



## 4,480 SF BUILDING FOR SALE

1355 E LAFAYETTE STREET  
TALLAHASSEE, FL 32301



ZONED  
URBAN PEDESTRIAN

CONVENIENTLY LOCATED  
10 MINUTES FROM DOWNTOWN

EASY ACCESS TO  
NUMEROUS HIGHWAYS





## FOR MORE INFORMATION CONTACT

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Tallahassee, FL 32308  
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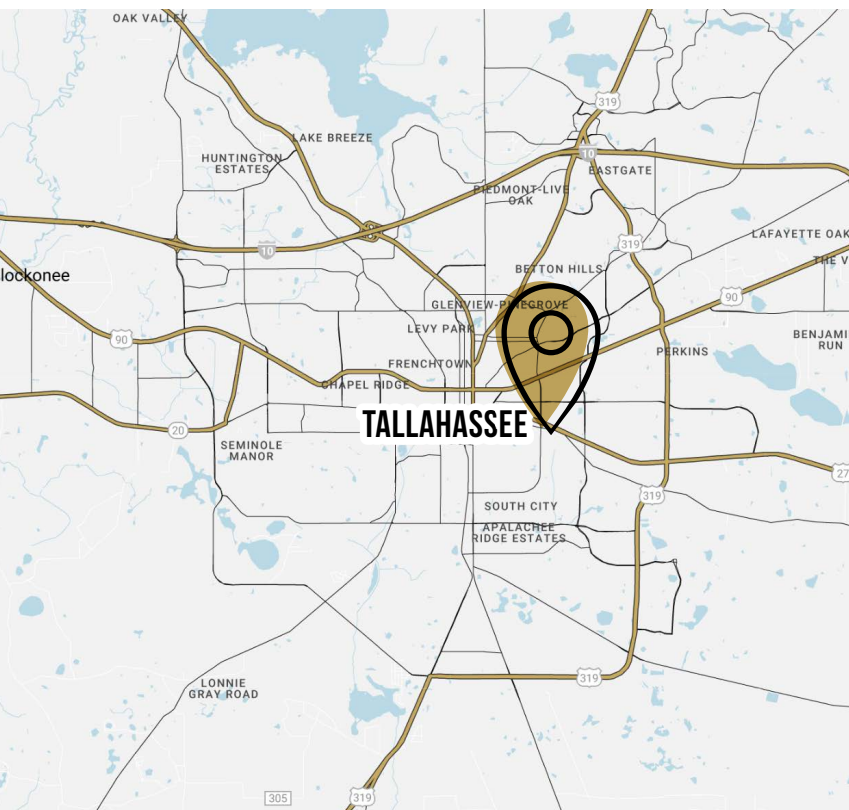
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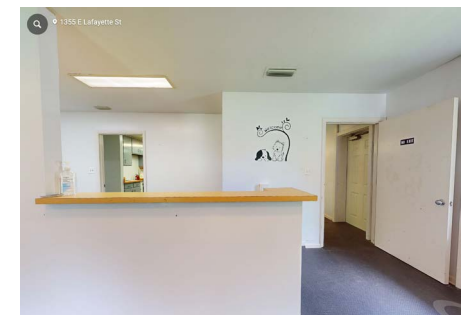
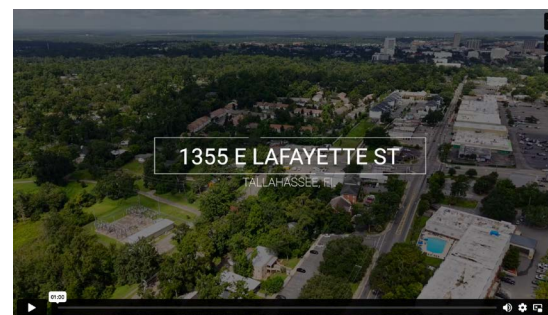
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DEMOGRAPHICS



## EXECUTIVE SUMMARY

Located at 1355 E Lafayette Street in the heart of Tallahassee, this 4,480 SF two-story commercial building offers a unique investment or owner-user opportunity. Situated on a 0.17-acre lot and currently operating as a dog training facility, the property is zoned Urban Pedestrian-1 (UP-1), allowing for a variety of commercial, office, and mixed-use applications. Built in 1974, the building combines strong visibility with flexible potential, positioned just minutes from downtown and key arterial routes.



[CLICK HERE TO WATCH VIDEO](#)

[CLICK HERE TO WATCH 3D TOUR](#)

## KEY FACTS & HIGHLIGHTS

1355 E LAFAYETTE STREET | TALLAHASSEE, FL 32301

ADDRESS: 1355 E Lafayette St

CITY, STATE: Tallahassee, FL

SQUARE FOOTAGE: 4,480

SALE PRICE: \$599,000

LOT SIZE: .17

ZONING: Urban Pedestrian-1  
(UP-1)

CURRENT USE: Dog training facility



### VERSATILE COMMERCIAL PROPERTY

Property is currently being used as a dog training facility, but it is zoned Urban Pedestrian-1 and is the perfect site for your next business venture.



### CONVENIENT LOCATION

Conveniently located just east of Magnolia Drive, the property sits minutes from the Governor's Square Mall and under 10 minutes from downtown Tallahassee.



### EASY HIGHWAY ACCESS

The property is just minutes from Apalachee Parkway, Capital Circle SE, and US Route 27, offering quick and convenient access to all areas of Tallahassee.

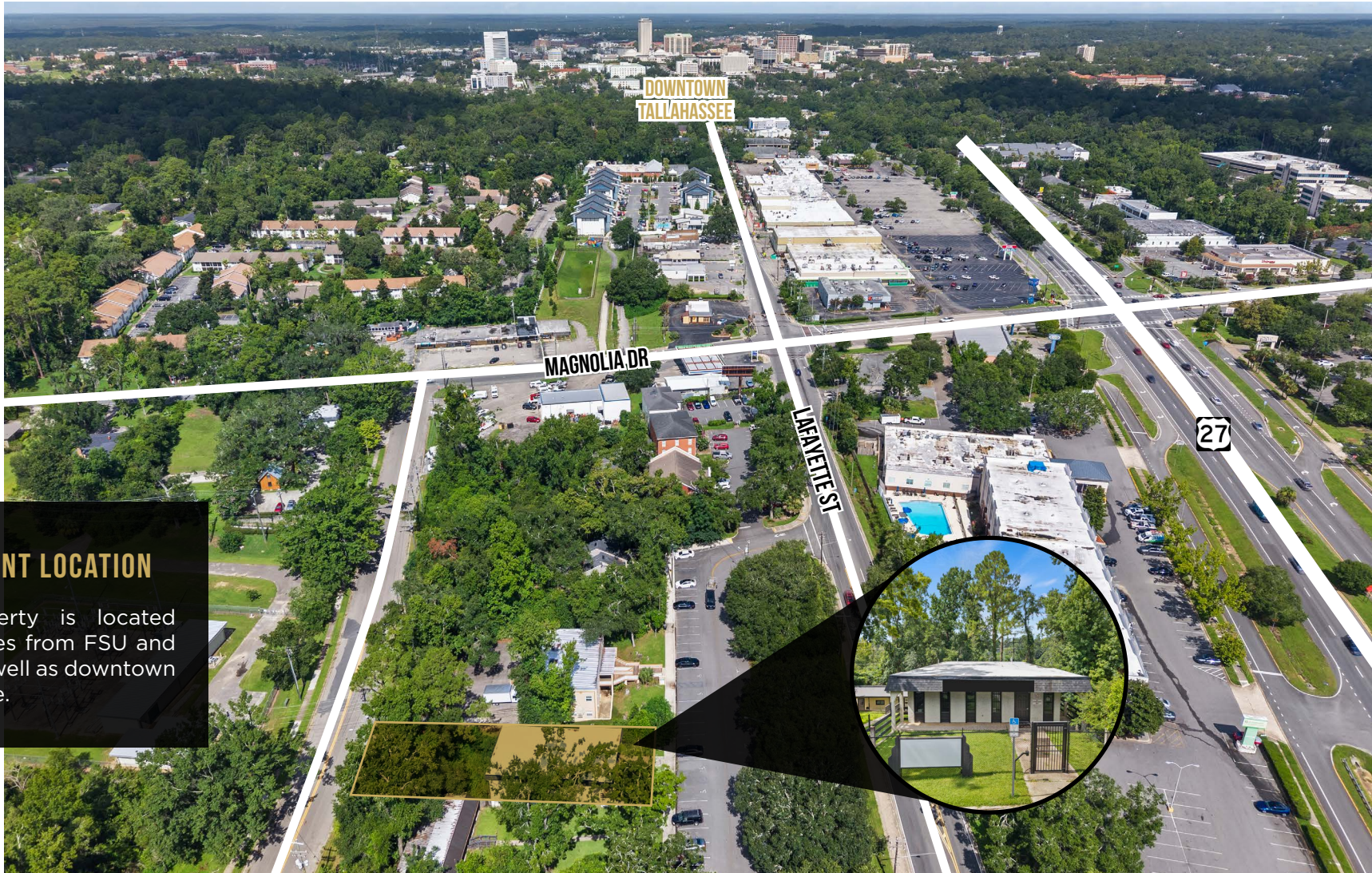






# PROPERTY AERIAL

1355 E LAFAYETTE STREET | TALLAHASSEE, FL 32301



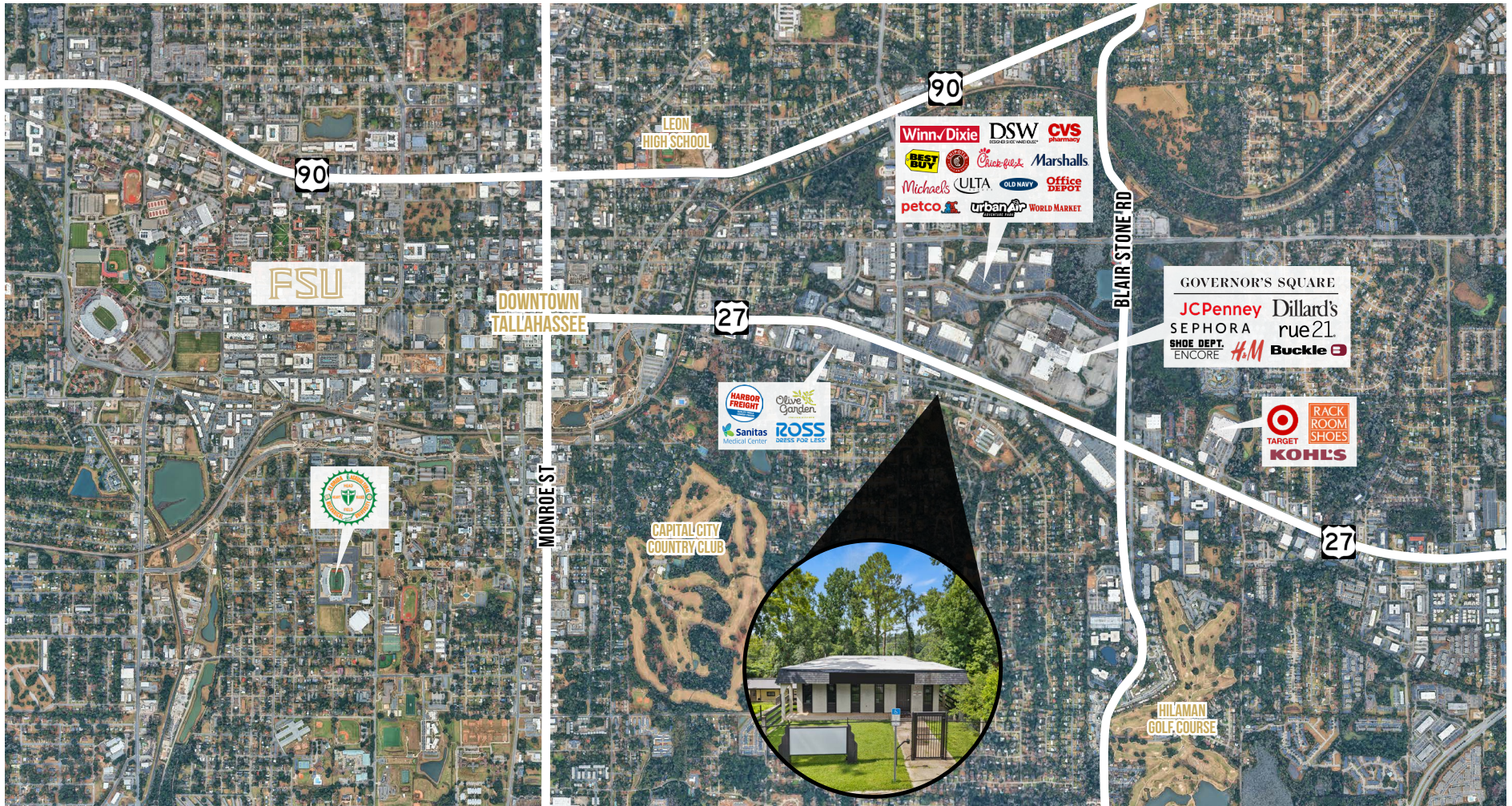
## CONVENIENT LOCATION

The property is located just minutes from FSU and FAMU, as well as downtown Tallahassee.



# AMENITIES MAP

1355 E LAFAYETTE STREET | TALLAHASSEE, FL 32301





## LOCATION OVERVIEW

1355 E LAFAYETTE STREET | TALLAHASSEE, FL 32301



Tallahassee, located in the northern part of Florida, is the state's capital city and holds a unique blend of historical significance, natural beauty, academic vibrancy, and a diverse economy. Steeped in rich history, the city is home to numerous historic landmarks, including the Old Capitol Building and the stunning Maclay Gardens. Tallahassee's charm also lies in its picturesque landscapes, surrounded by rolling hills, lush forests, and nearby lakes, offering ample opportunities for outdoor activities and recreational pursuits.

Renowned for its educational institutions, Tallahassee boasts Florida State University and Florida A&M University, both of which contribute to a thriving academic and cultural scene. Moreover, Tallahassee's economy is anchored by its role as a government hub, with the presence of Florida's state government and various federal agencies. This governmental foundation is complemented by the city's educational sector and a growing tech startup scene, fostering economic diversity and resilience. Despite its relatively smaller size compared to other Florida cities, Tallahassee maintains a friendly and welcoming atmosphere, making it a close-knit community that values its history, natural resources, cultural diversity, and evolving economic landscape.

### TALLAHASSEE AWARDS & ACCOLADES

**#1**

**ALL-AMERICA  
CITY**

National Civic  
League, 2025

**#9**

**SOUTH'S BEST  
CITIES**

Southern Living, 2025

**TOP 20**

**BEST-RUN CITIES  
IN AMERICA**

WalletHub, 2025

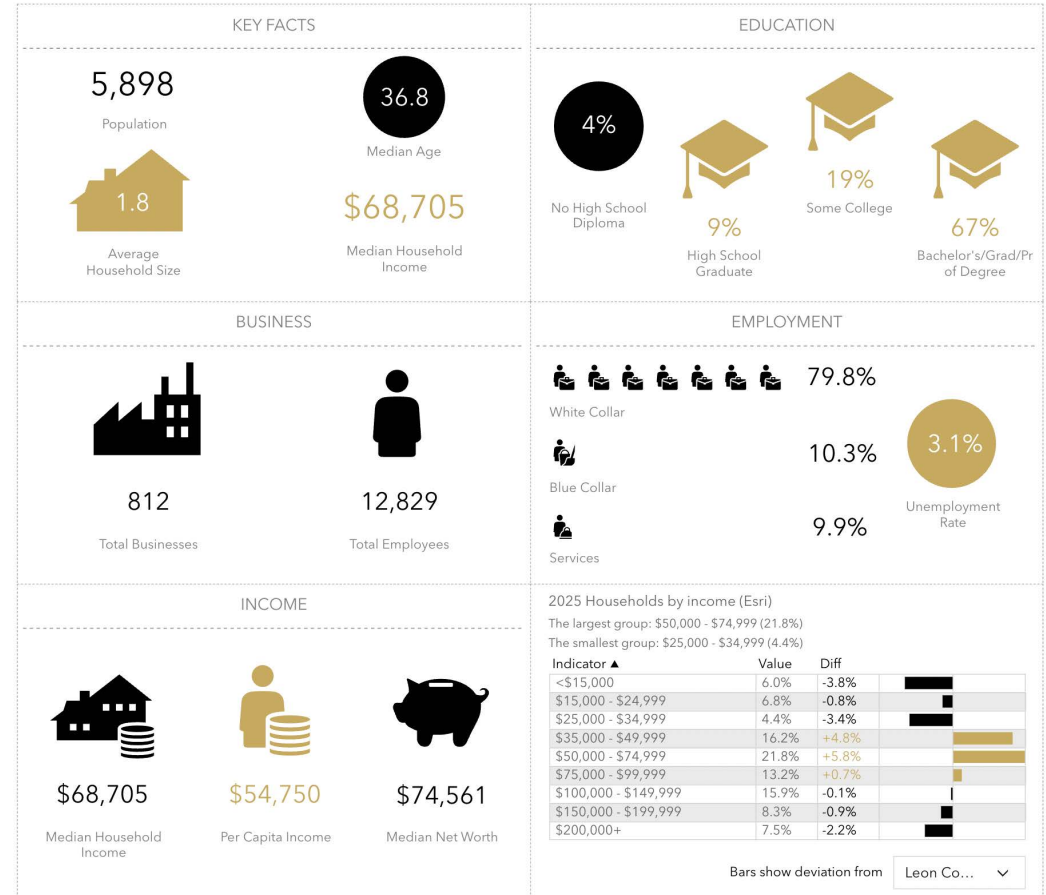


# AREA DEMOGRAPHICS

1355 E LAFAYETTE STREET | TALLAHASSEE, FL 32301

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,898	85,768	176,311
Households	3,331	36,330	75,913
Families	1,336	14,486	32,634
Average Household Size	1.76	1.98	2.10
Owner Occupied Housing Units	1,363	12,199	28,083
Renter Occupied Housing Units	1,968	24,131	47,830
Median Age	36.8	28.0	29.3
Median Household Income	\$68,705	\$54,694	\$55,697
Average Household Income	\$98,348	\$81,867	\$83,651

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,005	88,827	180,301
Households	3,423	38,224	78,600
Families	1,384	15,119	33,878
Average Household Size	1.75	1.96	2.08
Owner Occupied Housing Units	1,518	13,496	30,684
Renter Occupied Housing Units	1,906	24,728	47,916
Median Age	38.2	28.2	29.8
Median Household Income	\$80,476	\$62,838	\$64,555
Average Household Income	\$114,281	\$92,370	\$95,027



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

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