



For Sale

Prestigious Commercial Building on Hard Corner

- Signalized intersection
- Multitude of allowed business uses
- Corner location

3400 S. Monroe Street, Tallahassee, FL 32301

2,028± SF | 1.53± AC | ~~\$1,300,000~~ \$795,000

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Property Summary

| | |
|-------------------------------|---|
| Address: | 3400 S Monroe St, Tallahassee, FL 32301 |
| Building Size: | 2,028± SF H/C Total SF including drive-thru canopy: 2,806± SF |
| Parcel Size: | 1.53± Acres |
| Zoning: | C-2 www.talgov.com/Uploads/Public/Documents/place/zoning/c_2_city.pdf |
| Land Use: | 2300 - FINANCIAL INSTITUTIONS |
| Jurisdiction: | City Of Tallahassee |
| Parcel ID: | 4113200010000 |
| Parking Spaces: | 21 |
| Drive Thru Lanes: | 3 |
| Property Taxes (2023): | \$5,976 |

**2-year financial deed restriction will be imposed at time of sale*



Property Description

Don't miss this opportunity to own a beautiful, **freestanding single-story building** with three drive-thru lanes located between S. Adams St. and S. Monroe St. on the southern gateway of Tallahassee just minutes from FAMU and FSU.

This property boasts **2,028± SF of office space** and a **778± SF canopy** covering three drive-thru lanes at the rear of the building. The office building is easily **accessible from both Paul Russell Rd and S Monroe St** and adjacent to the **Leon County Fair Grounds and Gene Cox Stadium**.

Highlights

- Corner location at signalized intersection
- Dedicated turn lane
- Adjacent to Leon County Fairgrounds
- Drive-thrus come at a premium in Leon County
- Under utilized adjacent land



Site Aerial



Site Aerial

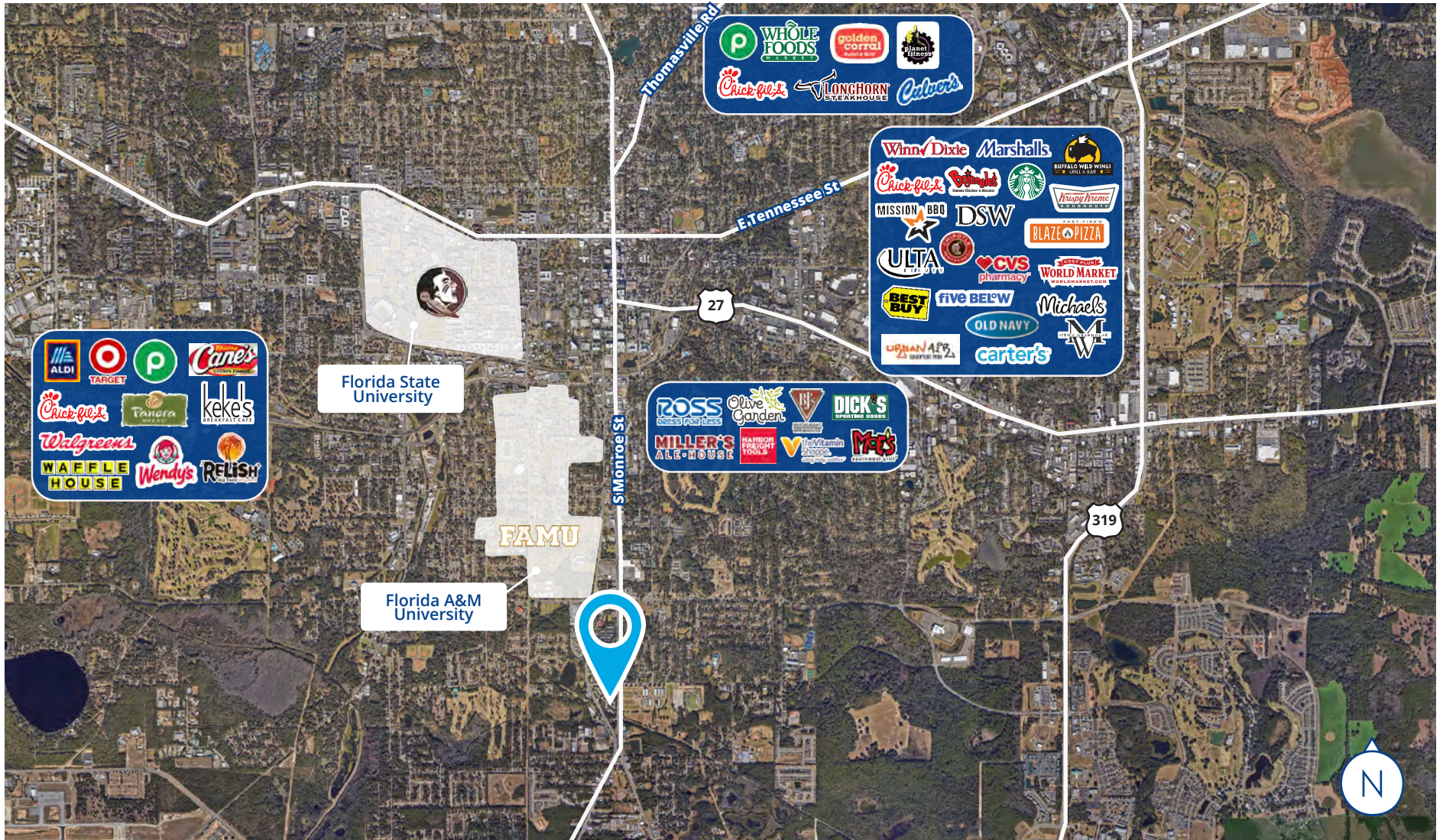
0.5-Mile Radius



Photo Gallery



Retailer Map

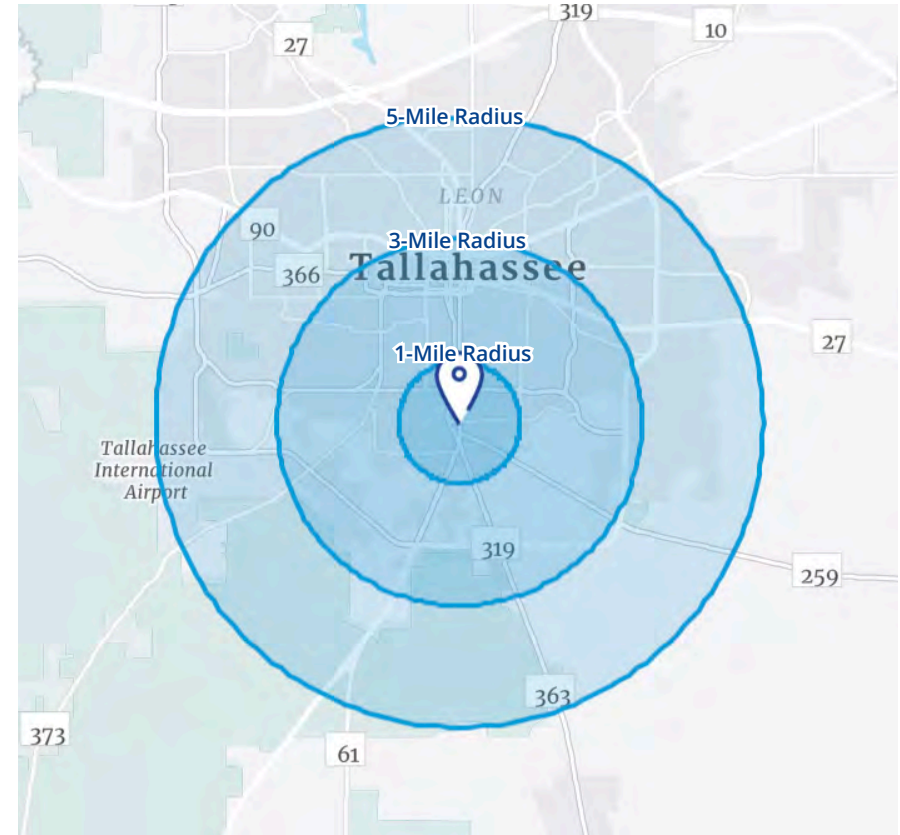


Demographics

| Population | 1 Mile | 3 Mile | 5 Mile |
|-----------------|--------|--------|---------|
| 2023 Population | 7,952 | 58,008 | 134,552 |
| 2028 Population | 8,236 | 60,367 | 136,450 |

| Households | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|--------|--------|--------|
| 2023 Households | 2,935 | 22,912 | 57,518 |
| 2028 Households | 3,056 | 24,143 | 58,659 |
| 2023-2028 Total HH Change | 0.81% | 1.05% | 0.39% |

| Average Household Income | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|----------|----------|----------|
| 2023 Avg. HH Income | \$63,007 | \$60,536 | \$66,040 |
| 2028 Avg. HH Income | \$76,985 | \$71,952 | \$77,570 |



Demographic Snapshot

3 Mile Radius | 2023



58,008
Population



99,002
Daytime
Population



\$60,536
Average
HH Income



\$41,817
Median
HH Income



22,912
Households



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