

FOR SALE

2326 Centerville Rd Tallahassee, FL 32308

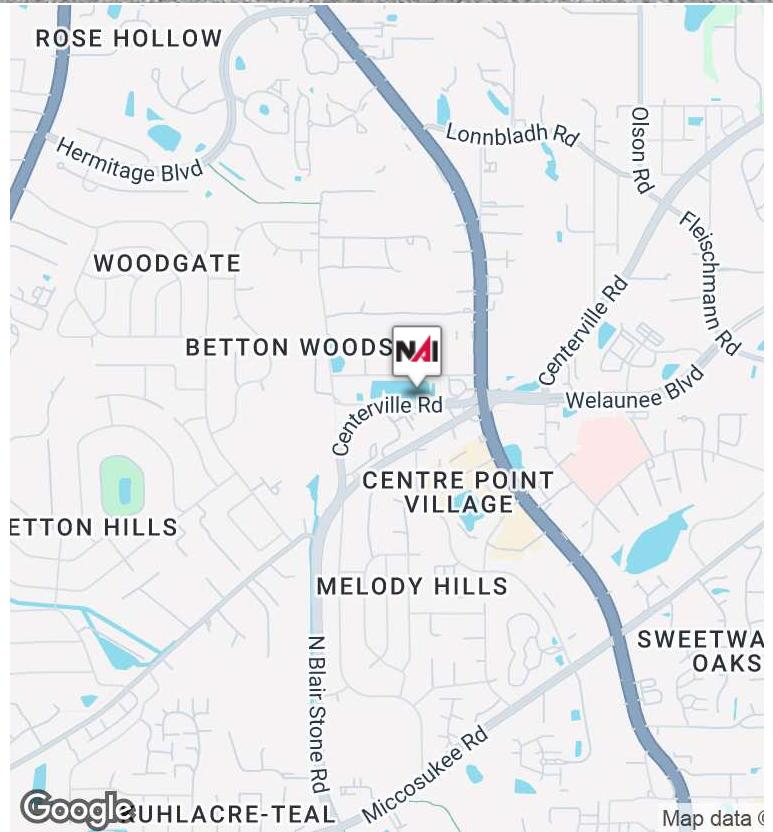
NAITALCOR



Office | 5,192 SF

- Prime owner-user or investment opportunity in the heart of Tallahassee's medical corridor
- Recently renovated in 2023 – move-in ready condition
- Zoned CM, ideal for medical office or professional services
- Located in a high-income, high-traffic area with excellent visibility
- Surrounded by hospitals, clinics, and professional offices
- Ample on-site parking and easy access to I-10, Downtown, and Midtown

Sale Price: \$1,000,000



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NAI TALCOR
1018 Thomasville Road, Suite 200A
talcor.com

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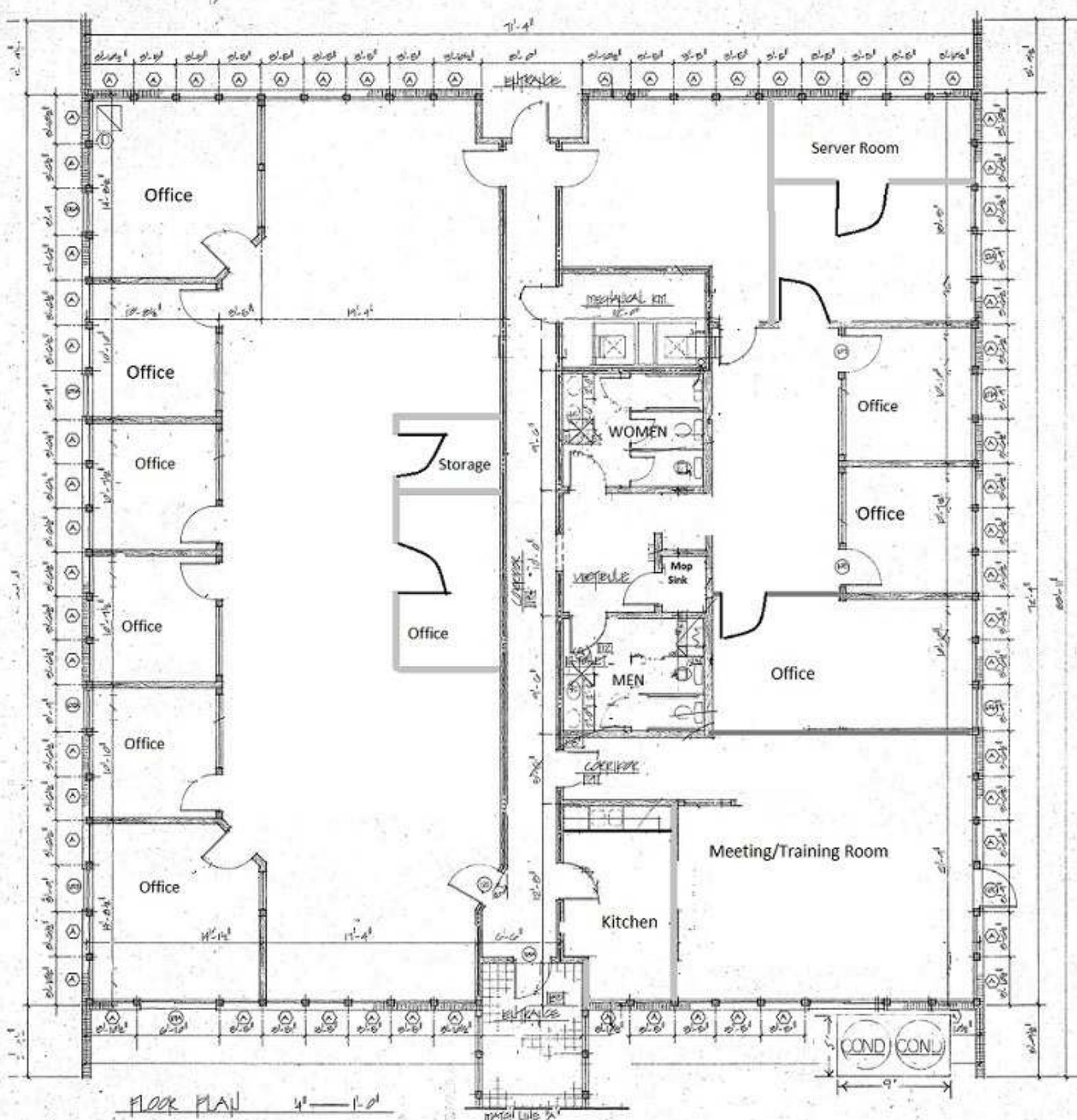
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TALCOR

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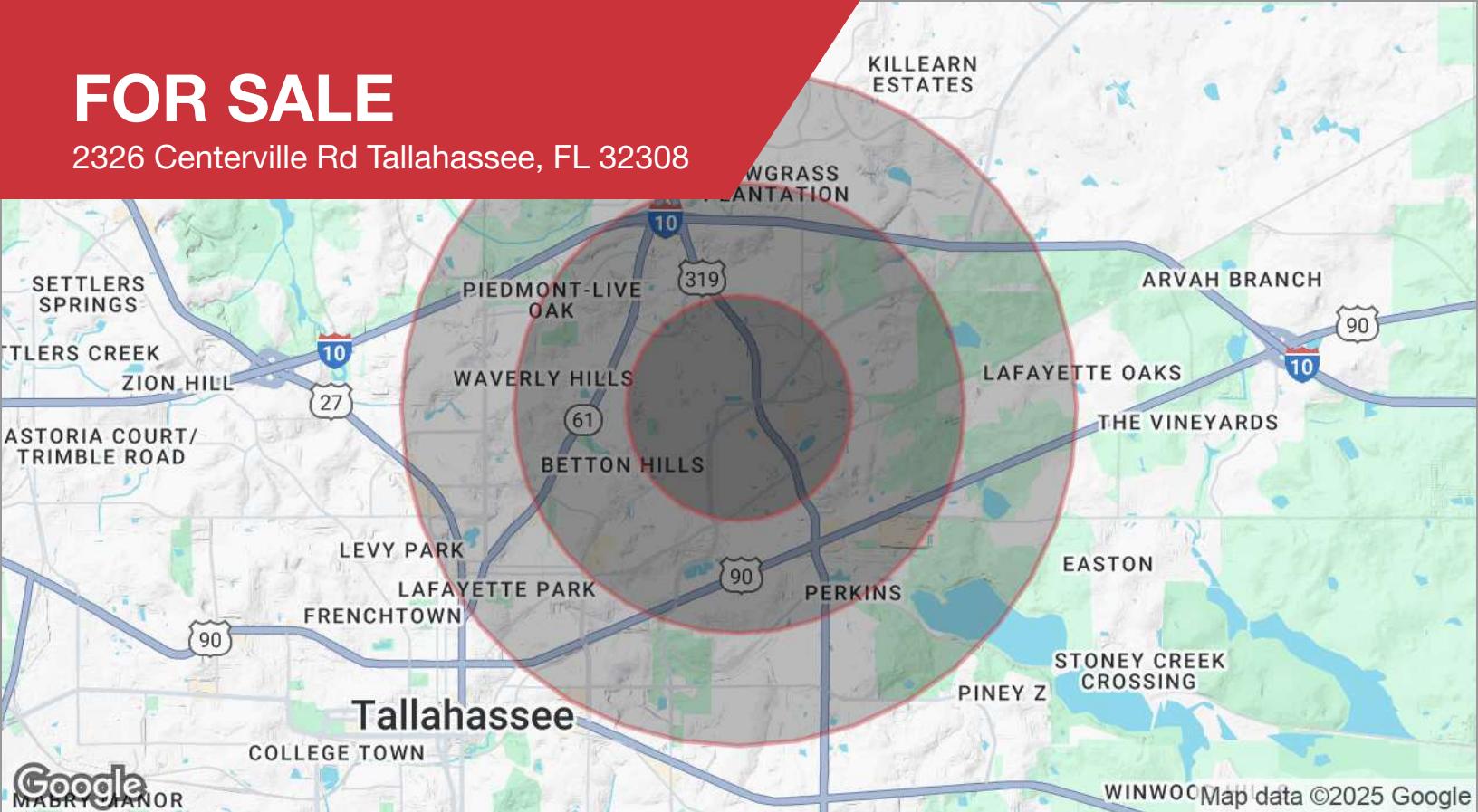
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DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total population	7,451	25,333	53,314
Median age	44	44	43
Median age (male)	42	42	41
Median age (Female)	46	46	44

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,280	11,885	24,838
# of persons per HH	2.3	2.1	2.1
Average HH income	\$92,747	\$103,772	\$102,316
Average house value	\$341,092	\$376,513	\$364,370

* Demographic data derived from 2020 ACS - US Census