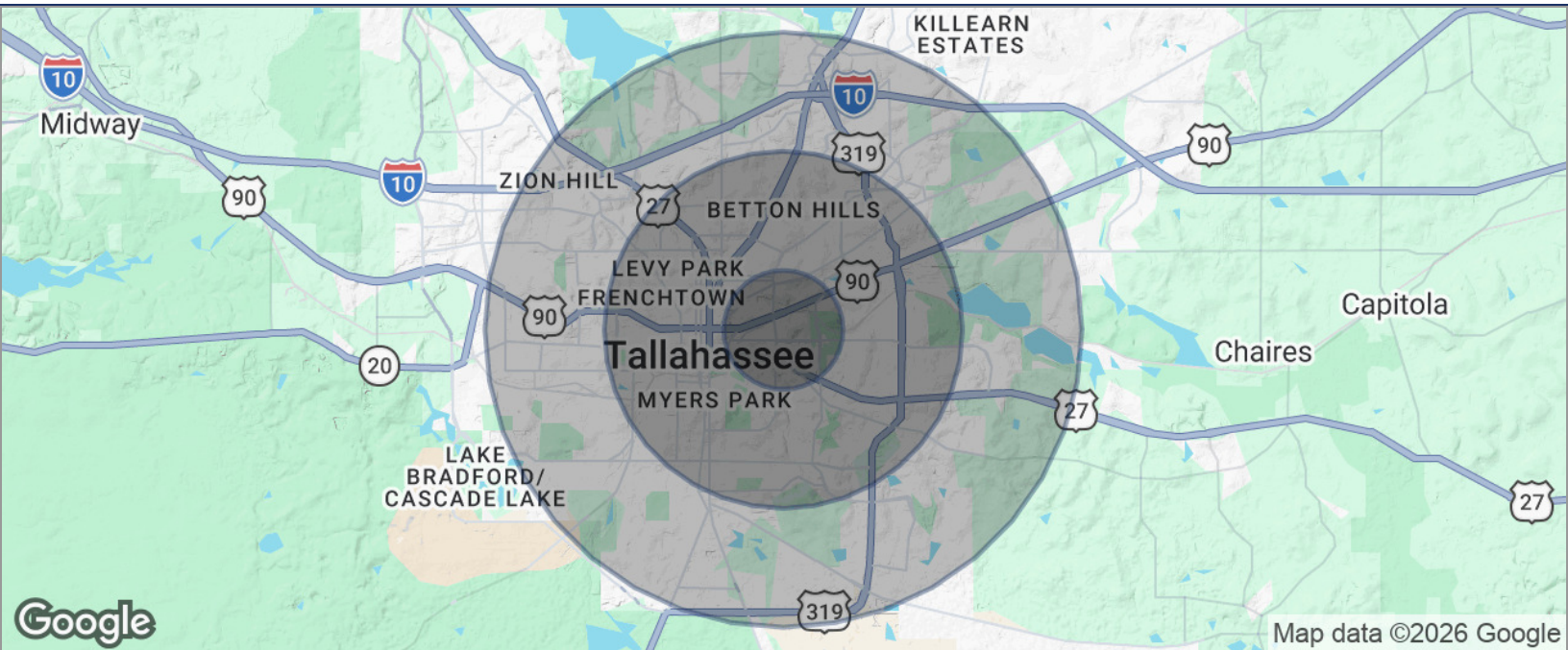
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DEMOGRAPHICS MAP  
**234 OFFICE PLAZA DR**  
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	7,387	88,478	173,823
MEDIAN AGE	37.0	31.4	32.1
MEDIAN AGE (MALE)	38.7	31.1	31.1
MEDIAN AGE (FEMALE)	35.5	32.8	33.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	3,847	35,784	73,227
# OF PERSONS PER HH	1.9	2.5	2.4
AVERAGE HH INCOME	\$120,638	\$78,592	\$78,698
AVERAGE HOUSE VALUE	\$315,245	\$271,387	\$272,535

\* Demographic data derived from 2020 ACS - US Census

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