

# FOR SALE

3641 Coolidge Ct Tallahassee, FL 32311

# NAI TALCOR



## Office | 4,464 SF

4,464 SF former bank branch available FOR SALE in southeast Tallahassee at the entrance to the master-planned, conservation-minded SouthWood community. Site possesses many desirable characteristics including dual access by way of Coolidge Court and Esplanade, multiple signage opportunities, and 19 surface parking spaces. The structure includes 4 drive thru lanes, 1 ATM lane, and an on-site Caterpillar generator. Given the property's sound condition and the excellent surrounding demographics, this would be a exceptional location for a variety of uses including financial institution, healthcare, or other professional services.

**Sale Price: \$1,000,000**

### OFFERING SUMMARY

<b>SALE PRICE</b>	\$1,000,000
<b>BUILDING SIZE</b>	4,464 SF
<b>PRICE PER SF</b>	\$274.42
<b>YEAR BUILT</b>	2004
<b>LOT SIZE</b>	1.34 AC
<b>ZONING</b>	PUD

Demographics	1 Mile	5 Miles	10 Miles
Total Population:	3,543	93,858	242,620
Average HH Income:	\$80,776	\$58,383	\$62,599

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talcor.com



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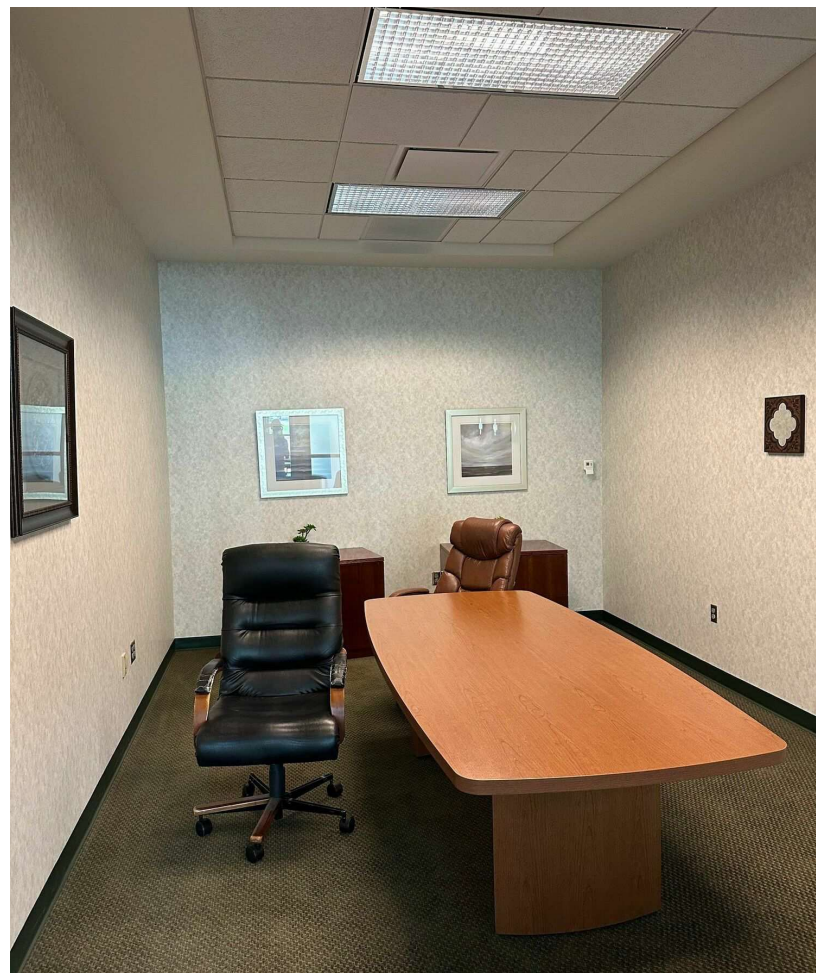
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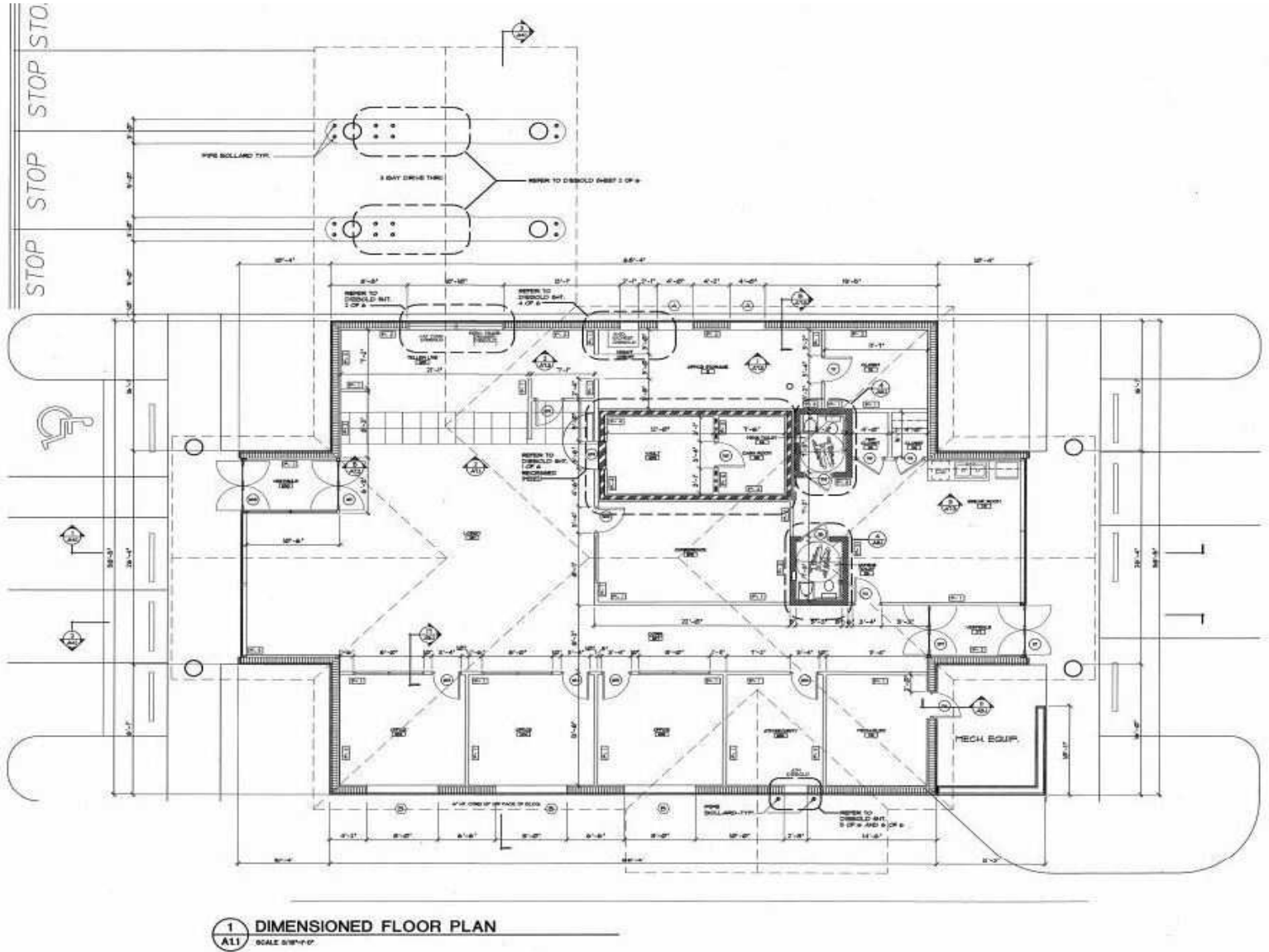
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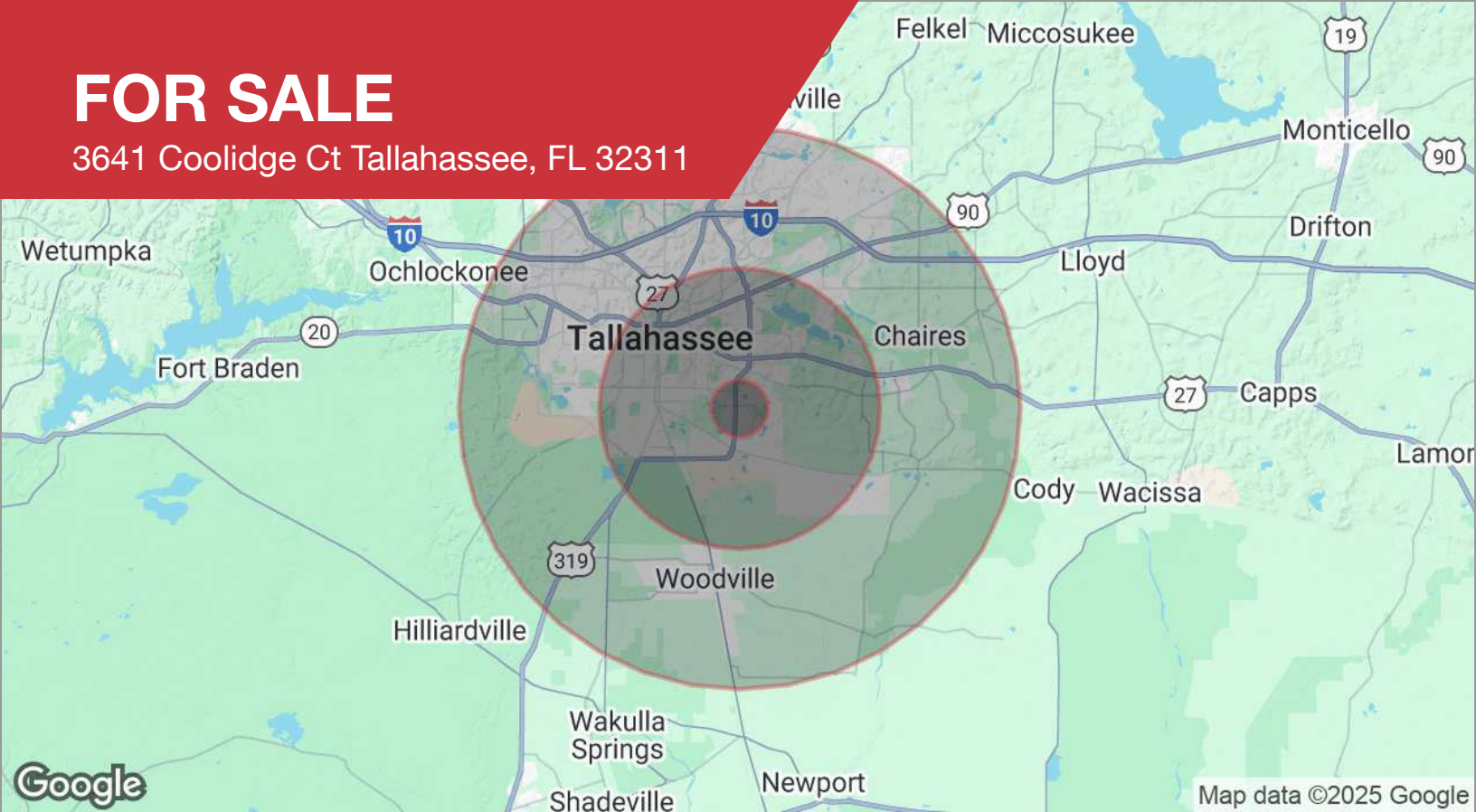
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## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,543	93,858	242,620
Median age	35.6	32.3	34.6
Median age (male)	33.1	31.2	33.3
Median age (Female)	35.3	33.3	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,791	43,004	111,278
# of persons per HH	2.0	2.2	2.2
Average HH income	\$80,776	\$58,383	\$62,599
Average house value	\$230,308	\$174,664	\$173,145

\* Demographic data derived from 2020 ACS - US Census