



COMMERCIAL REAL ESTATE

OFFICE SUITES FOR SALE



Southwood Business Park
1909 Hillbrooke Trail
Units 1, 2 & 3
Tallahassee, FL 32311

BRAD PARKER

Partner/Broker
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TREY ROBERTS

Sales Associate
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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

SOUTHWOOD BUSINESS PARK

1909 HILLBROOKE TRAIL, TALLAHASSEE, FL 32311



OFFERING SUMMARY

Sale Price:	\$945,000.00
Units:	1, 2 & 3
Year Built:	2006
Lot Size:	.25 Acres
Zoning:	PUD
APN:	31-16-04-909-0043

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Office units, 1, 2 & 3 located at 1909 Hillbrooke Trail in the SouthWood Business Park across from North Florida Financial Group are for sale.

**Contact Trey Roberts for sale details:
(850) 443-1688**

PROPERTY HIGHLIGHTS

- Each suite is approx. 1,750 sf.
- Full Kitchen
- Break room/copy room
- Granite counter, marble backsplash in kitchen
- Fully Leased

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ADDITIONAL PHOTOS

SOUTHWOOD BUSINESS PARK

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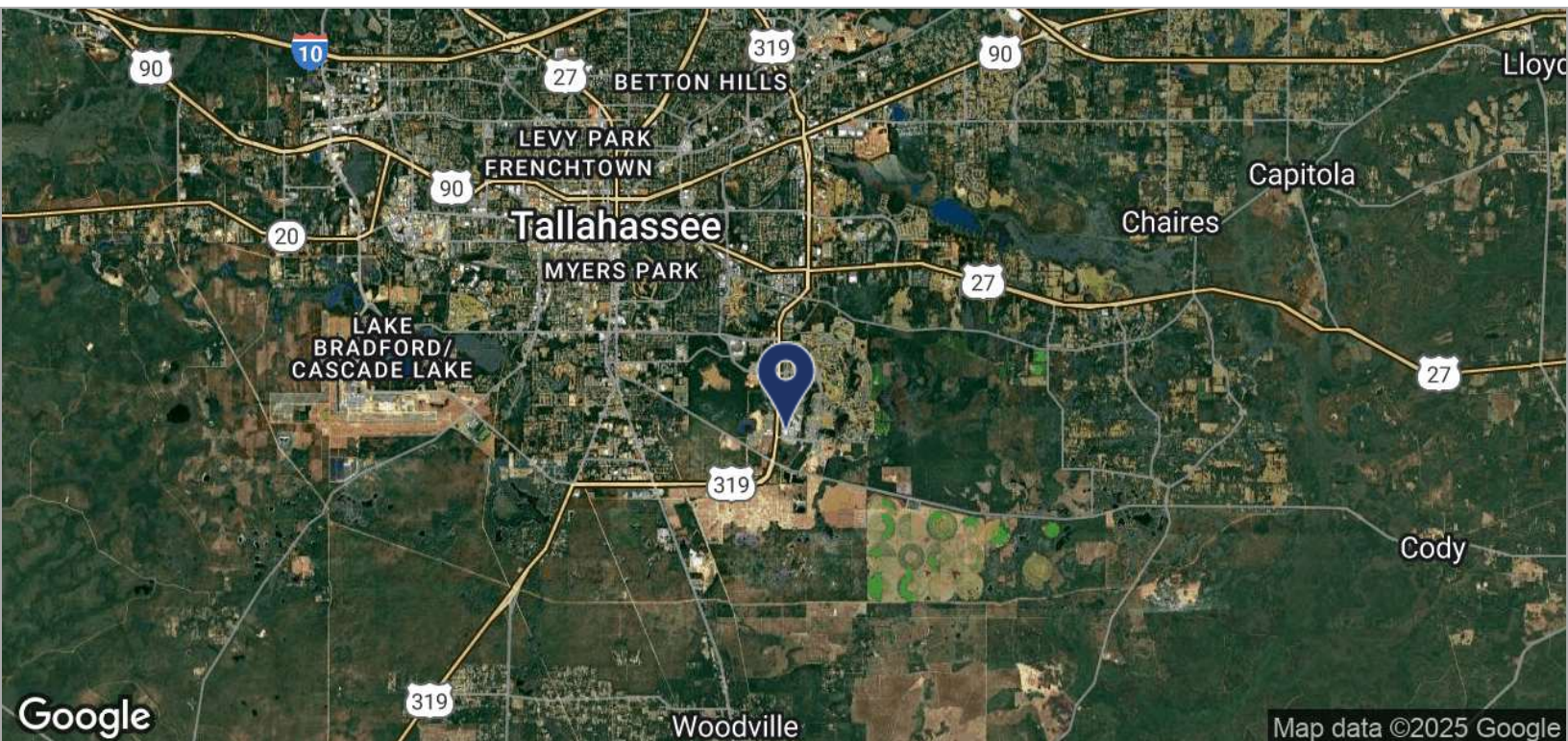
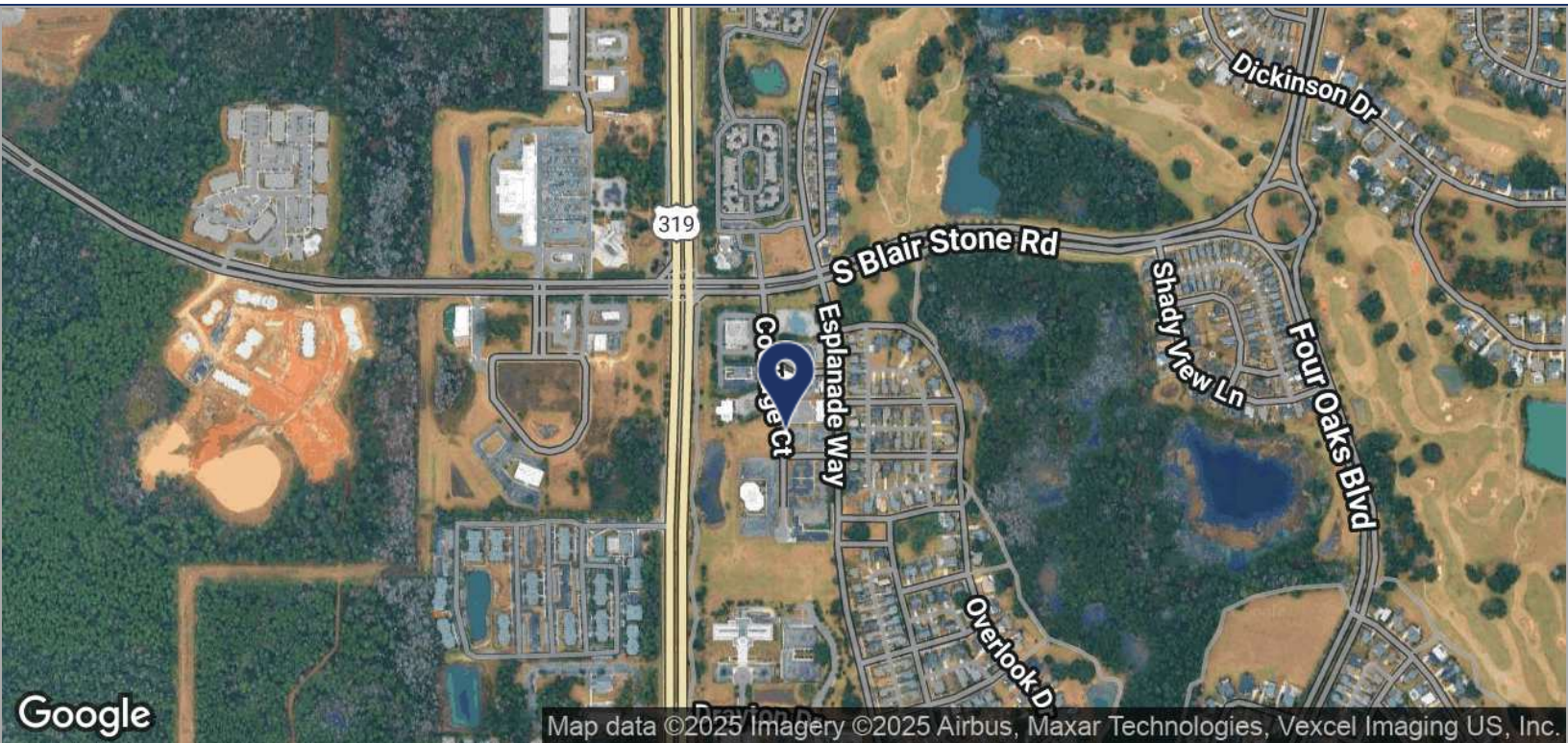




LOCATION MAPS

SOUTHWOOD BUSINESS PARK

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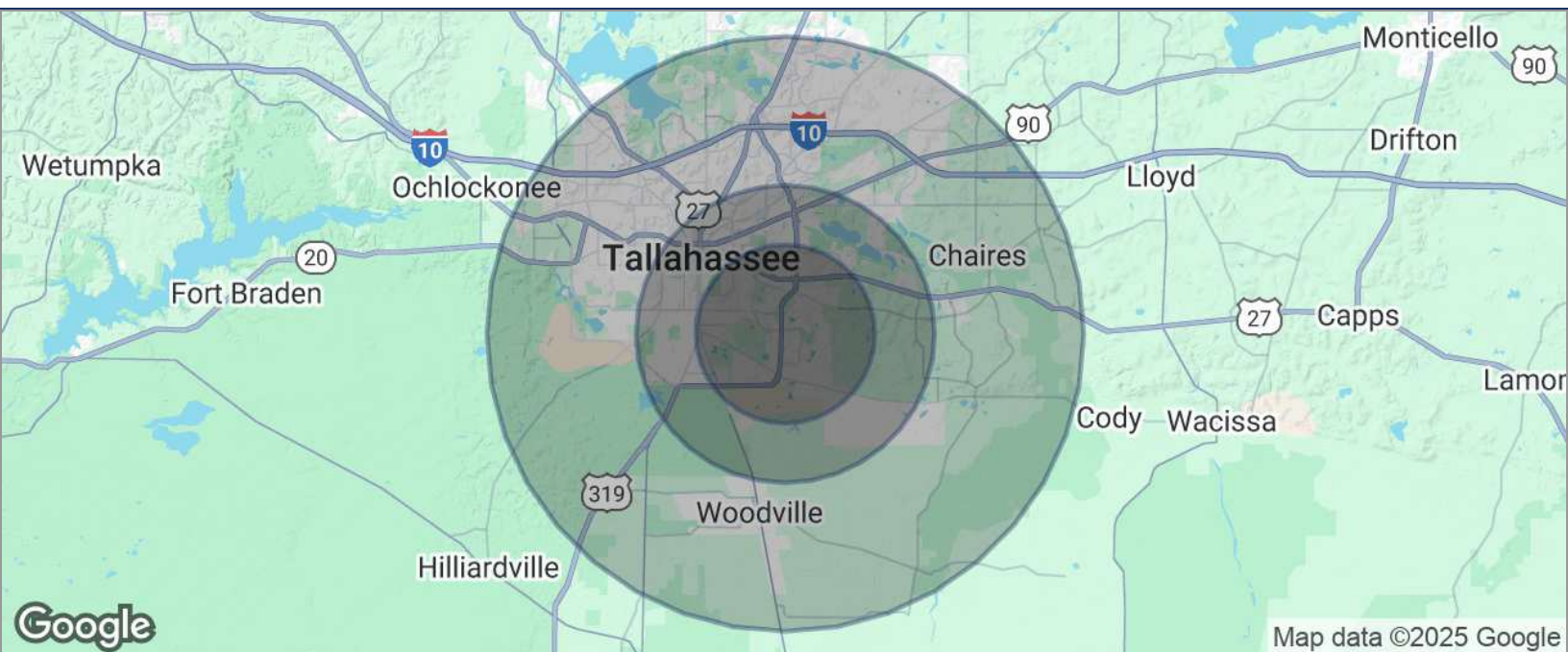




DEMOGRAPHICS MAP

SOUTHWOOD BUSINESS PARK

1909 HILLBROOKE TRAIL, TALLAHASSEE, FL 32311



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	33,194	92,770	242,133
MEDIAN AGE	31.7	32.3	34.6
MEDIAN AGE (MALE)	30.2	31.2	33.3
MEDIAN AGE (FEMALE)	32.5	33.2	35.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	16,332	42,512	111,062
# OF PERSONS PER HH	2.0	2.2	2.2
AVERAGE HH INCOME	\$57,390	\$58,094	\$62,482
AVERAGE HOUSE VALUE	\$152,862	\$173,466	\$172,920

* Demographic data derived from 2020 ACS - US Census

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